

Oxford Companies
734.665.6500
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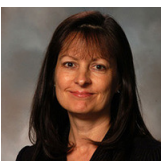
Integrated
Real Estate
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Office Building For Lease

The Ponds Office Center North
3767 Ranchero Dr, Suite 200
Ann Arbor, MI 48108

19,669 SF
\$10.95 SF/yr (NNN) As Is
Available



Contact Karen O'Neil for
more information or to
schedule a tour.

Office: 734.665.6500
Cell: 734.323.4263
koneil@oxfordcompanies.com

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OFFERING SUMMARY

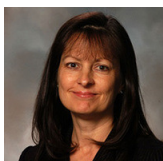
Lease Rate:	\$10.95 SF/yr (NNN) As Is
Available SF:	19,669 SF
Year Built:	2001
Zoning:	PUD
Parking Ratio:	4.85
Submarket:	South Side Ann Arbor

PROPERTY OVERVIEW

3767 Ranchero Drive is an exceptional modern Ann Arbor office space located in a serene rural setting. Just minutes from downtown, and with immediate access to I-94, 3767 Ranchero provides unparalleled convenience for businesses seeking an excellent location and a dedicated property management team. With the entire building available for lease, tenants will enjoy private entrances and amenities, ample parking and peace of mind.

PROPERTY HIGHLIGHTS

- Modern office park with high end finishes
- Immediate access to I-94, minutes from downtown and the university
- Beautiful brick exterior
- Relaxed rural setting with convenient access to the city
- Located on peaceful, quiet road with little traffic
- Nicely landscaped with mature trees & grassy fields along with a scenic pond and stream between lots
- Ample parking adjacent to building
- Private entrances
- Perfect space to install overhead door if needed



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**BUILDING
MECHANICAL
SYSTEM**

Heating	Forced air
Cooling	9- Roof top units
HVAC Units	9
Hot Water Heaters	Available tanks
Fire Prevention	Fire alarm with pull stations
Electricity	2 - 200 amp panels
Emergency Lighting	n/a
Lighting System	Timer controlled exterior lighting system
Security	n/a
Roof	New roof installed 2025, 60 MIL TPO Mechanically Fastened

**UTILITY
PROVIDERS**

Gas	Constellation
Electric	DTE
Water	Pittsfield Charter Township

**REAL ESTATE TAX
INFORMATION (YEAR)**

Parcel Number	L-12-08-310-028
State Equalized Value	\$3,705,433 (2025)
Taxable Value	\$3,501,301 (2025)



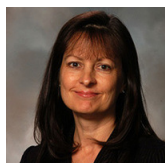
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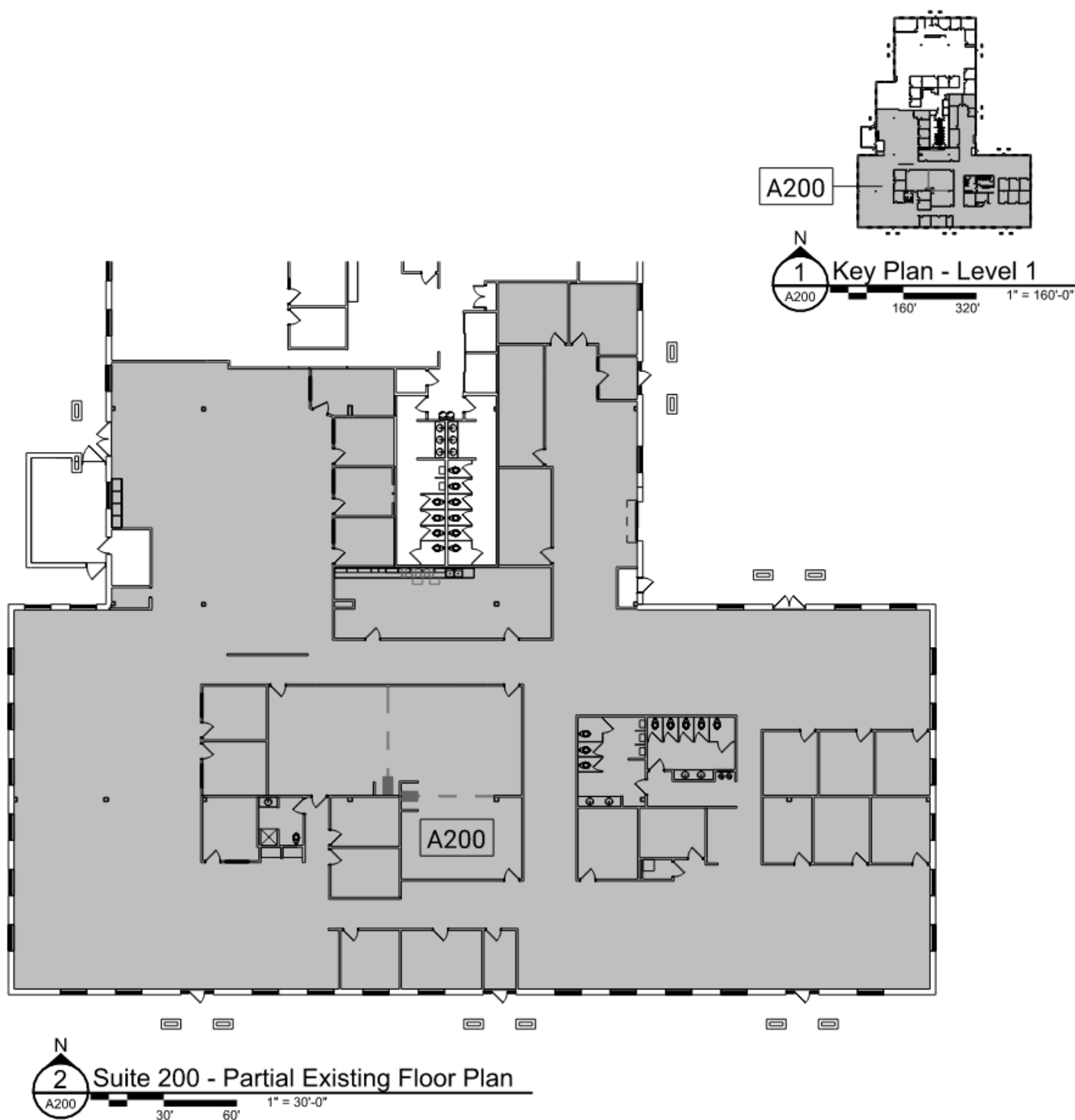
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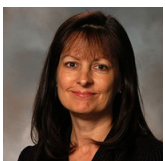
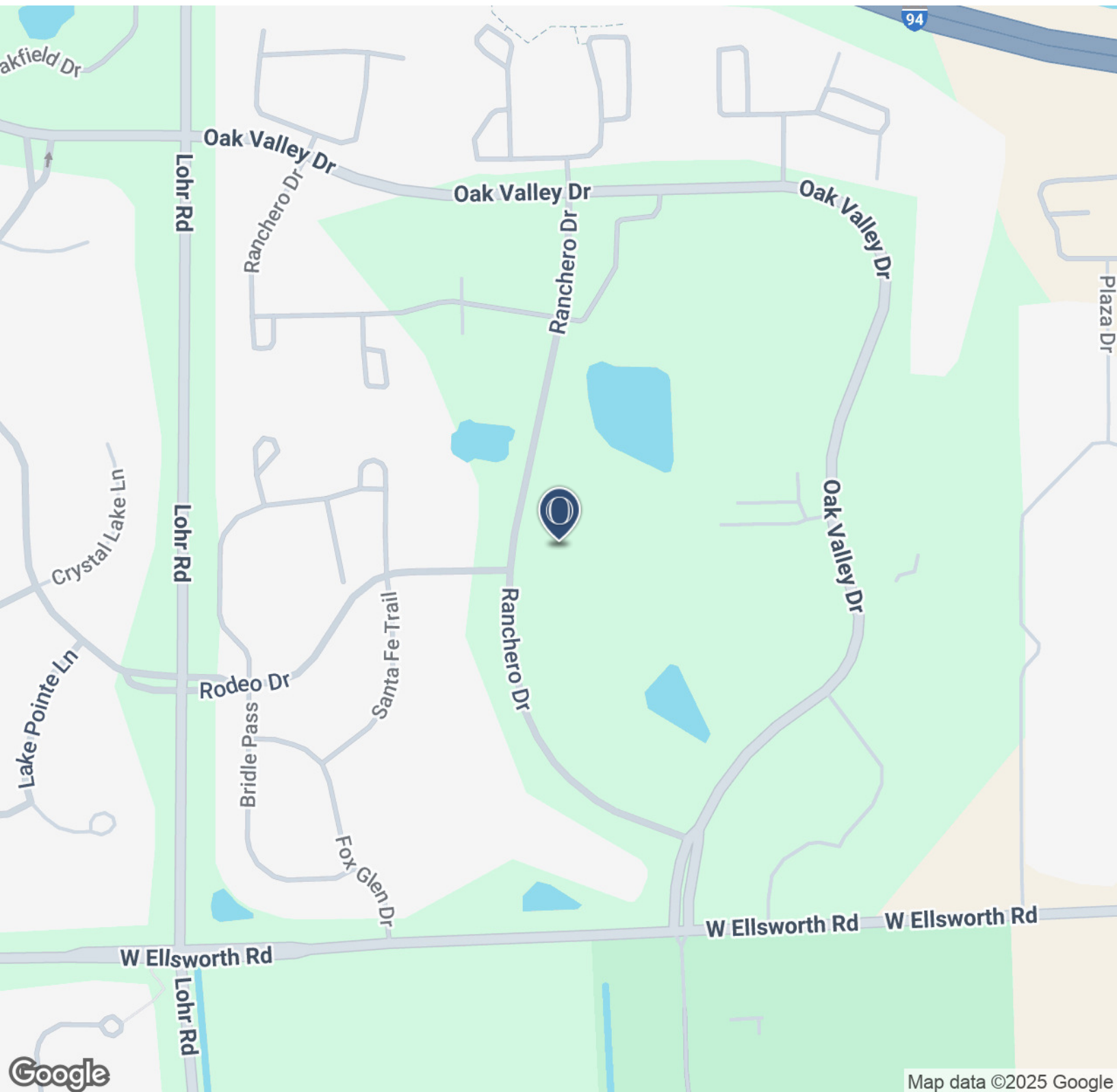
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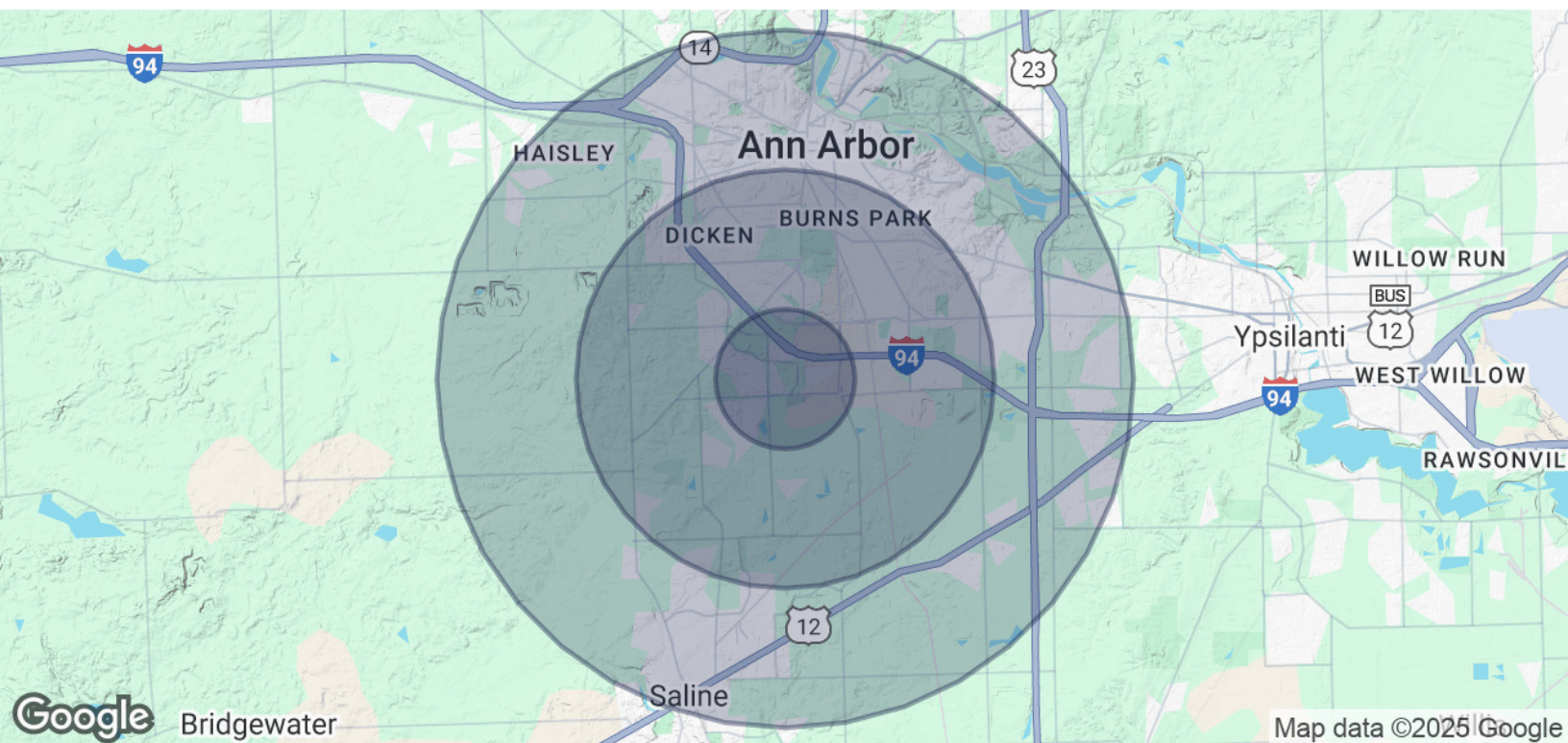
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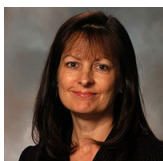
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,068	57,016	156,878
Average Age	43	40	38
Average Age (Male)	42	39	37
Average Age (Female)	45	41	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,023	25,334	63,934
# of Persons per HH	2	2.3	2.5
Average HH Income	\$162,207	\$140,753	\$127,060
Average House Value	\$489,056	\$503,506	\$488,694

* Demographic data derived from 2020 ACS - US Census



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