

Oxford Companies
734.665.6500
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Integrated
Real Estate
Services



Eisenhower Commerce Building

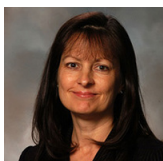
8,605 SF

1400 Eisenhower Pl

\$10.50 SF/yr (NNN)

Ann Arbor, MI 48104

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

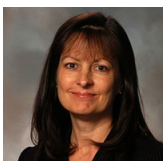
Lease Rate:	\$10.50 SF/yr (NNN)
Building Size:	42,843 SF
Available SF:	8,605 SF
Year Built:	1986
Ceiling Height:	13'4"
Beam:	11'3"
Overhead Door:	One, 10'
Zoning:	M-1
Submarket:	South Ann Arbor

PROPERTY OVERVIEW

The Eisenhower Commerce Center consists of five flex buildings in Ann Arbor's bustling Southside corridor--the hub of Ann Arbor's thriving research and technology industries. These premium industrial, lab, and R&D spaces are in the perfect location for businesses looking to expand their Ann Arbor office space footprints. ECC tenants enjoy convenient access to I-94 and proximity to other business parks, hotels, and downtown Ann Arbor. This location puts you in the heart of the action — great for networking and business travel. The buildings themselves boast an attractive brick exterior and ample parking, and are nestled in a peaceful, wooded setting surrounded by natural landscaping. On the inside you'll find a blank canvas that can be easily customized to your business needs.

PROPERTY HIGHLIGHTS

- Recently renovated with new LED lights, polished floors, and brand new bathrooms
- Nestled in a peaceful, wooded setting
- Overhead doors and high ceilings
- Easy access to I-94 and US-23 and minutes from downtown Ann Arbor and U-M
- At the hub of the city's thriving research and technology industries
- Surrounded by other business parks and hotels
- Plenty of free parking adjacent to building
- Locally owned and professionally managed with 24/7 on-call emergency maintenance



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BUILDING MECHANICAL SYSTEM

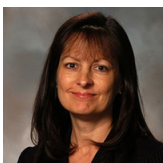
Heating	Forced air
Cooling	3 roof top units
HVAC Control System	n/a
HVAC Units	3 roof top units
Hot Water Heaters	2-Available tanks, Janitorial closets
Fire Prevention	Smoker detectors
Electricity	4 breaker panels: 100amp, 2 - 125 amp, and a 225 amp
Emergency Lighting	T8, T12, PAR
Lighting System	Photocell controlled exterior lighting system, T8, T12, PAR (Vedder Electric)
Security	n/a
Roof	60 mil. TPO Mech Fast, ballasted

UTILITY PROVIDERS

Gas	DTE
Electric	DTE
Water	City of Ann Arbor

REAL ESTATE TAX INFORMATION (YEAR)

Parcel Number	09-12-09-202-005
State Equalized Value	\$3,982,411 (2025)
Taxable Value	\$2,963,411 (2025)



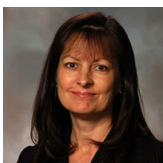
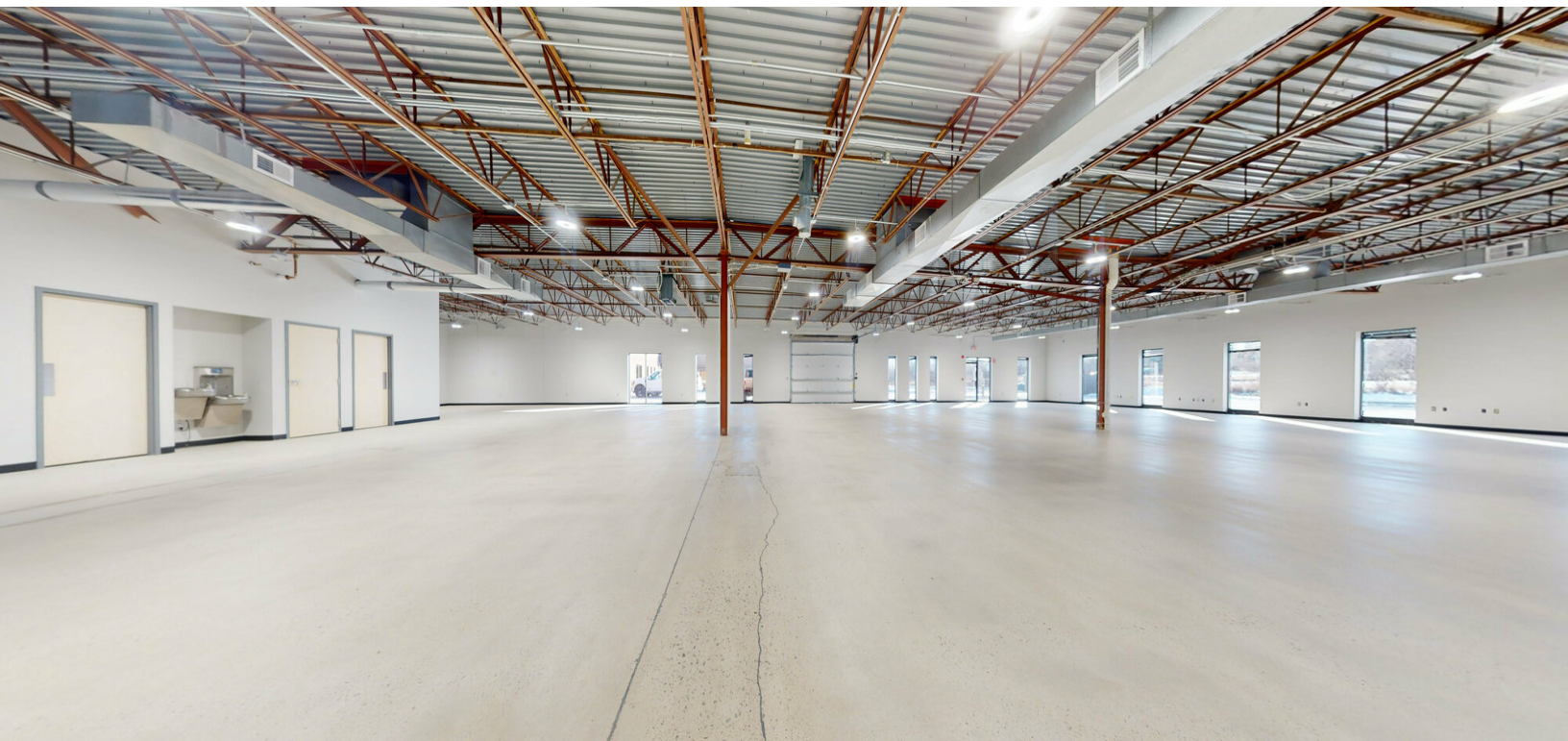
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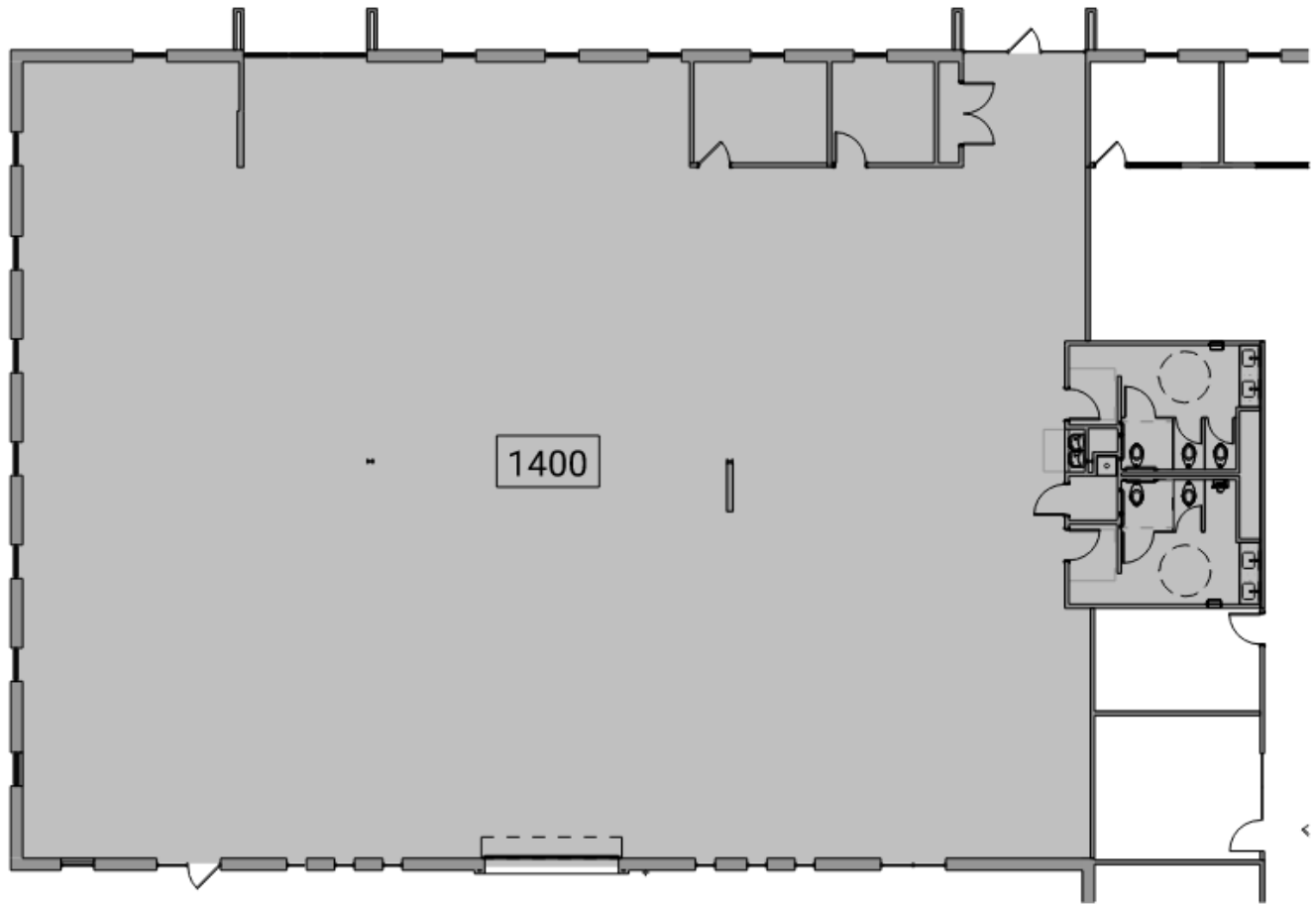
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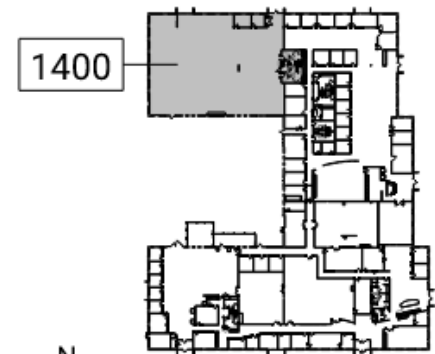
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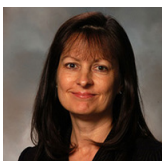
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N
2 Suite 1400 - Existing Floor Plan
LA-00 4' 8' 16' 1" = 20'-0"



N
1 Key Plan
LA-00 4' 8' 16' 1" = 160'-0"



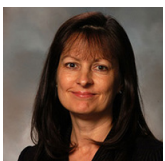
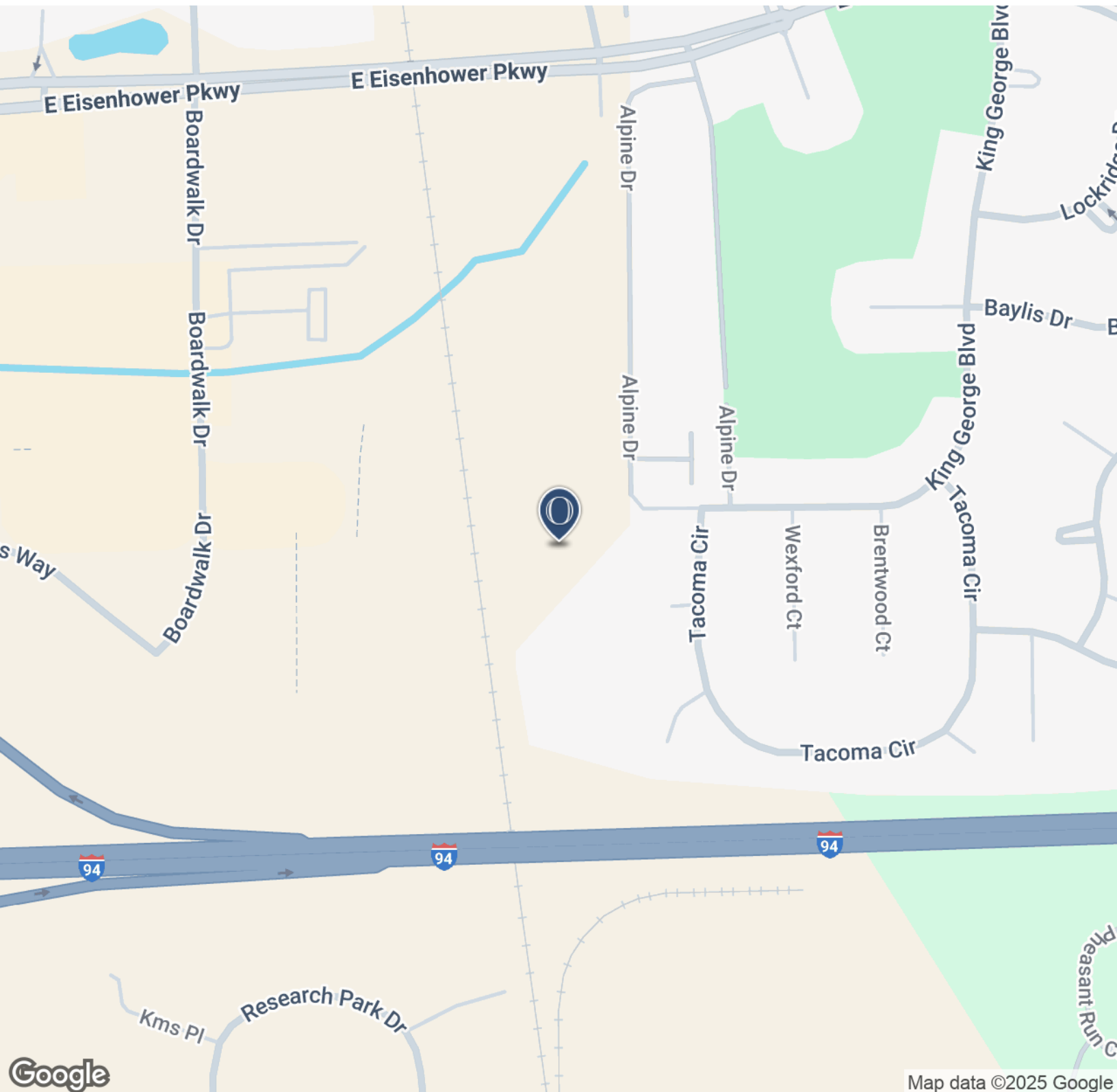
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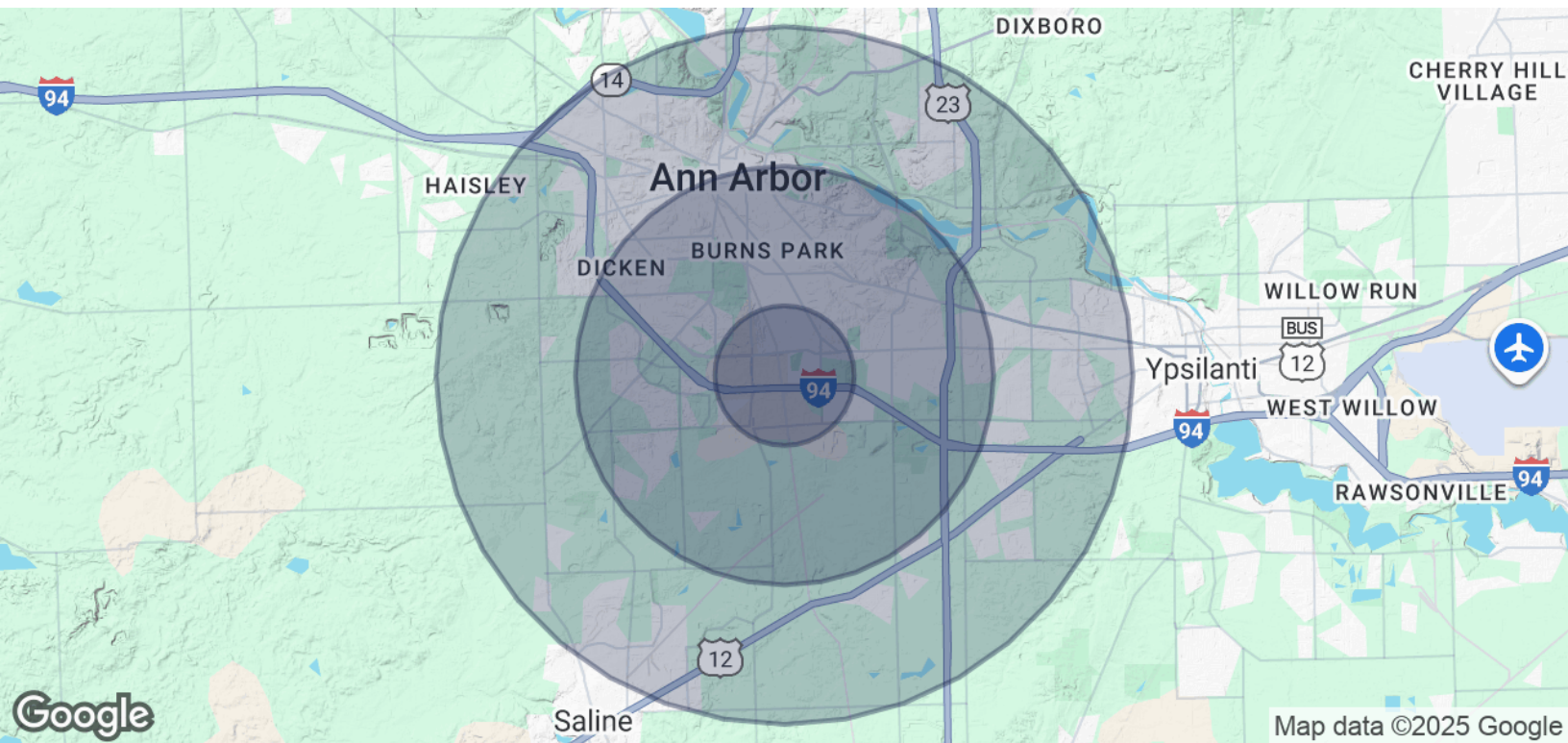
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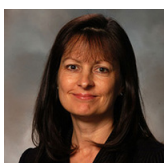
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,861	85,866	189,520
Average Age	32.2	31.2	32.5
Average Age (Male)	32.3	31.1	32.2
Average Age (Female)	32.0	31.2	32.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,563	32,928	74,237
# of Persons per HH	2.2	2.6	2.6
Average HH Income	\$57,812	\$77,243	\$78,029
Average House Value	\$152,862	\$343,737	\$316,575

* Demographic data derived from 2020 ACS - US Census



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