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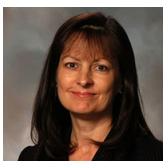


Integrated
Real Estate
Services



Office Building For Lease
Burlington Office Center
305 E Eisenhower Parkway, Suite 112
Ann Arbor, MI 48108

2,709 SF
\$28.00 SF/yr (MG)
Available 1/1/2025



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

Office: 734.665.6500
Cell: 734.323.4263
koneil@oxfordcompanies.com



OFFERING SUMMARY

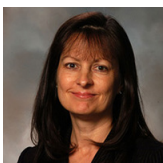
Lease Rate:	\$28.00 SF/yr (MG)
Available SF:	2,709 SF
Year Built:	1986
Ceiling Height:	9'
Parking Ratio:	4.15
Zoning:	TC1
Submarket:	South Ann Arbor

PROPERTY OVERVIEW

The Burlington Office Center is one of the most prominent business centers in Ann Arbor's desirable Southside businesses corridor. Burlington is situated on more than five acres of walkable, private wooded land and provides approximately 200,000 square feet of upscale, class A office space. Home to the largest private pond in the area, Burlington integrates incomparable scenic beauty with a professional Ann Arbor office environment. This three-building office center is unsurpassed in good looks, location, and convenience. Spaces at Burlington offer floor-to-ceiling windows with spectacular views and renovated common areas, including bathrooms and new awnings – the perfect blank slate for building out your ideal office space.

PROPERTY HIGHLIGHTS

- Beautiful Class A three-building office center with floor to ceiling windows with spectacular views
- Renovated common areas, including bathrooms and new awnings
- Ample parking with covered parking available
- Fiber optic internet
- Five minutes to downtown Ann Arbor, immediate access to I-94 via S. State St. & Ann Arbor-Saline Rd.
- Locally owned and professionally managed with 24/7 on-call emergency maintenance



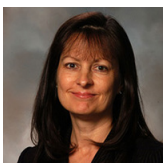
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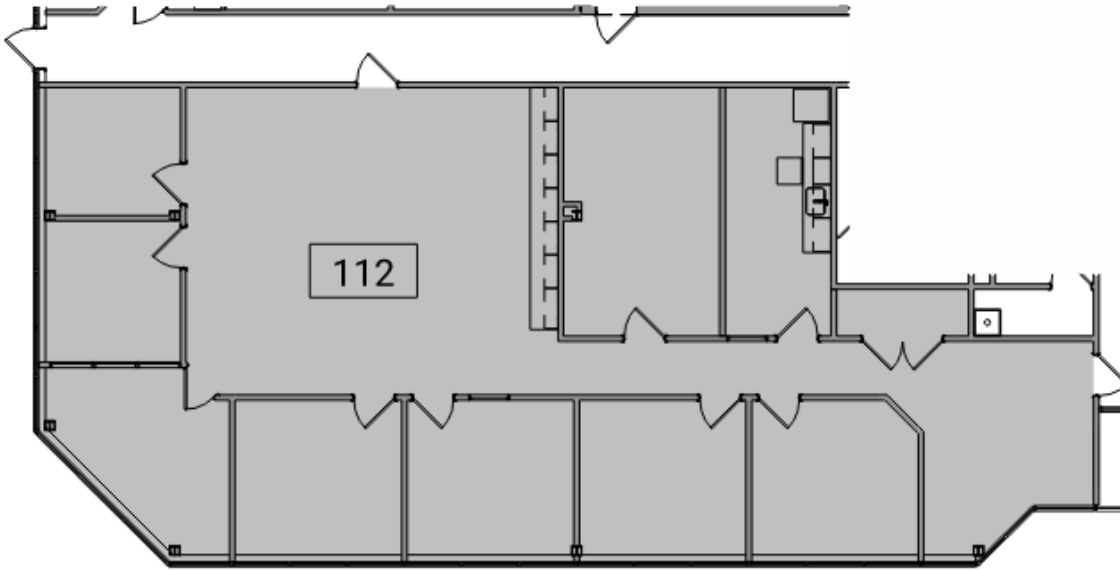
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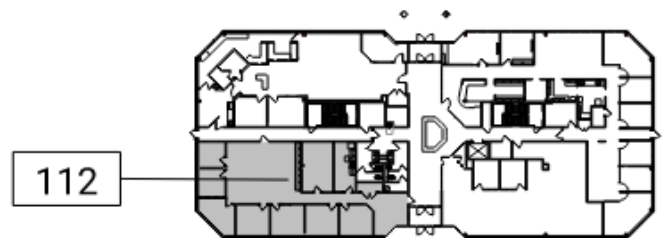
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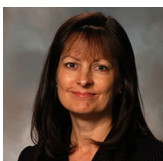
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2 Suite 112 - Partial Level 1 Floor Plan
Ste-112 N 1/16" = 1'-0"
8' 16'



1 Key Plan - Level 1
Ste-112 N 1" = 80'-0"
80'



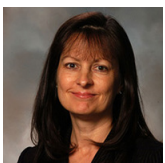
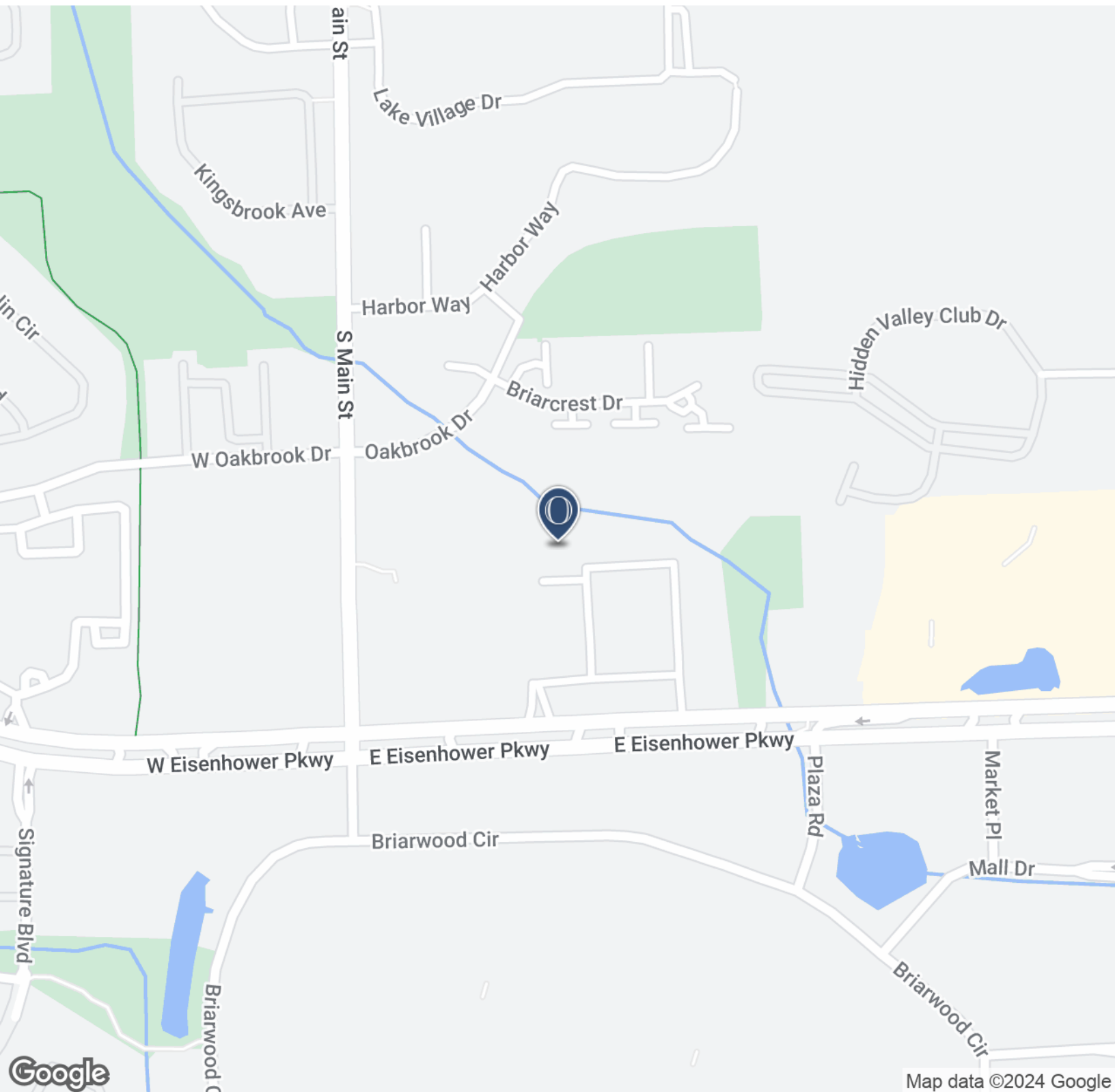
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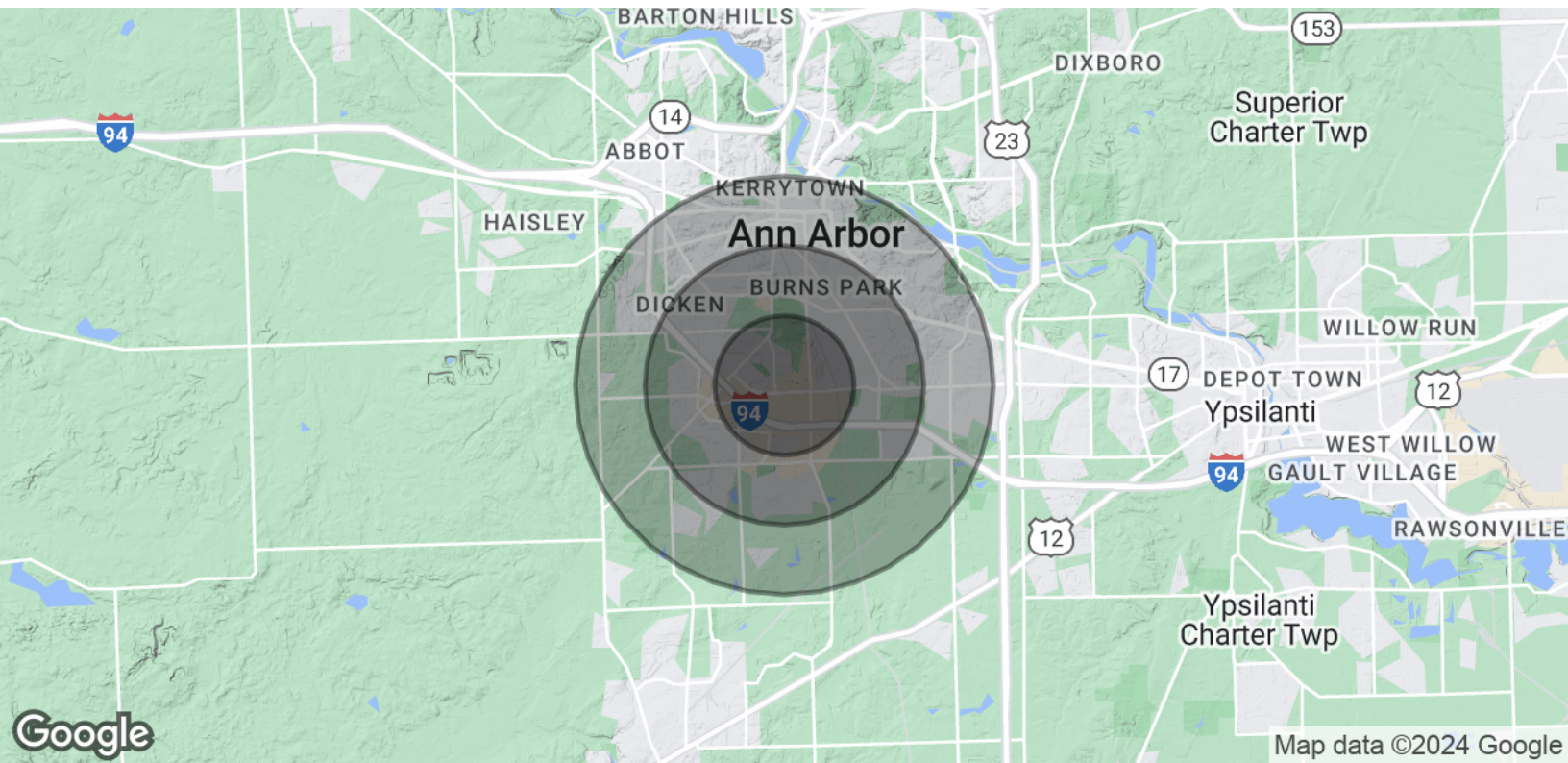
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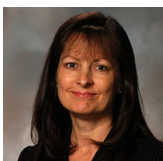
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	9,536	46,190	99,513
Average Age	32.9	32.6	31.1
Average Age (Male)	32.7	32.3	30.9
Average Age (Female)	32.5	32.7	31.4

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	4,813	19,434	38,588
# of Persons per HH	2.0	2.4	2.6
Average HH Income	\$63,194	\$75,407	\$75,252
Average House Value	\$221,066	\$316,738	\$316,929

2020 American Community Survey (ACS)



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