

Oxford Companies
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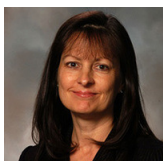


Integrated
Real Estate
Services



Valley Ranch Business Park
3948 Ranchero Dr.
Ann Arbor, MI 48108

14,700 SF
\$15.00 SF/yr (NNN)
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

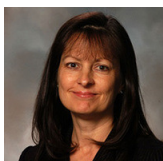
Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	14,700 SF
Year Built:	2000
Ceiling Height:	13'3"
Parking Ratio:	4.49
Zoning:	PUD
Submarket:	South Side Ann Arbor

PROPERTY OVERVIEW

3948 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, 3948 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

- Beautiful brick exterior and high-end finishes
- Garage area with high ceilings
- Located in a modern Ann Arbor office park with a relaxed, serene setting and little traffic
- Minutes from downtown Ann Arbor and the University of Michigan
- Private entrances, restrooms and amenities
- Professionally landscaped with a scenic pond
- Ample parking adjacent to building
- Immediate access to I-94
- Streamlined leasing experience for convenience and ease
- Locally owned and professionally managed



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Courtyard Building - Valley Ranch Business Park
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**BUILDING
MECHANICAL
SYSTEM**

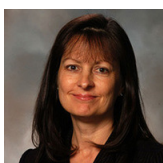
Heating	Forced air
Cooling	6- Roof top units
HVAC Control System	n/a
HVAC Units	6
Hot Water Heaters	Janitorial closet by each restroom
Fire Prevention	n/a
Electricity	1- Transformer in NW corner of building
Emergency Lighting	n/a
Lighting System	Timer controlled exterior lighting system (Vedder Electric)
Security	n/a
Roof	60 mil, Ballasted EPDM roofing system

**UTILITY
PROVIDERS**

Gas	Constellation-
Electric	DTE-
Water	Pittsfield Charter Township-

**REAL ESTATE TAX
INFORMATION (YEAR)**

Parcel Number	L -12-08-310-024-
State Equalized Value	-
Taxable Value	\$1,811,981-



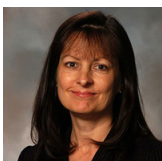
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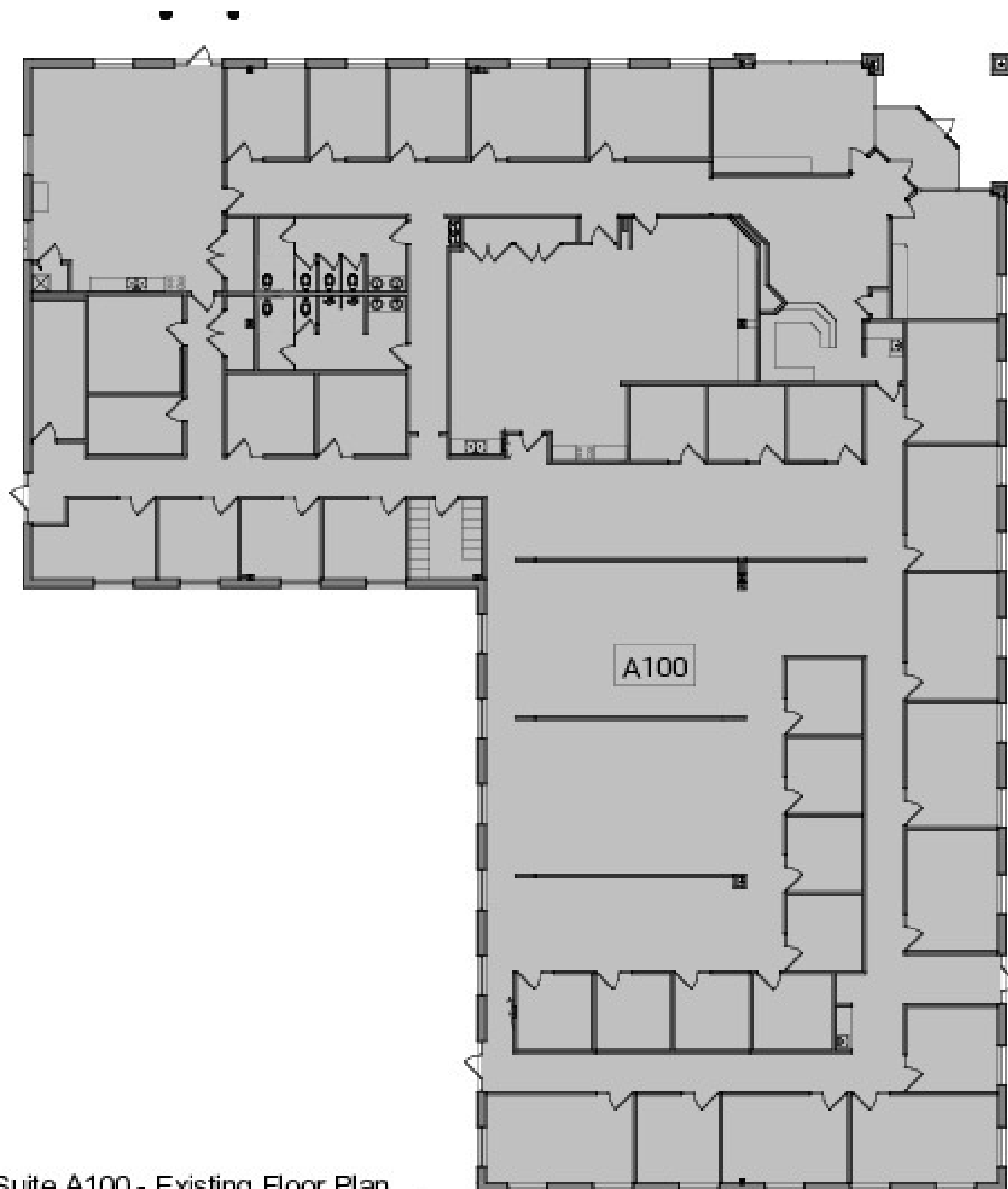
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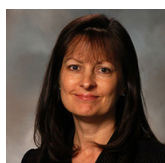
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N
1
3948
Suite A100 - Existing Floor Plan
16' 32' 48' 3/8" = 1'-0"



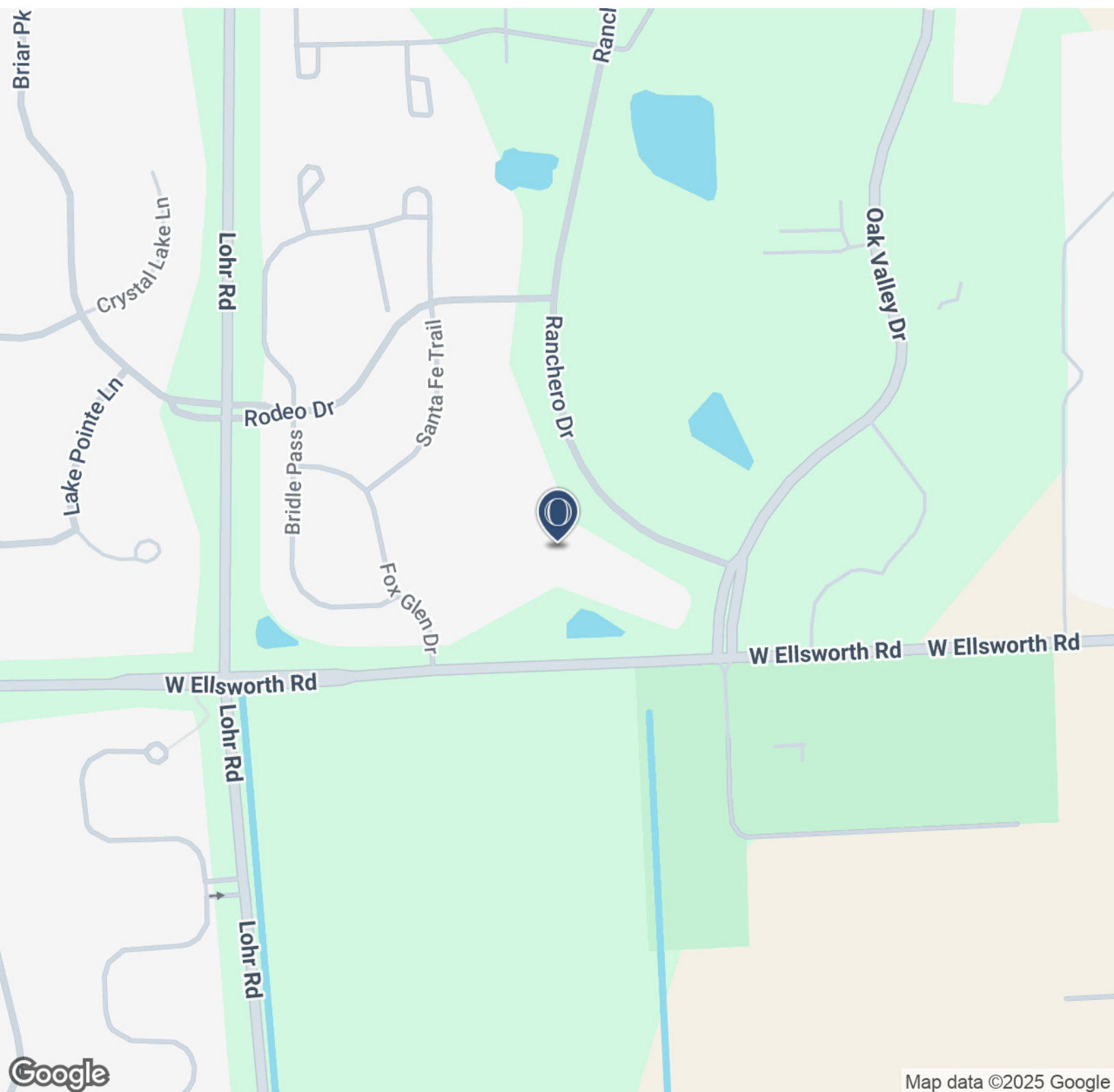
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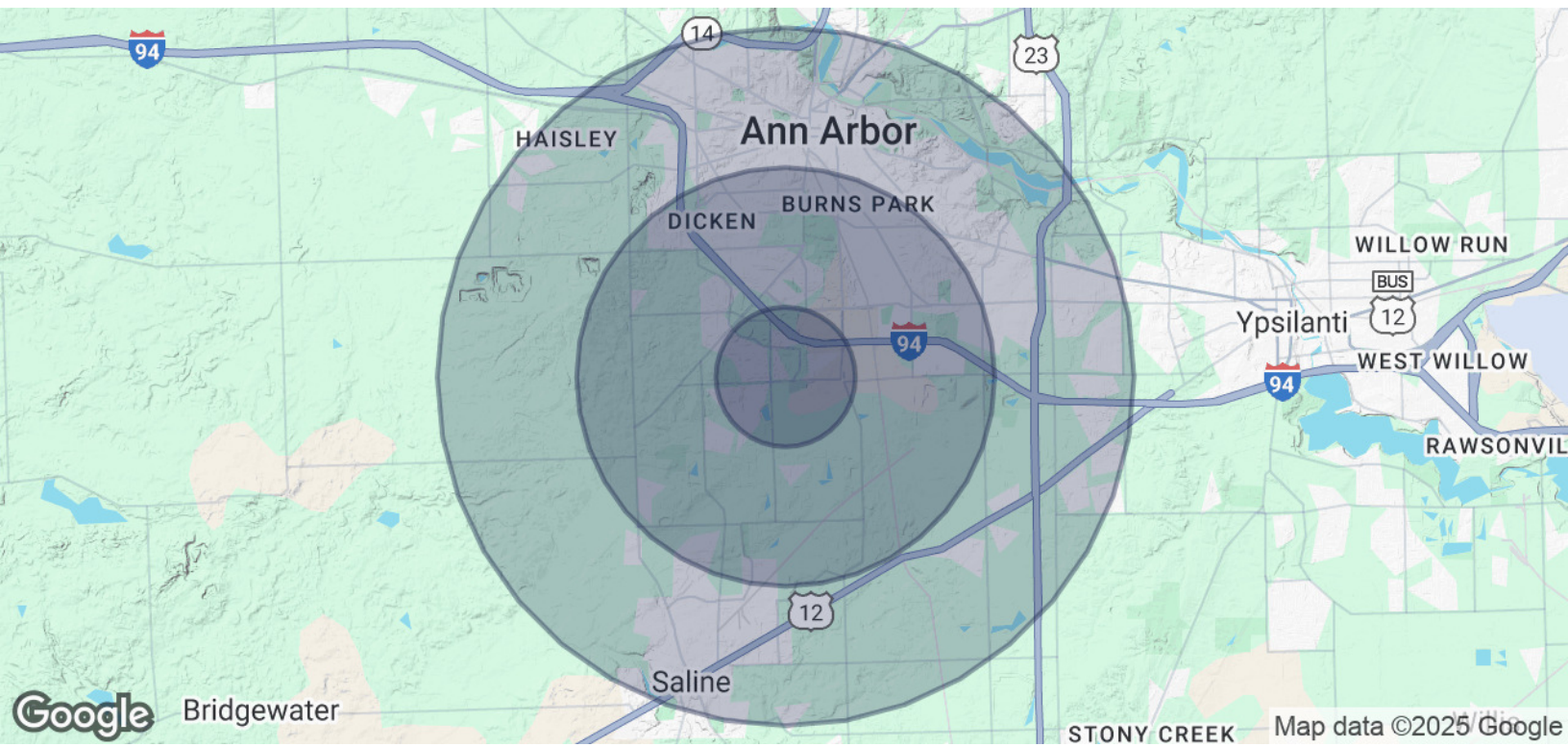
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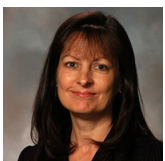
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,095	57,273	160,858
Average age	36.1	35.0	33.1
Average age (Male)	36.6	34.6	32.7
Average age (Female)	35.4	35.2	33.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,363	24,048	62,368
# of persons per HH	2.2	2.4	2.6
Average HH income	\$97,227	\$85,616	\$80,711
Average house value	\$441,691	\$316,727	\$311,867

* Demographic data derived from 2020 ACS - US Census



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