

Oxford Companies
734.665.6500
oxfordcompanies.com



Integrated
Real Estate
Services



Office Building For Lease

Atrium III

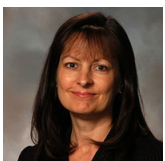
950 Victors Way, Suite 10

Ann Arbor, MI 48108

7,657 SF

\$15.00 SF/yr (NNN)

Available Immediately



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

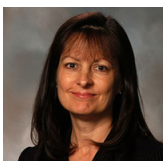
Lease Rate:	\$15 SF/yr (NNN)
Available SF:	7,657 SF
Year Built:	1997
Ceiling Height:	8'
Parking Ratio:	2.83
Zoning:	TC1
Submarket:	South Ann Arbor

PROPERTY OVERVIEW

The Atrium Office Center offers beautiful, secluded office space on a private drive just off South State Street in the Ann Arbor Southside neighborhood. The Atrium buildings are within walking distance of over a dozen hotels and restaurants including Buffalo Wild Wings, Red Robin, Anna's House and more. 950 Victors Way is a modern, single-story building with a fantastic window line and private suite entrances.

PROPERTY HIGHLIGHTS

- Directly adjacent to the I-94 State Street exit with easy access to US-23
- Minutes from downtown Ann Arbor
- At the hub of the city's commercial and office area
- Nearby business parks and hotels
- Abundant windows and natural light
- Impeccably landscaped (including indoor gardens, often cited as tenants' favorite feature)
- Plenty of free parking adjacent to the building
- Attractive glass and brick exterior
- Beautiful, grand entrance with scenic views
- Streamlined leasing experience for convenience and ease
- Locally owned and managed with 24/7 on-call emergency maintenance



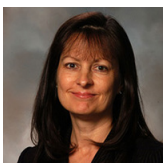
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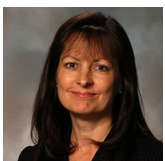
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2 Suite 10 - Partial Level 1 Existing Floor Plan
1/16" = 1'-0"
8' 16' 32'



1 Key Plan - Level 1
1" = 100'-0"
100' 200'



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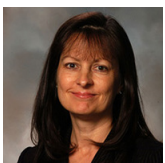
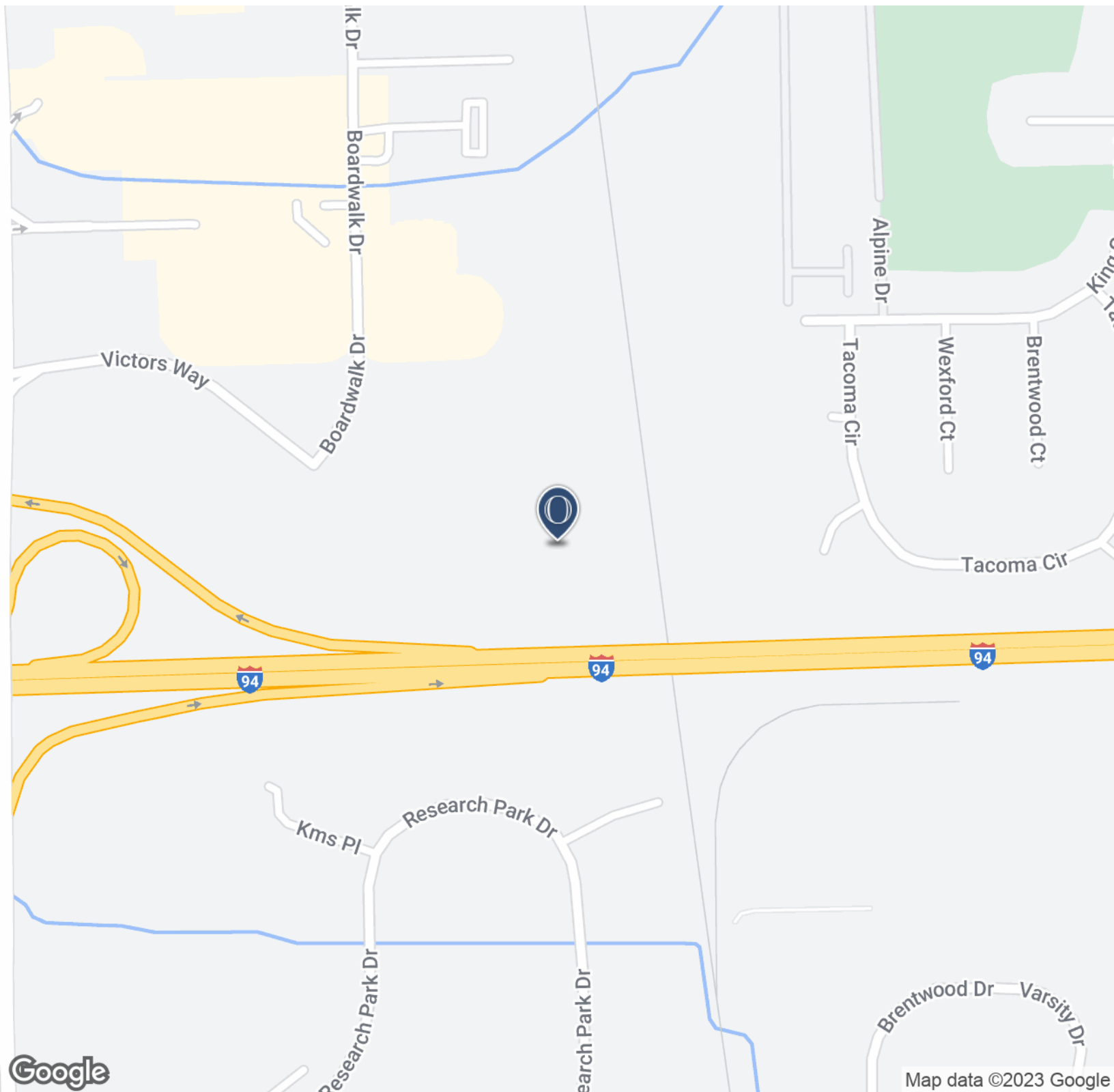
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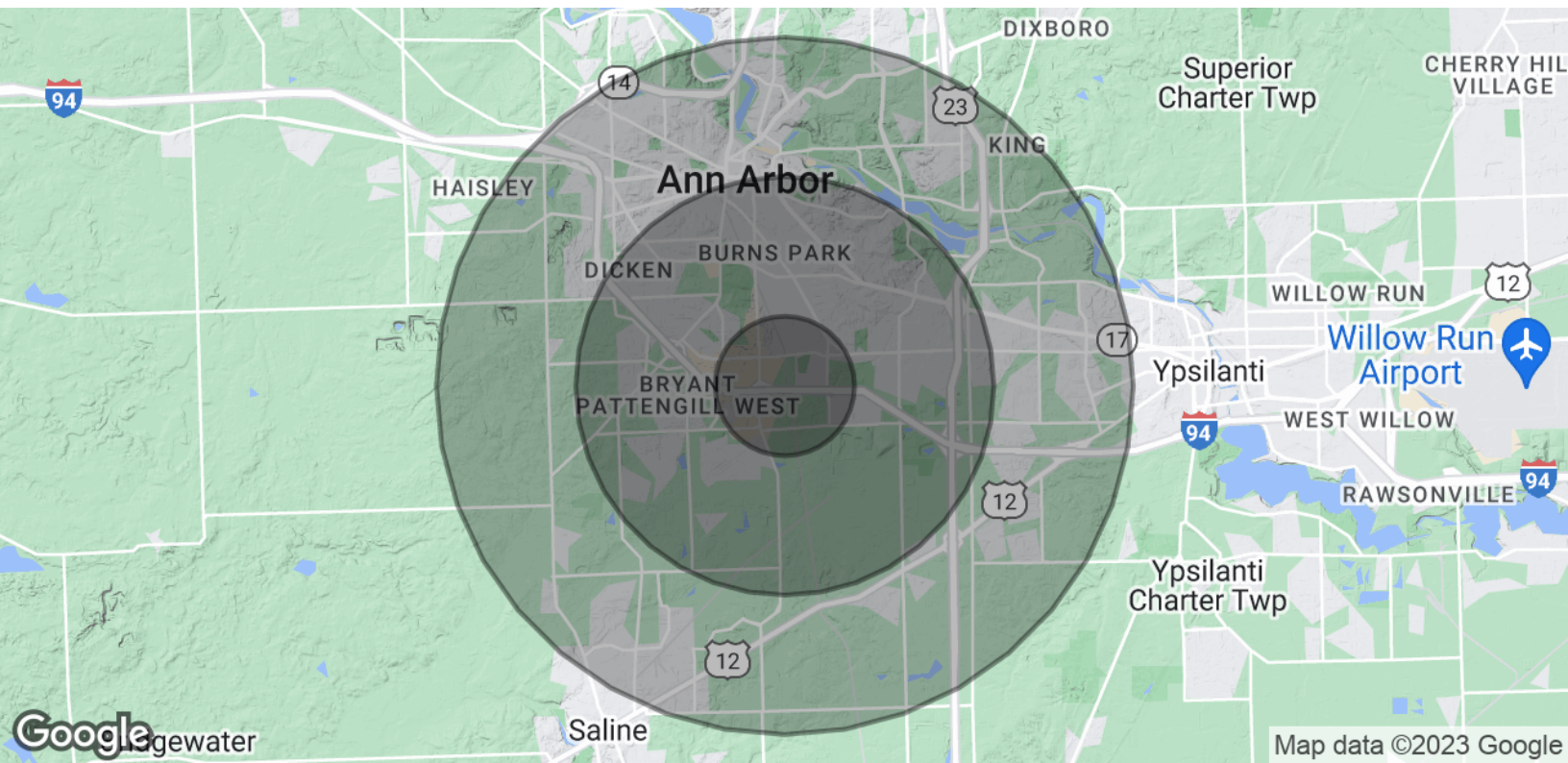
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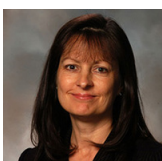


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,144	83,083	186,579
Average age	32.0	31.4	32.6
Average age (Male)	32.2	31.4	32.3
Average age (Female)	31.7	31.5	32.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,255	32,139	73,124
# of persons per HH	2.1	2.6	2.6
Average HH income	\$58,105	\$77,912	\$78,450
Average house value	\$125,705	\$336,862	\$317,057

* Demographic data derived from 2020 ACS - US Census



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