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734.665.6500
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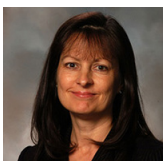
Integrated
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Office Building For Lease

Eisenhower Commerce Bldg 2
1200 Eisenhower Pl, Suite 1230
Ann Arbor, MI 48108

6,928 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

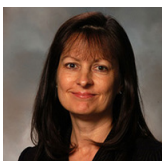
Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	6,928 SF
Year Built:	1985
Ceiling Height:	11'2"
Parking Ratio:	2.48
Zoning:	M-1
Submarket:	South Ann Arbor

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

- Nestled in a peaceful, wooded setting
- Attractive brick exterior surrounded by natural landscaping
- 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



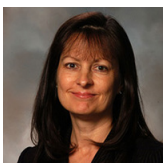
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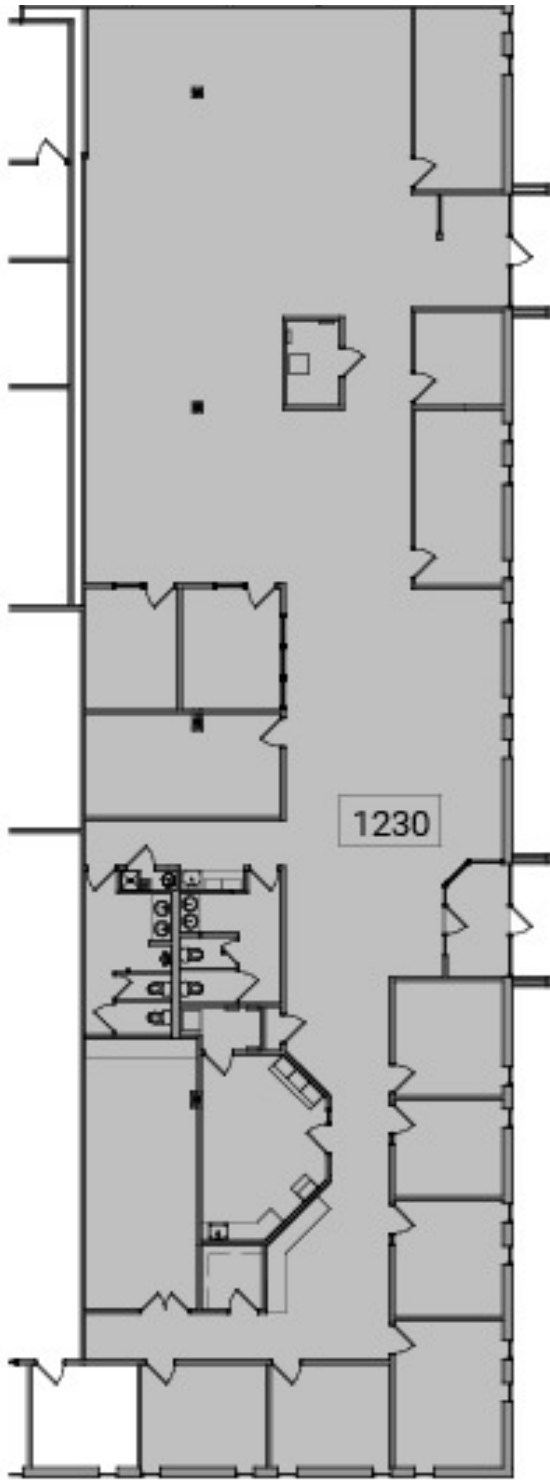
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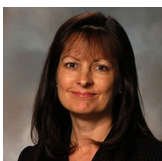
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2 Suite 1230 - Partial Level 1 Existing Floor Plan
1230 16 32 48 364' = 1'-0"



1 Key Plan - Level 1
1230 160' 320' 1' = 160'-0"



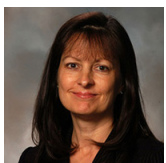
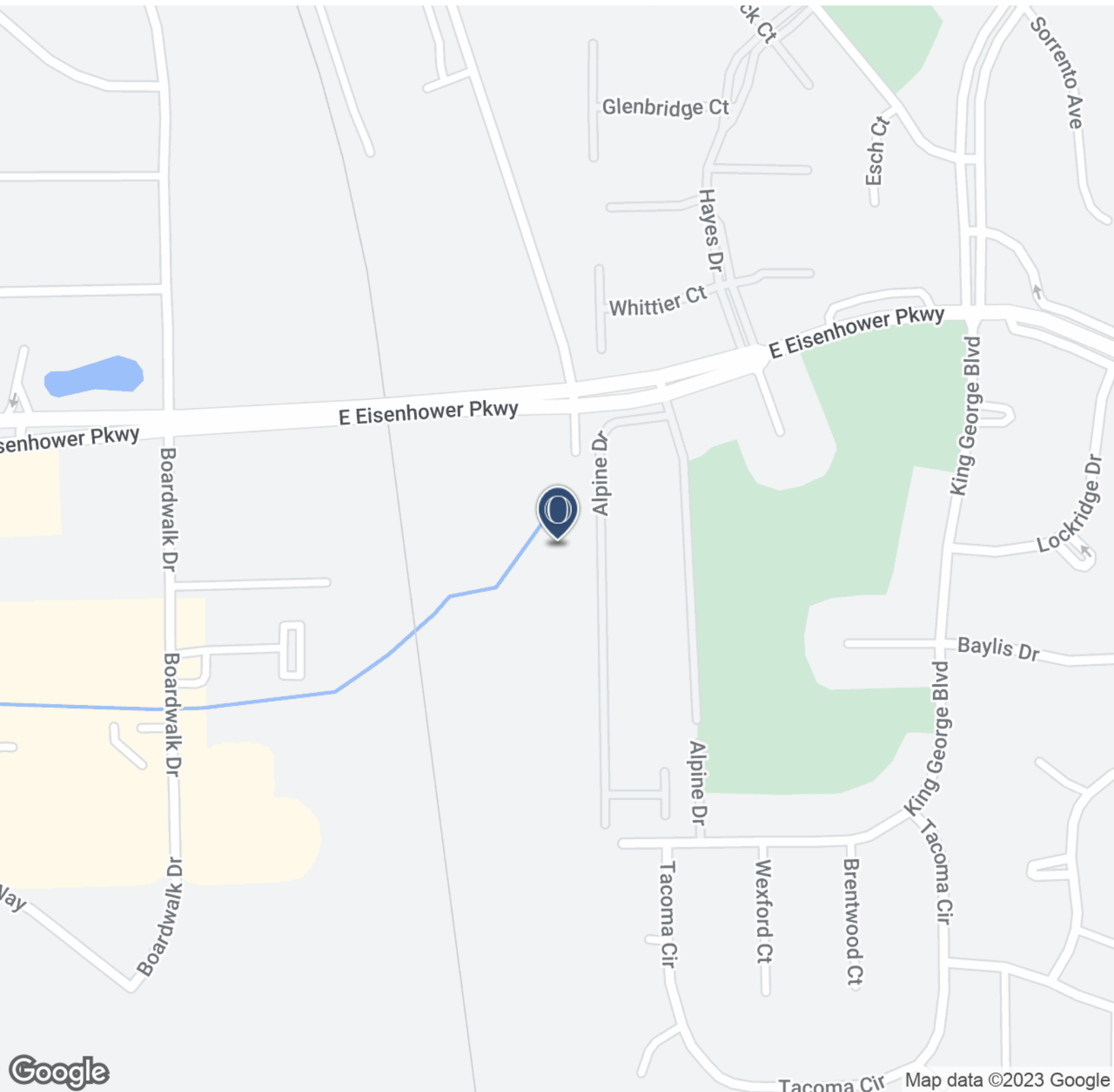
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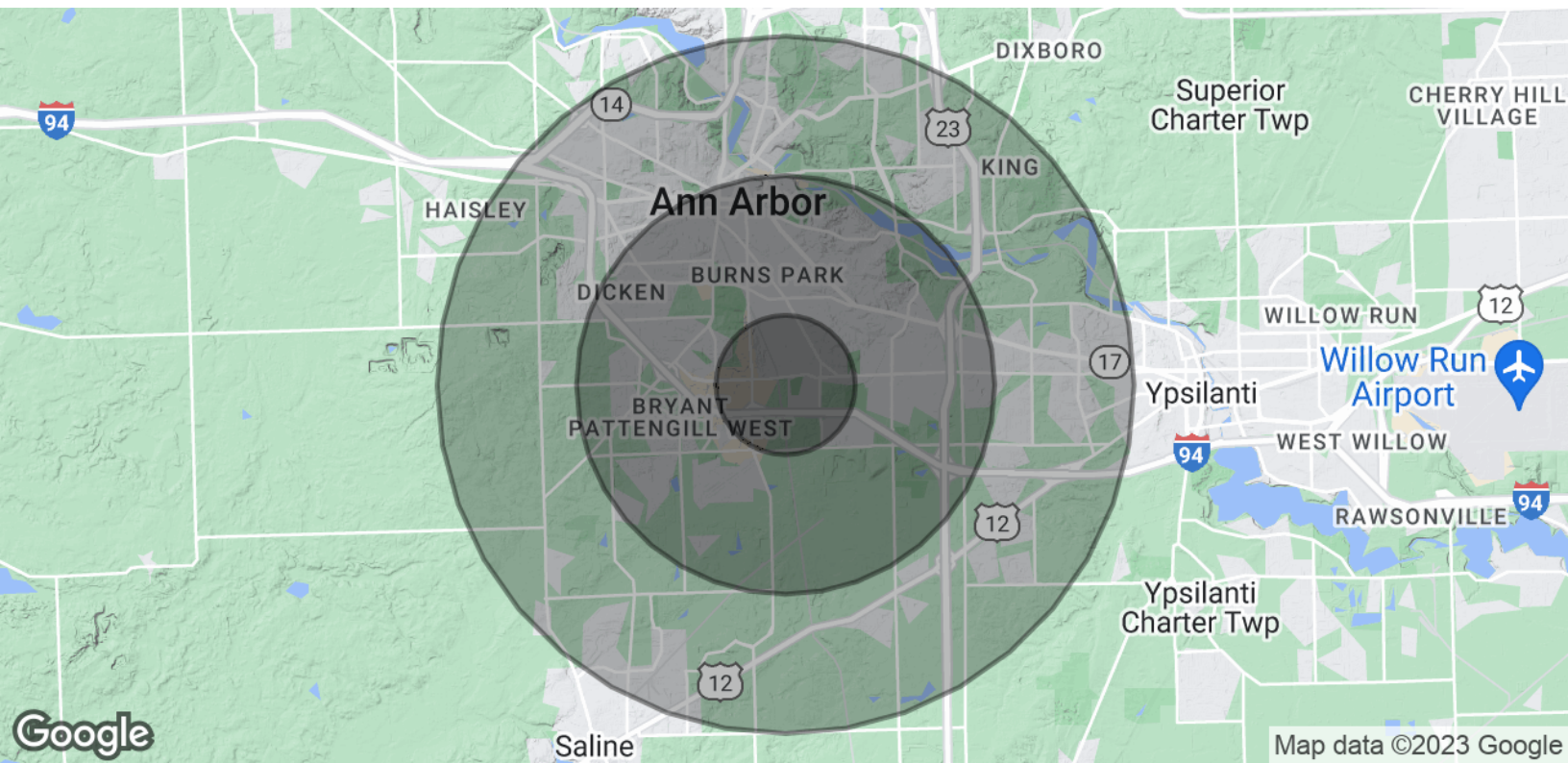
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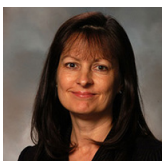


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,700	92,256	192,880
Average Age	32.6	30.7	32.5
Average Age (Male)	32.8	30.6	32.2
Average Age (Female)	32.4	30.8	32.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,958	34,700	75,614
# of Persons per HH	2.2	2.7	2.6
Average HH Income	\$59,627	\$76,094	\$78,039
Average House Value	\$187,422	\$347,005	\$318,012

* Demographic data derived from 2020 ACS - US Census



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