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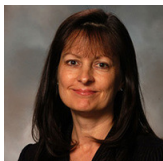


Integrated
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Office Building For Lease
Valley Ranch
3980 Ranchero Drive
Ann Arbor, MI 48108

14,925 SF
\$2,400,000
Available



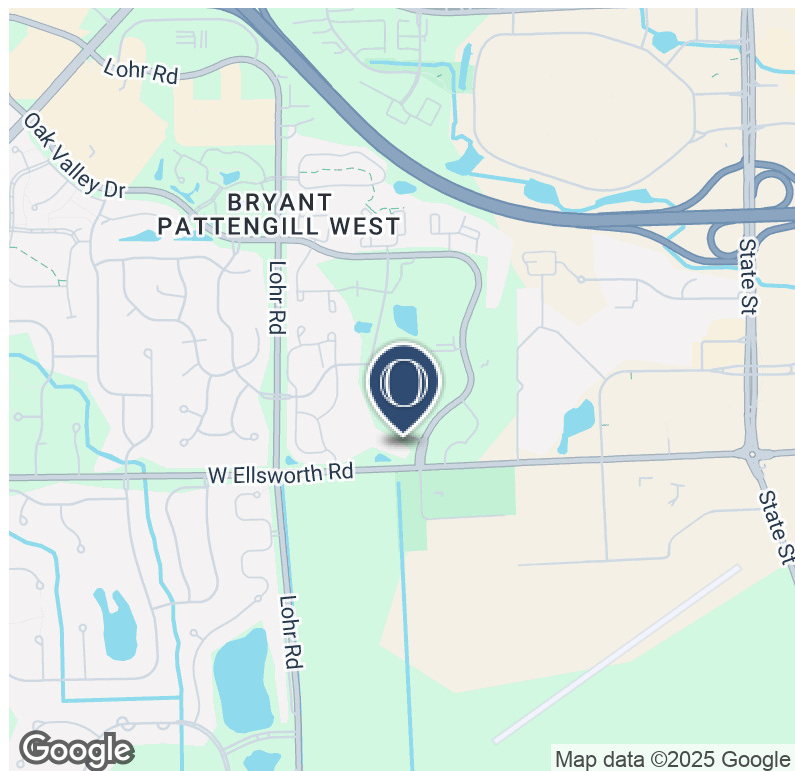
Contact Karen O'Neil for
more information or to
schedule a tour.

Office: 734.665.6500
Cell: 734.323.4263
koneil@oxfordcompanies.com

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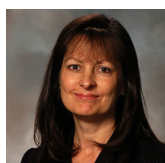
OFFERING SUMMARY

Sale Price:	\$2,400,000
Lease Rate:	Negotiable
Building Size:	14,925 SF
Available SF:	
Number of Units:	1
Year Built:	1999
Submarket:	South Ann Arbor

PROPERTY OVERVIEW

Single tenant office building for lease.

PROPERTY HIGHLIGHTS



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BUILDING MECHANICAL SYSTEM

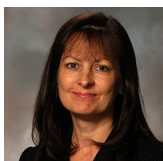
Heating	Forced air
Cooling	6- Roof top units
HVAC Control System	n/a
HVAC Units	6
Hot Water Heaters	Tanks located above kitchen and above each set of restrooms
Fire Prevention	n/a
Electricity	1- Transformer in back of property
Emergency Lighting	TT handles lighting storage
Lighting System	Photocell controlled exterior lighting system (Vedder Electric)
Security	TT controlled camera system
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 -12-08-310-023-
State Equalized Value	\$1,226,735-
Taxable Value	\$929,177-



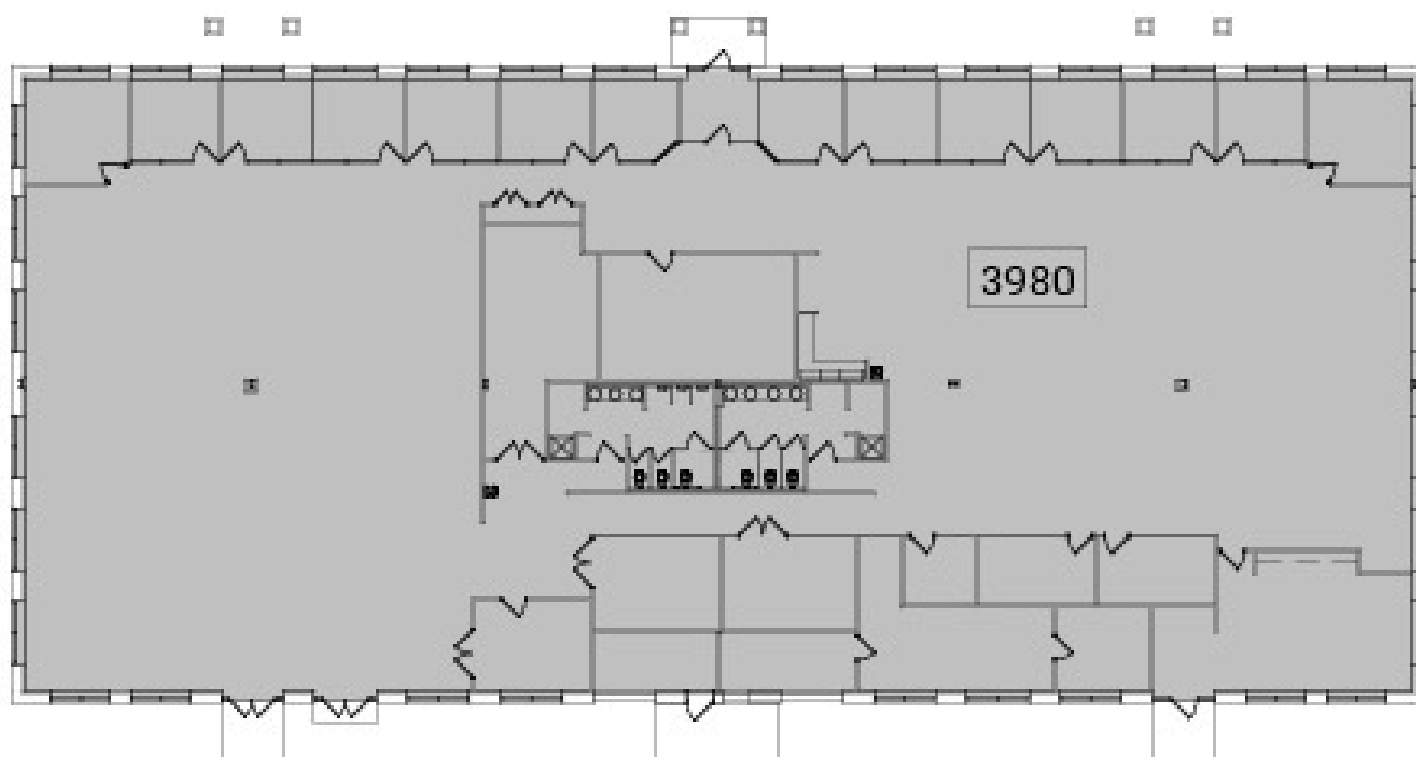
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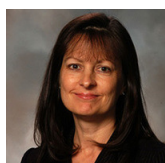
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N
2
3980
Suite 3980 - Existing Floor Plan
30' 60' 7' = 30'-0"



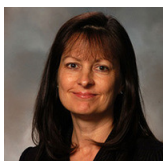
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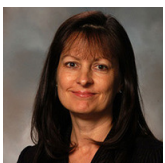
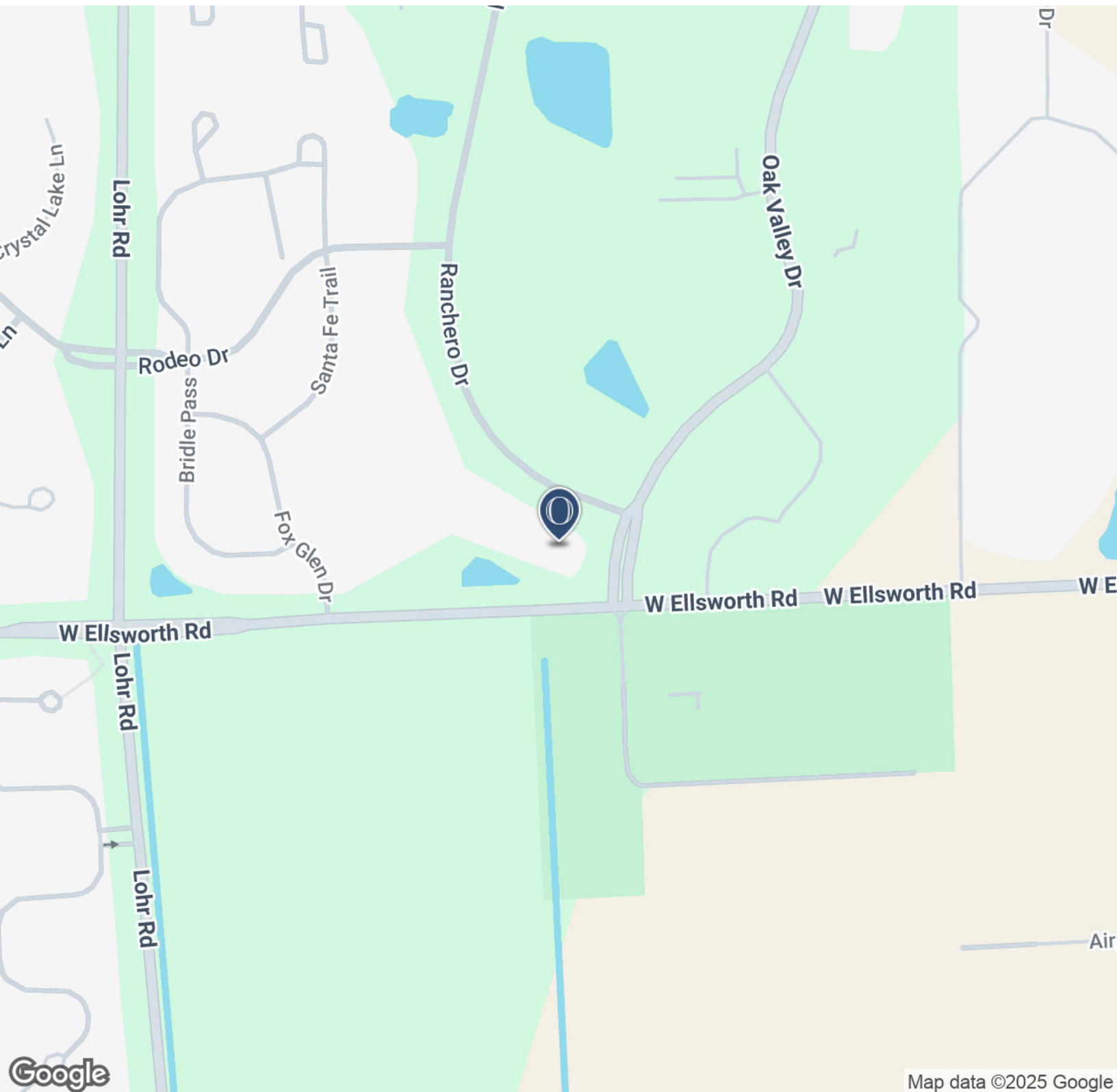
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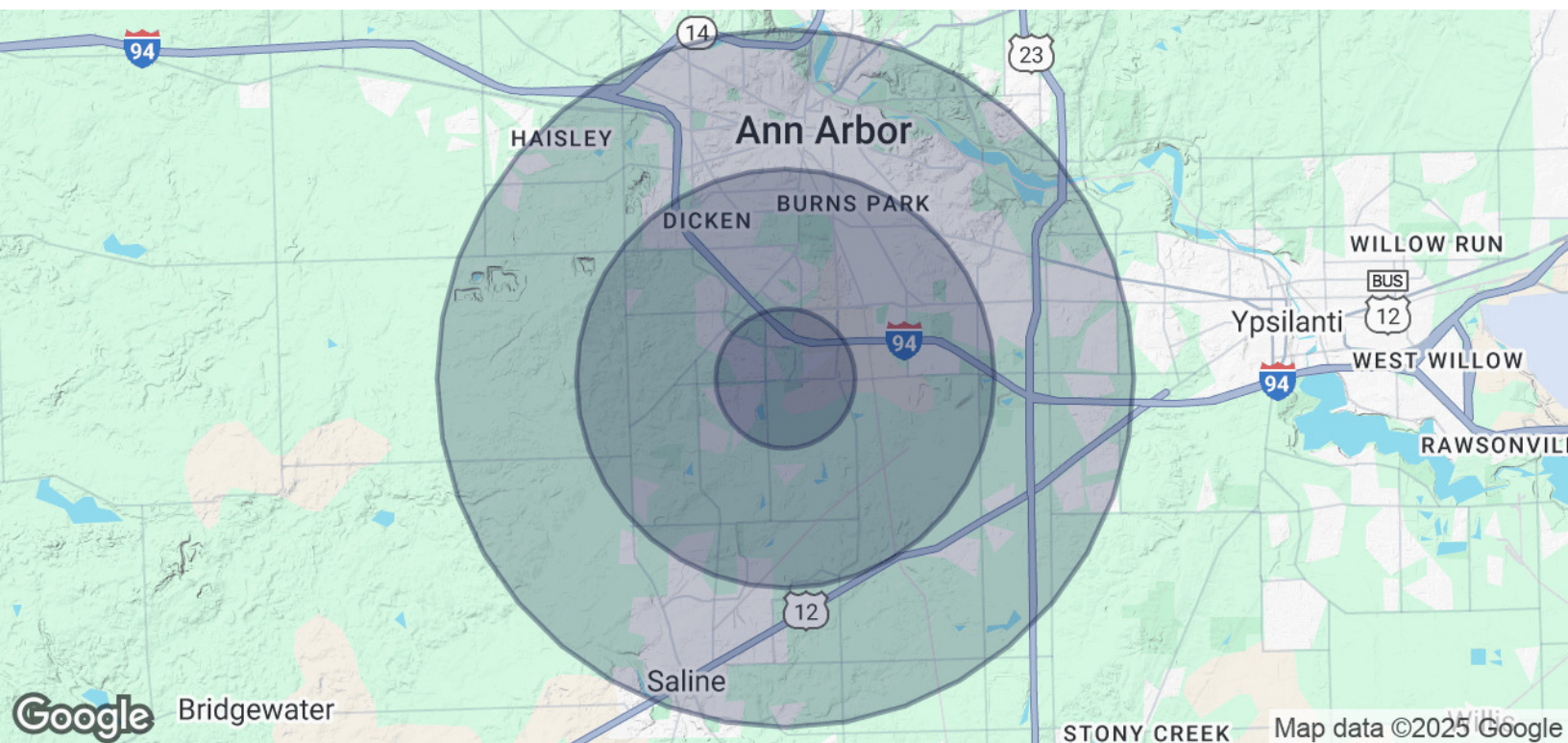
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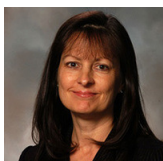
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,903	57,608	160,994
Average Age	35.9	34.9	33.1
Average Age (Male)	36.4	34.6	32.7
Average Age (Female)	35.2	35.1	33.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,298	24,132	62,745
# of Persons per HH	2.1	2.4	2.6
Average HH Income	\$95,545	\$85,550	\$80,450
Average House Value	\$441,452	\$316,434	\$313,364

* Demographic data derived from 2020 ACS - US Census



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