

Oxford Companies  
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Services



## Office Building For Lease

Atrium V

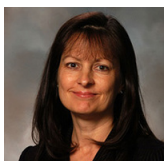
1200 Victors Way

Ann Arbor, MI 48108

21,027 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

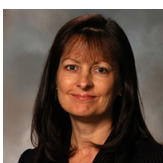
Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	21,027 sf
Year Built:	1999
Ceiling Ht. (Beam):	10'10"
Ceiling Ht. (Deck):	13'
Parking Ratio:	3.71
Zoning:	TC1
Submarket:	South Side Ann Arbor

## PROPERTY OVERVIEW

1200-1300 Victors Way offers a rare opportunity to sublease move-in-ready office space in beautiful Southside Ann Arbor. The building's beautiful brick exterior and fantastic window line gives a great first impression, and the open-office layout can accommodate multiple business concepts. 1200-1300 Victors Way is located in an upscale, easily accessible business park surrounded by multifloor buildings occupied by tenants such as University of Michigan. Its proximity to great amenities makes 1200-1300 Victors Way a coveted location for businesses seeking the best for their employees and clients. Great restaurants and hotels are within walking distance, and multiple shopping options are a minutes' drive away.

## PROPERTY HIGHLIGHTS

- Single story building with private entrances
- Ample parking adjacent to building
- Great window line with abundant natural light
- Immediate access to I-94 and only 5 minutes to downtown Ann Arbor and U of M
- Directly along Ann Arbor's public bus line (AAATA)
- Locally owned and professionally managed 24/7 on-call emergency maintenance



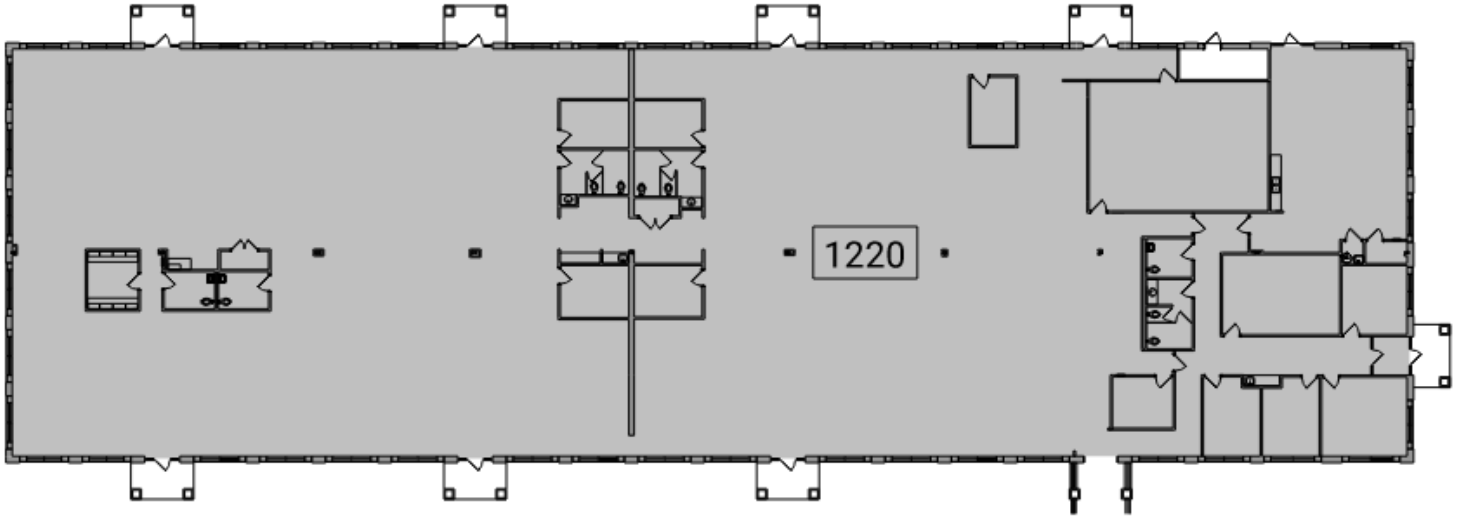
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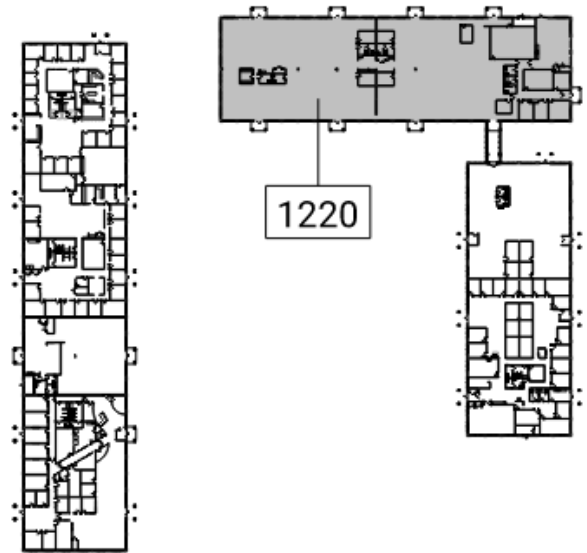
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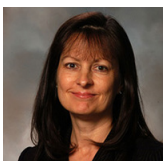
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N  
2 Existing Floor Plan  
1200 20' 40' 80' 1" = 40'-0"



N  
1 Key Plan  
1200 160' 320' 1" = 160'-0"



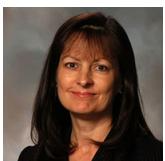
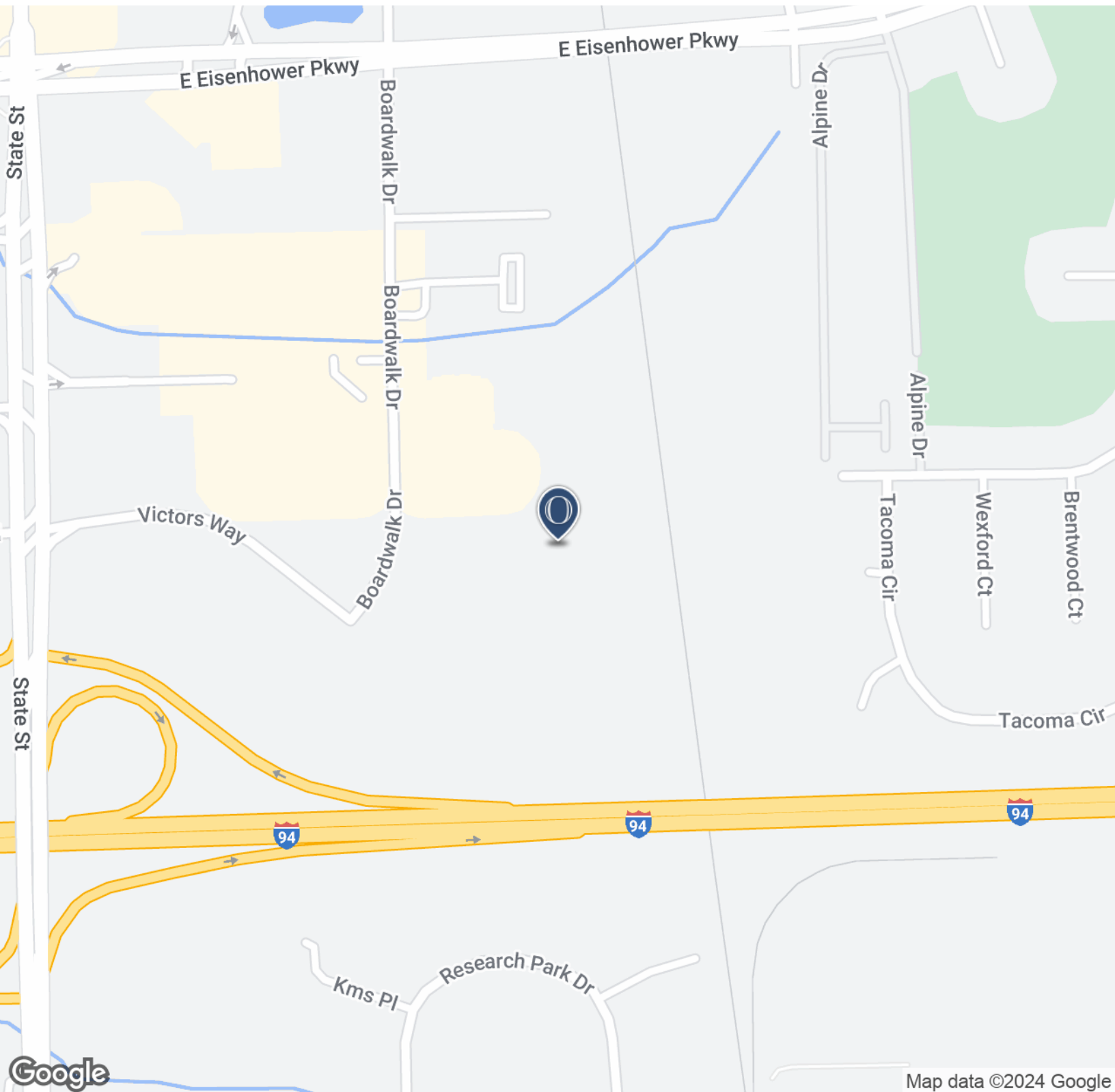
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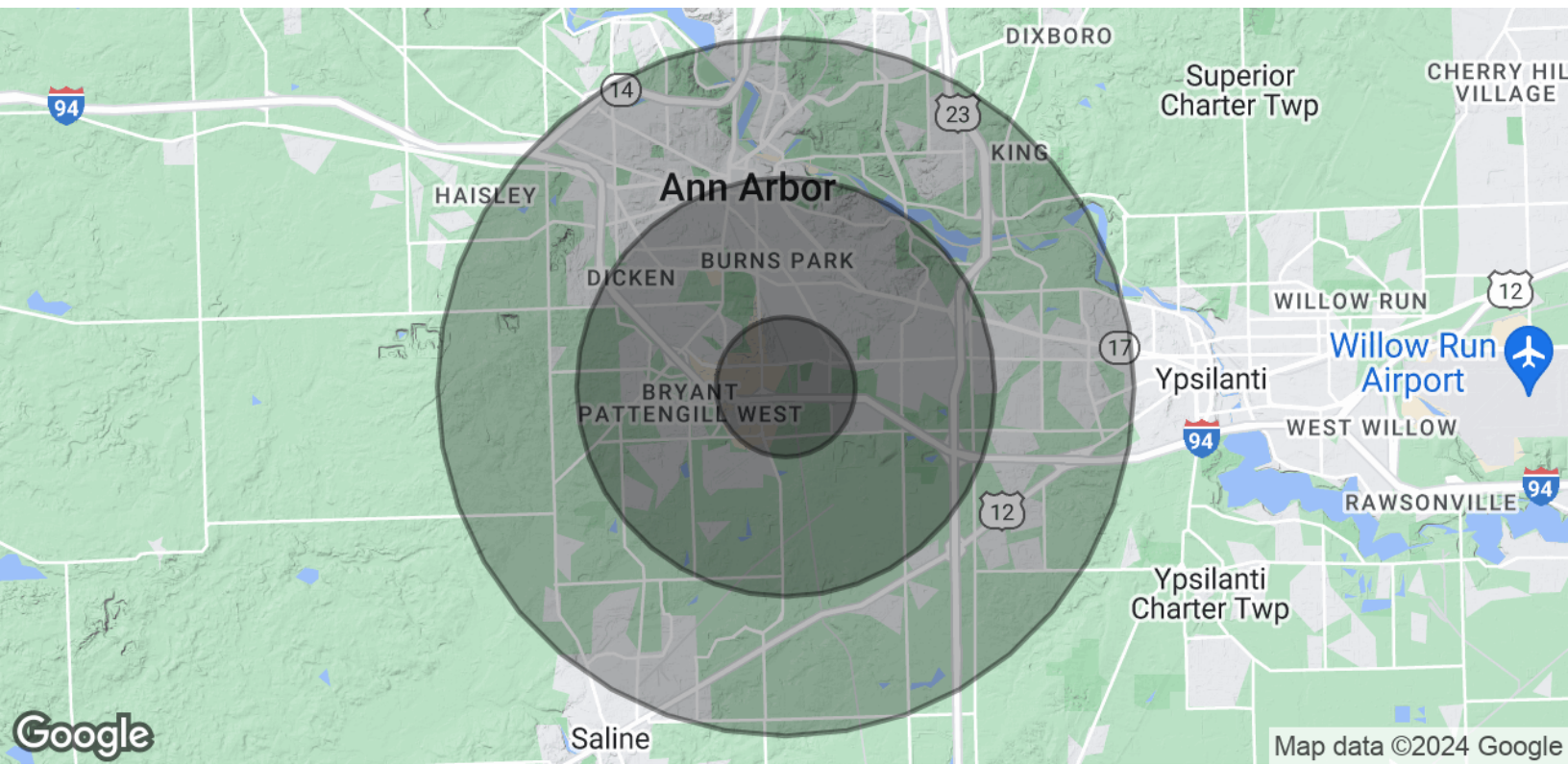
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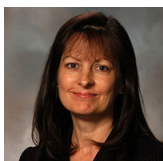


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	9,438	85,274	187,534
Average Age	32.1	31.4	32.6
Average Age (Male)	32.2	31.3	32.3
Average Age (Female)	31.8	31.4	32.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,399	32,920	73,170
# of Persons per HH	2.1	2.6	2.6
Average HH Income	\$58,129	\$77,618	\$78,406
Average House Value	\$126,973	\$337,920	\$316,328

\* Demographic data derived from 2020 ACS - US Census



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