

Oxford Companies
734.665.6500
oxfordcompanies.com



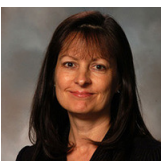
Integrated
Real Estate
Services



Office Building For Lease

The Ponds Office Center North
3767 Ranchero Dr. - Suite 100
Ann Arbor, MI 48108

9,828 SF
\$10.95 SF/yr (NNN) As Is
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

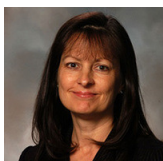
| | |
|----------------|---------------------------|
| Lease Rate: | \$10.95 SF/yr (NNN) As Is |
| Available SF: | 9,828 SF |
| Year Built: | 2001 |
| Zoning: | PUD |
| Parking Ratio: | 4.85 |
| Submarket: | South Side Ann Arbor |

PROPERTY OVERVIEW

3767 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, 3767 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
- 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
- Adjacent to the luxury Valley Ranch residential complex
- Streamlined leasing experience for convenience and ease
- Locally owned and professionally managed



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**BUILDING
MECHANICAL
SYSTEM**

| | |
|--------------------|---|
| Heating | Forced air |
| Cooling | 3- Roof top units |
| HVAC Units | 3 |
| Hot Water Heaters | Available tanks |
| Fire Prevention | Fire alarms with pull stations |
| Electricity | 2-200 amp panels |
| Emergency Lighting | n/a |
| Lighting System | Timer controlled exterior lighting system |
| Security | n/a |
| Roof | New roof installed 2025, 60 MIL TPO mechanically fastened |

**UTILITY
PROVIDERS**

| | |
|----------|-----------------------------|
| Gas | Constellation |
| Electric | DTE |
| Water | Pittsfield Charter Township |

**REAL ESTATE TAX
INFORMATION (YEAR)**

| | |
|-----------------------|--------------------|
| Parcel Number | L-12-08-310-028 |
| State Equalized Value | \$3,705,433 (2025) |
| Taxable Value | \$3,501,301 (2025) |



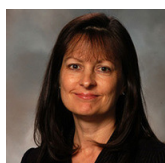
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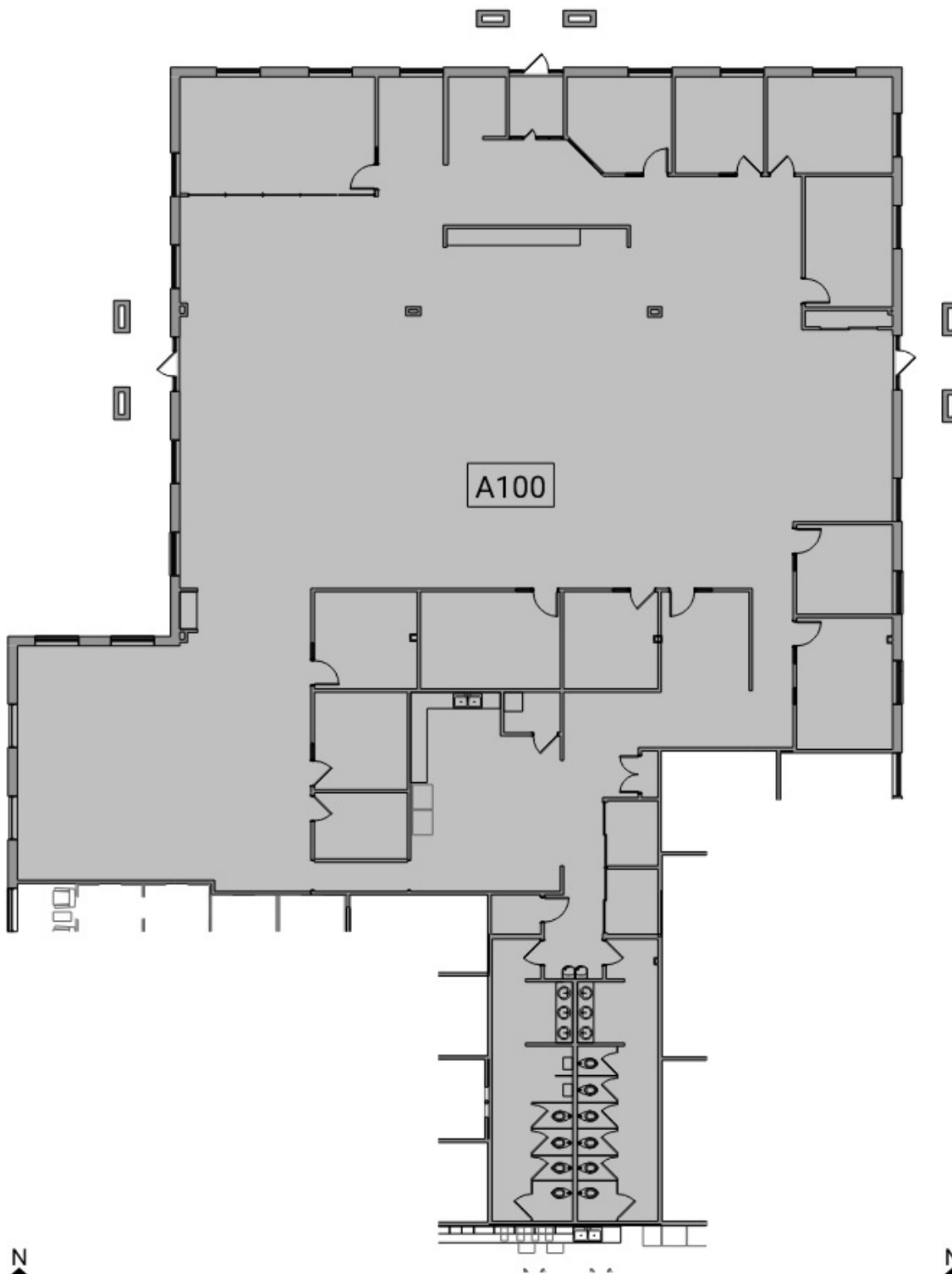
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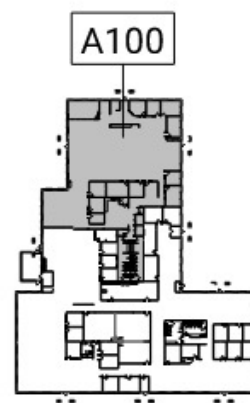
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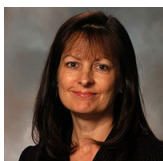
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2 Suite A100 - Partial Existing Floor Plan
A100 16' 32' 48' 3/64" = 1'-0"



1 Key Plan - Level 1
A100 160' 320' 1" = 160'-0"



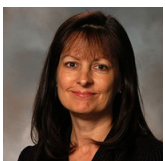
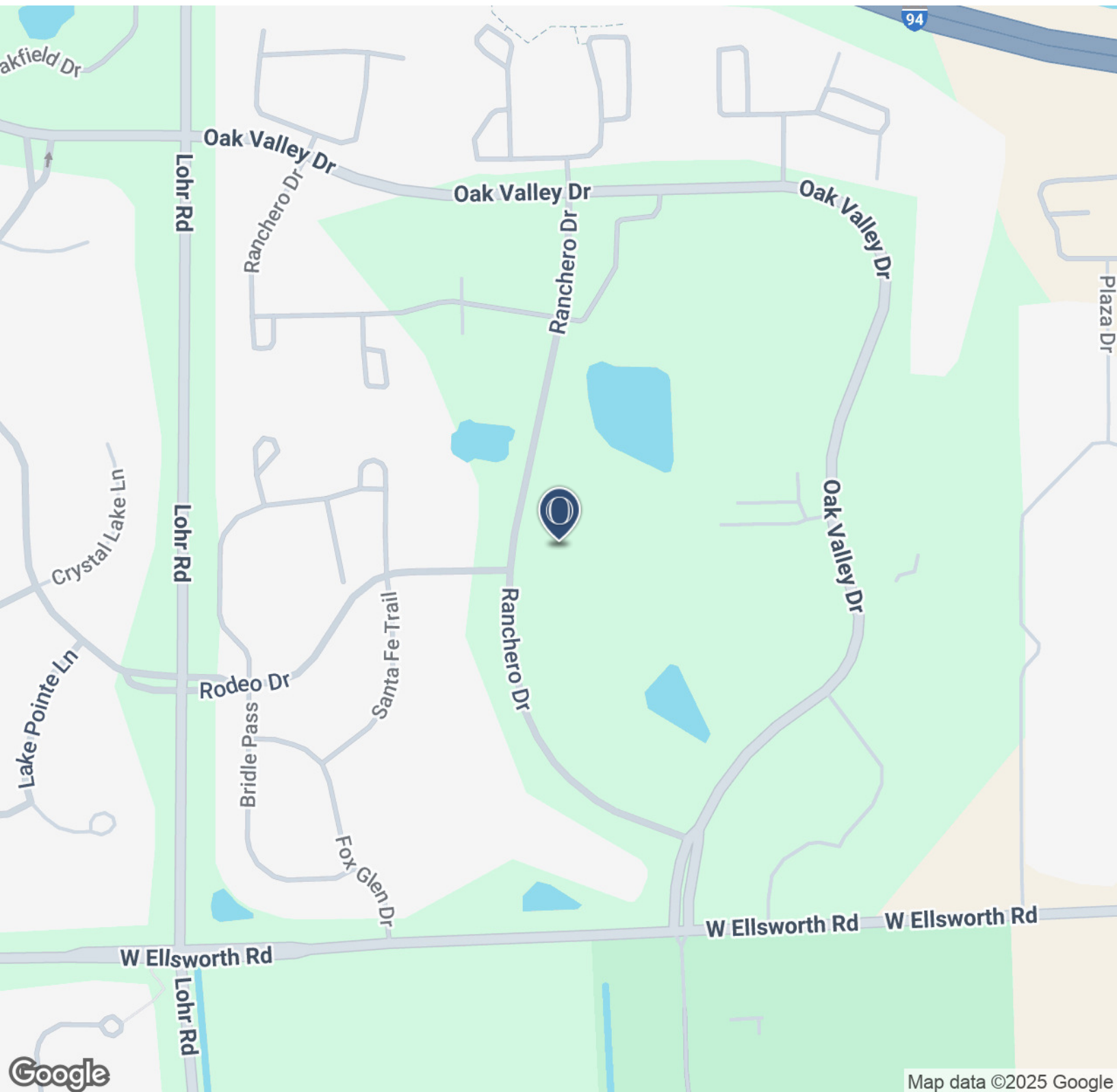
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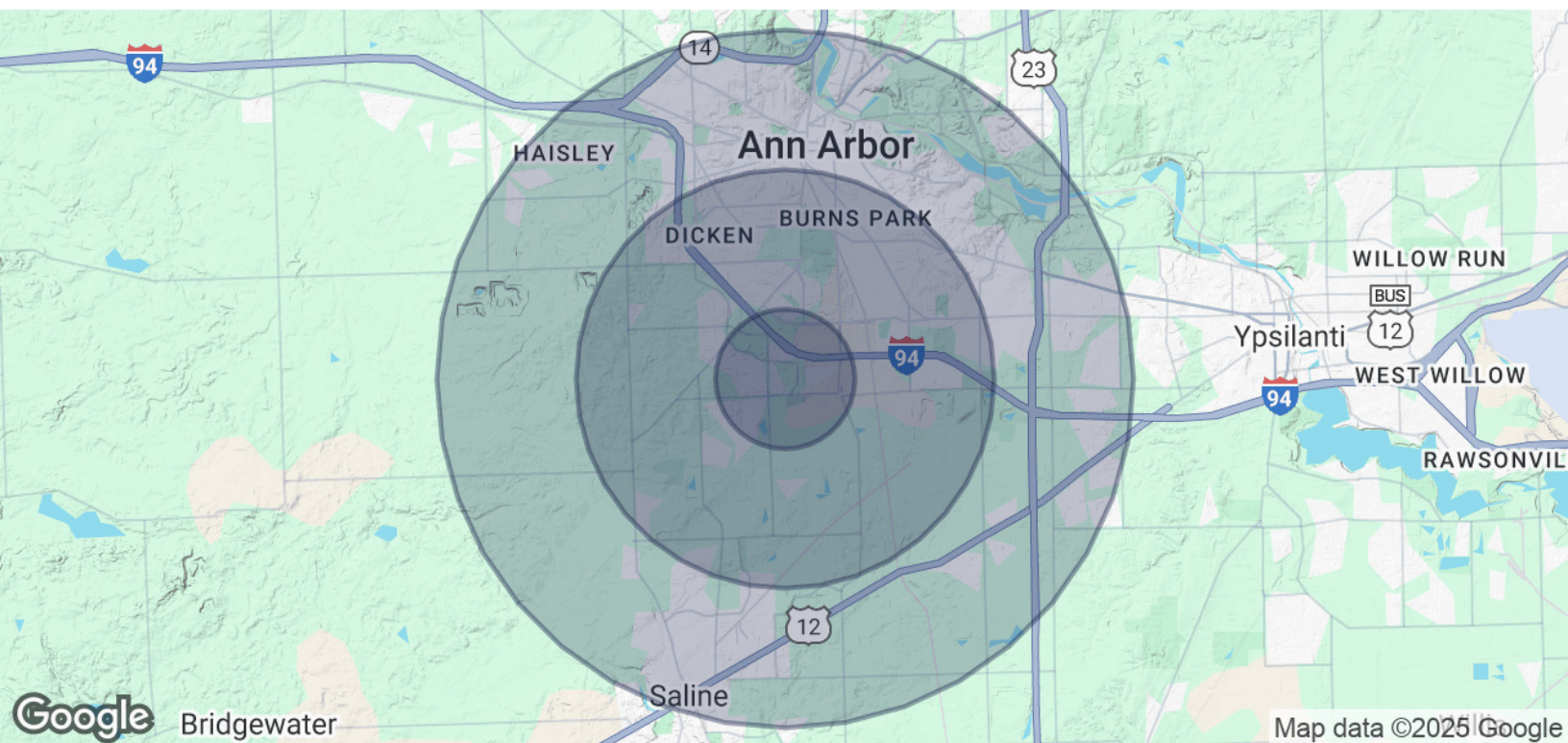
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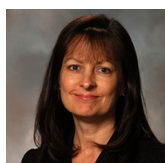
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 6,068 | 57,016 | 156,878 |
| Average Age | 43 | 40 | 38 |
| Average Age (Male) | 42 | 39 | 37 |
| Average Age (Female) | 45 | 41 | 39 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,023 | 25,334 | 63,934 |
| # of Persons per HH | 2 | 2.3 | 2.5 |
| Average HH Income | \$162,207 | \$140,753 | \$127,060 |
| Average House Value | \$489,056 | \$503,506 | \$488,694 |

Demographics data derived from AlphaMap



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