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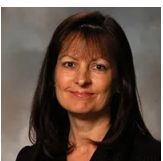


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Office Building For Lease
555 Briarwood Cir.
Suite 100
Ann Arbor, MI 48108

6,141 SF
\$26.75 SF/yr (MG)
Available 10/1/2027



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

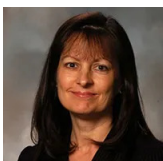
Lease Rate:	\$26.75 SF/yr (MG)
Available SF:	6,141 SF
Ceiling Height:	8' Ceiling Height, 12' to Deck
Parking Spaces:	317
Parking Ratio:	3.9
Year Built:	1986
Zoning:	TC1
Submarket:	South Side Ann Arbor

PROPERTY OVERVIEW

Directly at the hub of Ann Arbor's bustling Southside neighborhood, 555 Briarwood Circle is ideal for organizations looking for a superior Ann Arbor office location and nearby amenities. Adjacent to the transformational Briarwood Mall redevelopment, the building offers dining, shopping, and lodging all within walking distance. With immediate access to I-94 and just 10 minutes from downtown Ann Arbor, 555 Briarwood Cir is conveniently located for both employees and clients. Free parking surrounds the building adding to the convenience of this work environment.

PROPERTY HIGHLIGHTS

- Open layout with six private offices, an updated kitchen, and additional storage rooms
- Adjacent to Briarwood Mall with immediate access to I-94 via S. State St. entrance
- 10 minutes to downtown Ann Arbor & U-M
- Within walking distance to hotels and restaurants including: Buffalo Wild Wings, Red Robin, Olive Garden, Anna's House & more
- Streamlined leasing experience for convenience and ease
- Locally-owned and professionally managed
- 24/7 on-call emergency maintenance



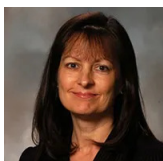
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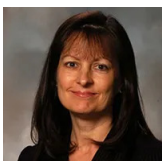
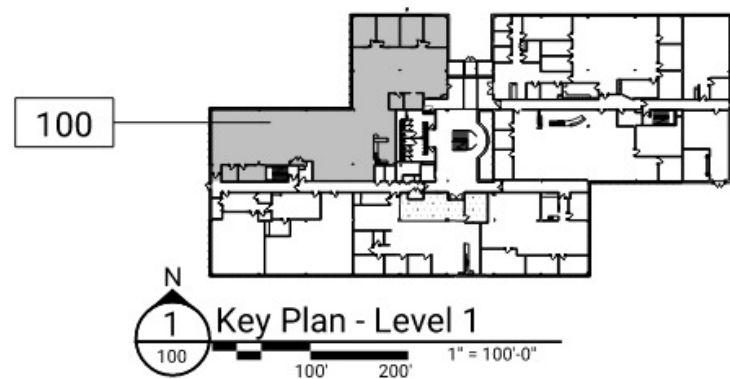
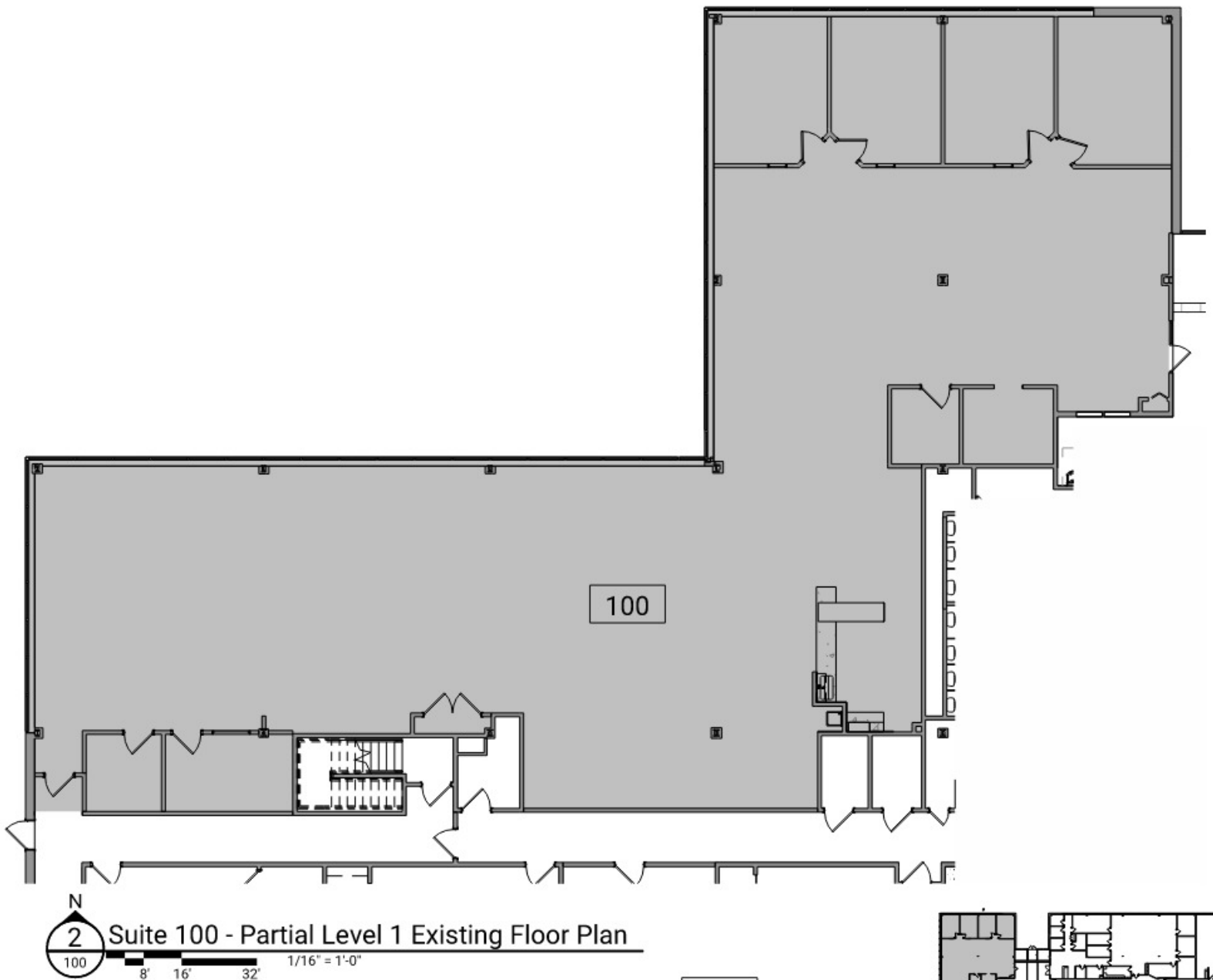
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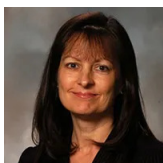
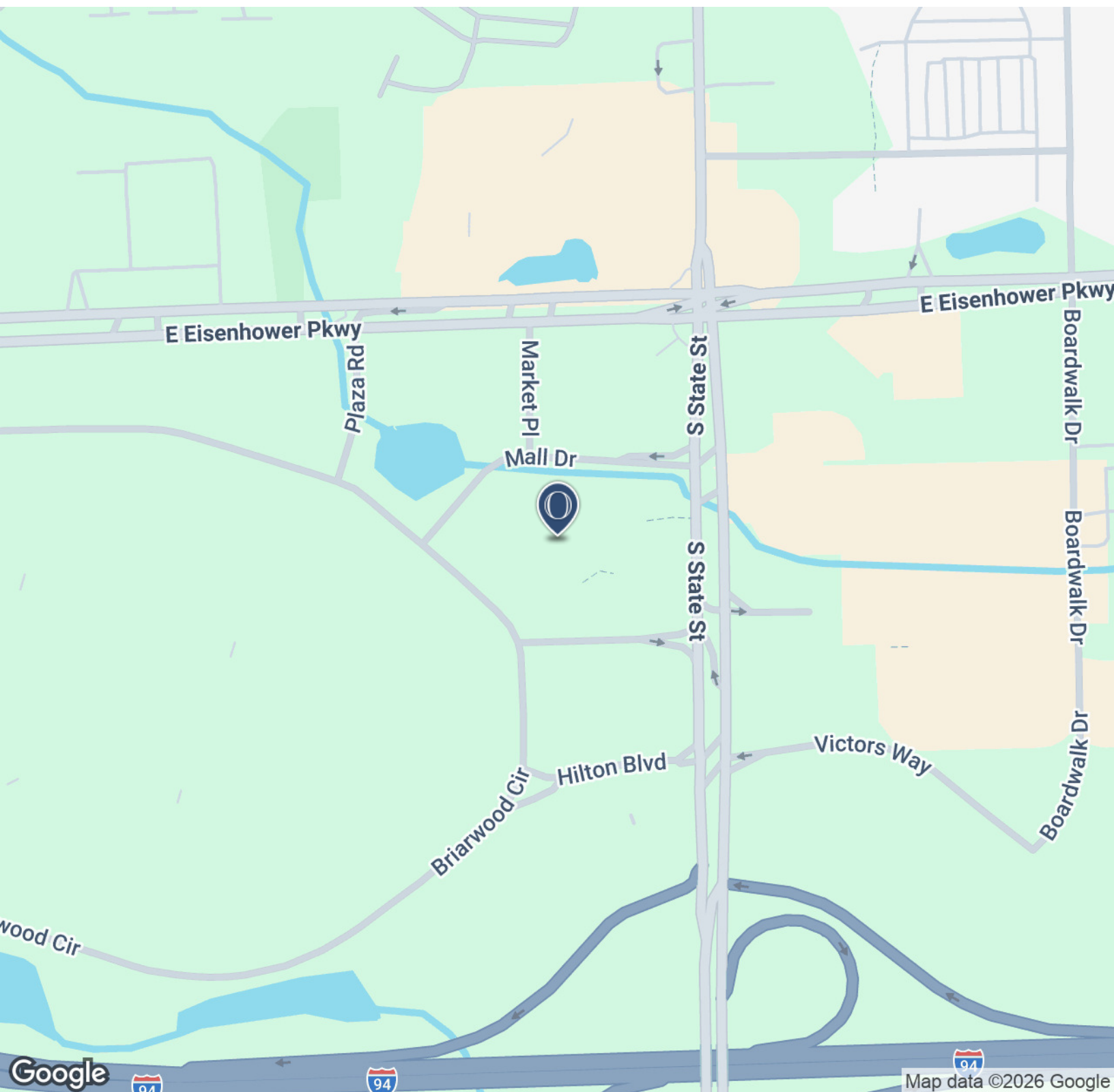
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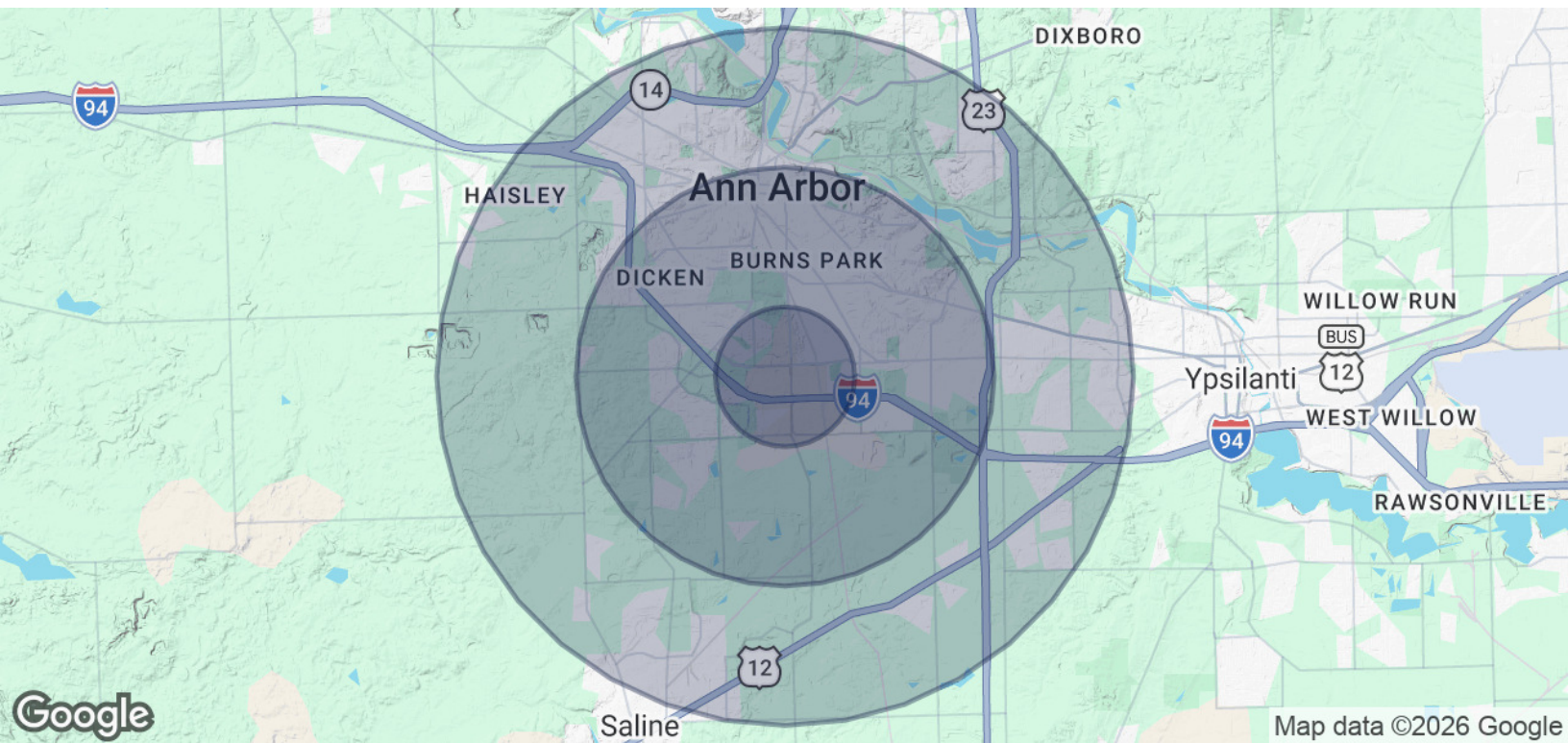
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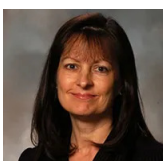
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,311	93,090	182,997
Average age	31.6	31.4	32.8
Average age (Male)	31.9	31.3	32.5
Average age (Female)	31.1	31.4	33.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,650	35,915	71,140
# of persons per HH	2.0	2.6	2.6
Average HH income	\$59,804	\$77,332	\$79,472
Average house value	\$117,554	\$321,105	\$320,385

* Demographic data derived from 2020 ACS - US Census



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