

Oxford Companies  
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## Office Building For Lease

Atrium V

1200 Victors Way

Ann Arbor, MI 48108

21,187 SF

\$15.00 SF/yr (NNN)

Available 8/1/2025



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

Office: 734.665.6500  
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## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	21,187 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 Victors Way offers a rare opportunity to lease 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 Victors Way is located in an upscale, easily accessible business park surrounded by multi-floor buildings occupied by tenants such as University of Michigan. Its proximity to great amenities makes 1200 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. Can be combined with 1320 Victors Way for an additional 7,048 SF of office space.

## 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
- Can be combined with 1320 Victors Way for an additional 7,048 SF of office space.



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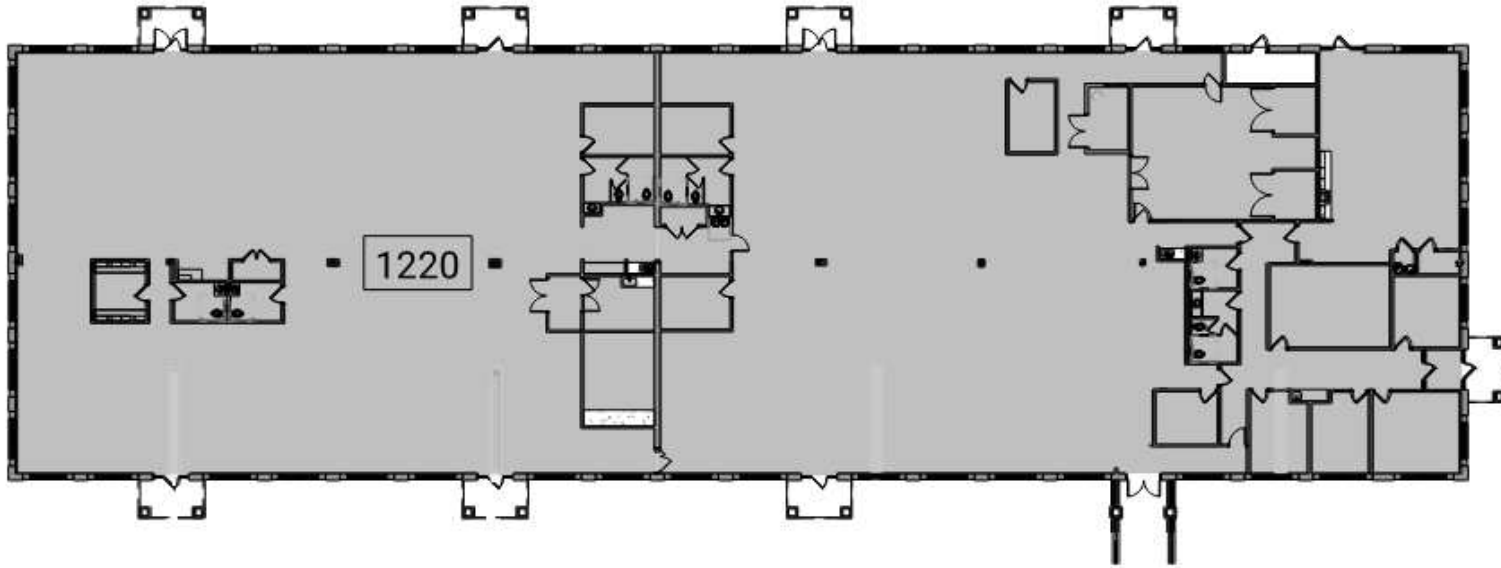
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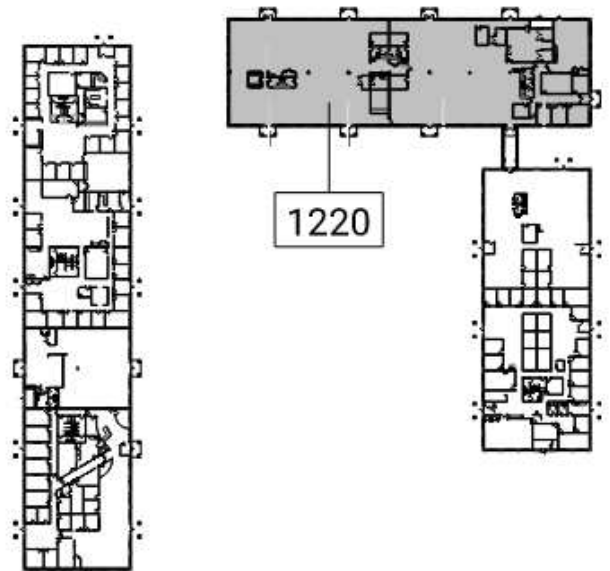
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**2** Suite 1220 - Partial Level 1 Existing Floor Plan  
1" = 40'-0"  
20' 40' 80'



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



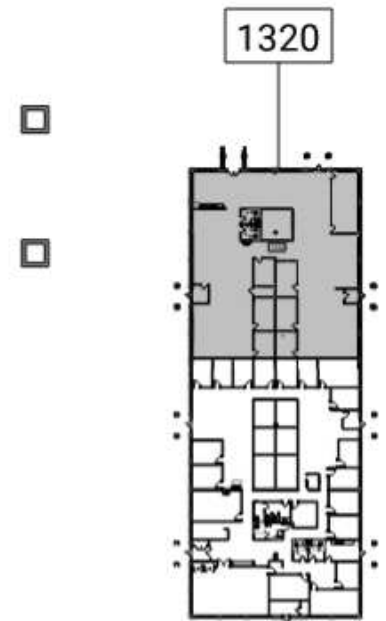
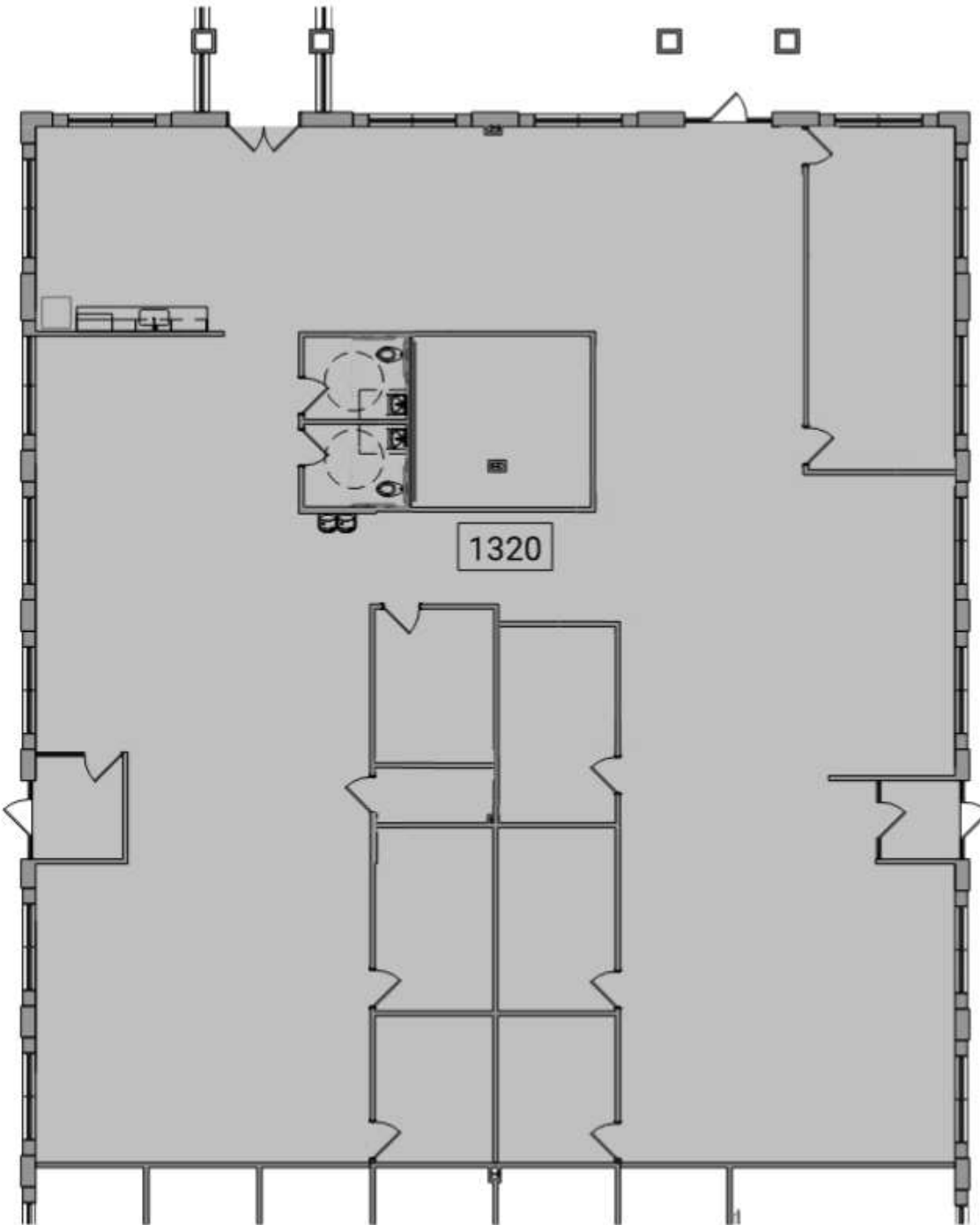
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**2** Suite 1320 Partial Level 1 Existing Floor Plan  
1320 30' 60' 1/16" = 1'-0"

**1** Key Plan - Level 1  
1320 100' 200' 1" = 100'



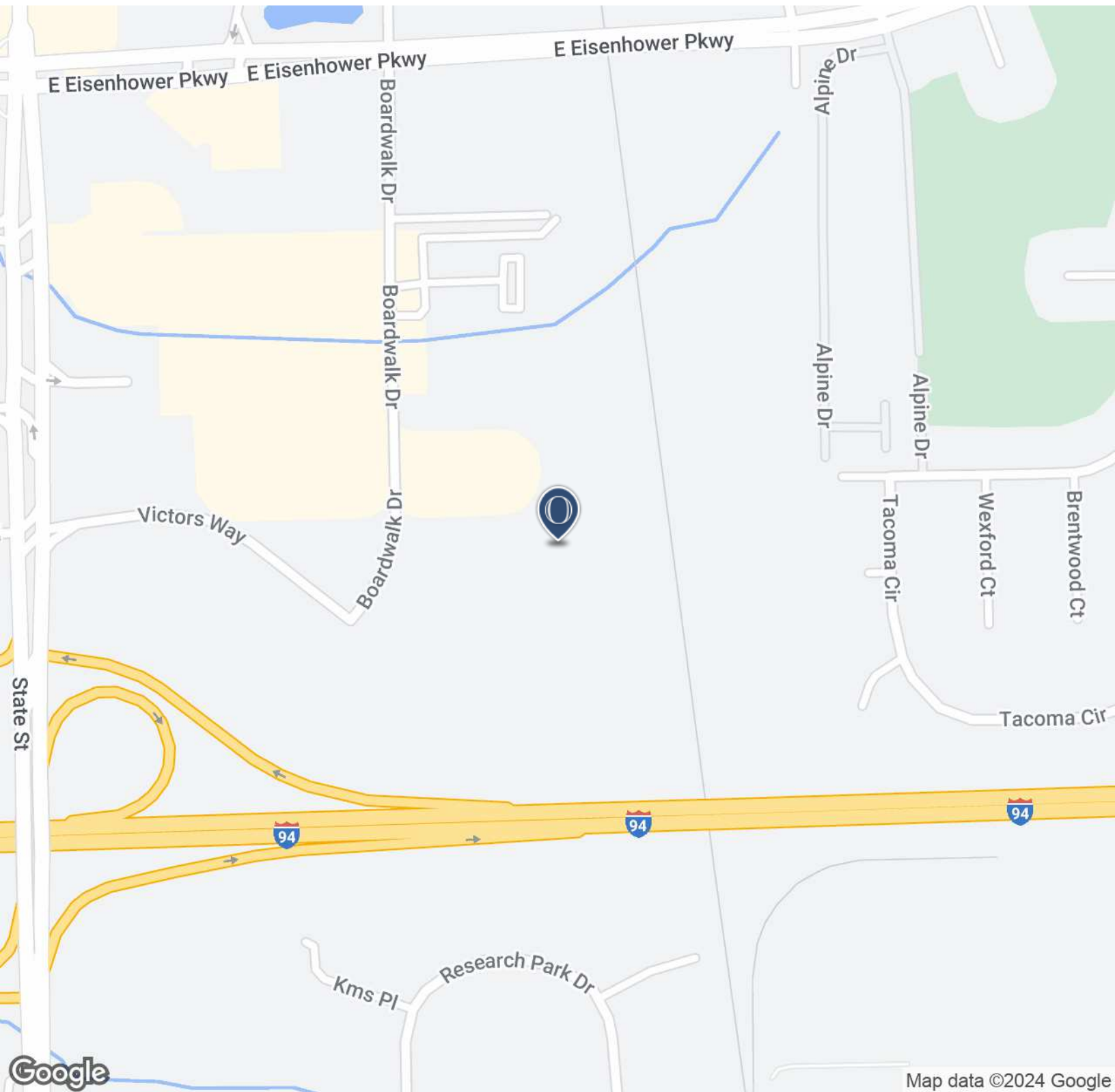
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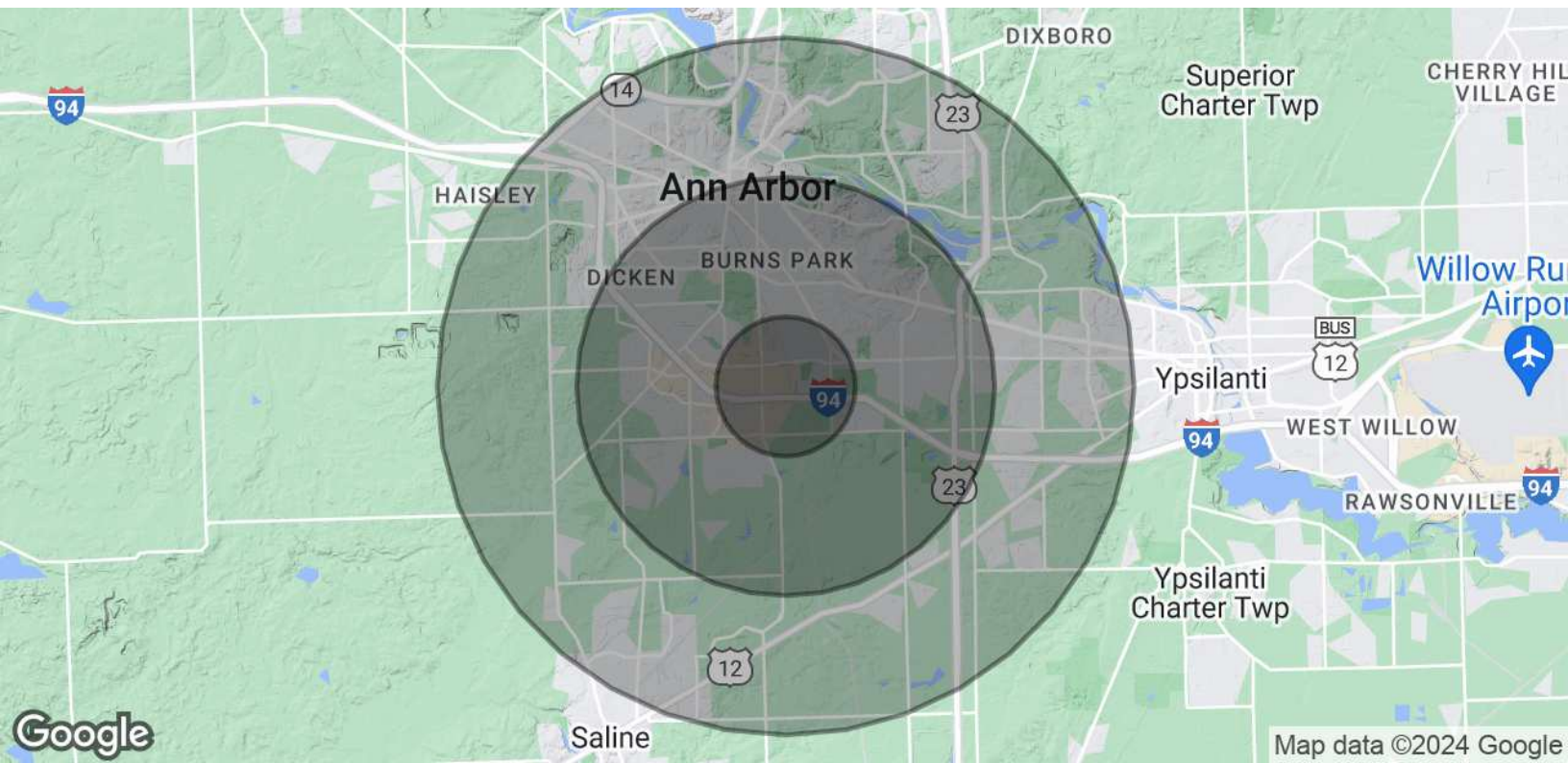
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	9,438	85,274	187,534
Average Age	32.1	31.4	32.6
Average Age (Male)	32.2	31.3	32.3
Average Age (Female)	31.8	31.4	32.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</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

2020 American Community Survey (ACS)



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