

Oxford Companies
734.665.6500
oxfordcompanies.com



Integrated
Real Estate
Services



Office Building For Lease

Atrium I

900 Victors Way, Suite 130

Ann Arbor, MI 48108

3,875 SF

\$28.00 SF/yr (MG)



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:	\$28.00 SF/yr (MG)
Available SF:	3,875 SF
Year Built:	1987
Renovated:	2007
Ceiling Height:	8'
Parking Ratio:	4.09
Zoning:	TC1
Submarket:	South Ann Arbor

PROPERTY OVERVIEW

The Atrium Office Center offers beautiful, secluded Ann Arbor office space on a private drive just off South State Street in the Ann Arbor Southside neighborhood. The Atrium buildings are within walking distance of over a dozen hotels and restaurants including Buffalo Wild Wings, Red Robin, Anna's House and more. Atrium I has three floors of class-A office space with jaw-dropping windows aligning the grand lobby.

PROPERTY HIGHLIGHTS

- Directly adjacent to the I-94 State Street exit
- Easy access to US-23*Minutes from downtown Ann Arbor
- At the hub of the city's commercial and office area
- Nearby business parks and hotels
- Abundant windows and natural light
- Impeccably landscaped (including indoor gardens, often cited as tenants' favorite feature)
- Plenty of free parking adjacent to the building
- Attractive glass and brick exterior
- Beautiful, grand entrance with scenic views
- Streamlined leasing experience for convenience and ease
- Locally owned and managed with 24/7 on-call emergency maintenance



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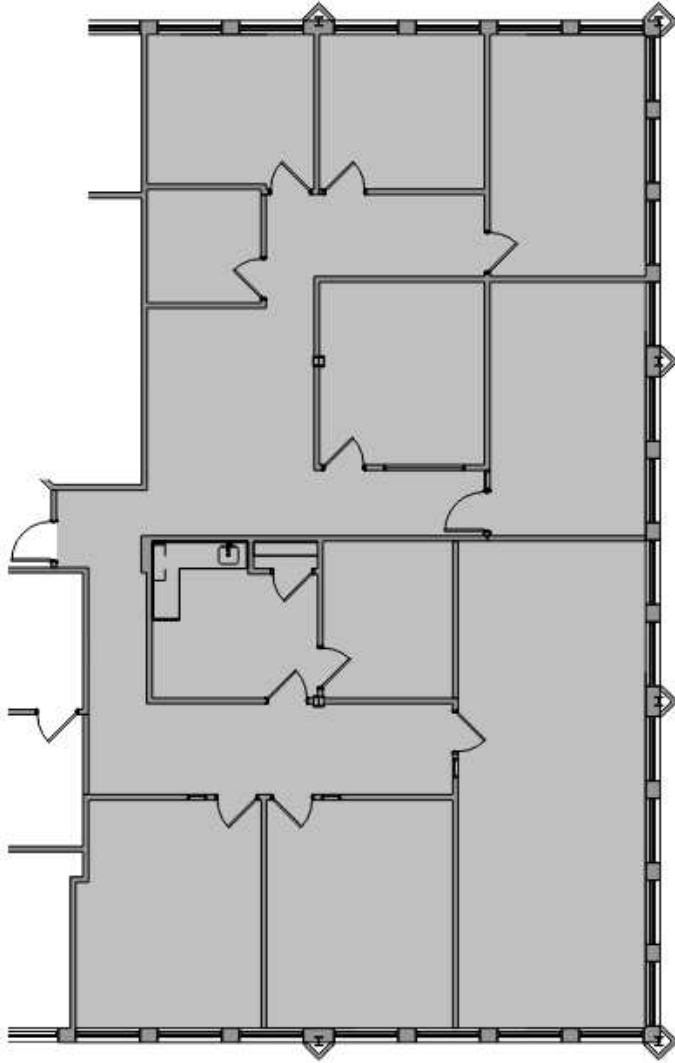
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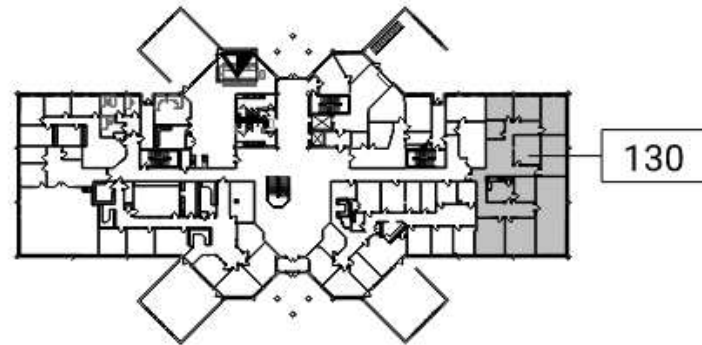
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N
2 Suite 130 - Level 1 Partial Existing Floor Plan
130 8' 16' 1/16" = 1'-0"



1 Key Plan - Level 1
130 100' 200' 1" = 100'-0"



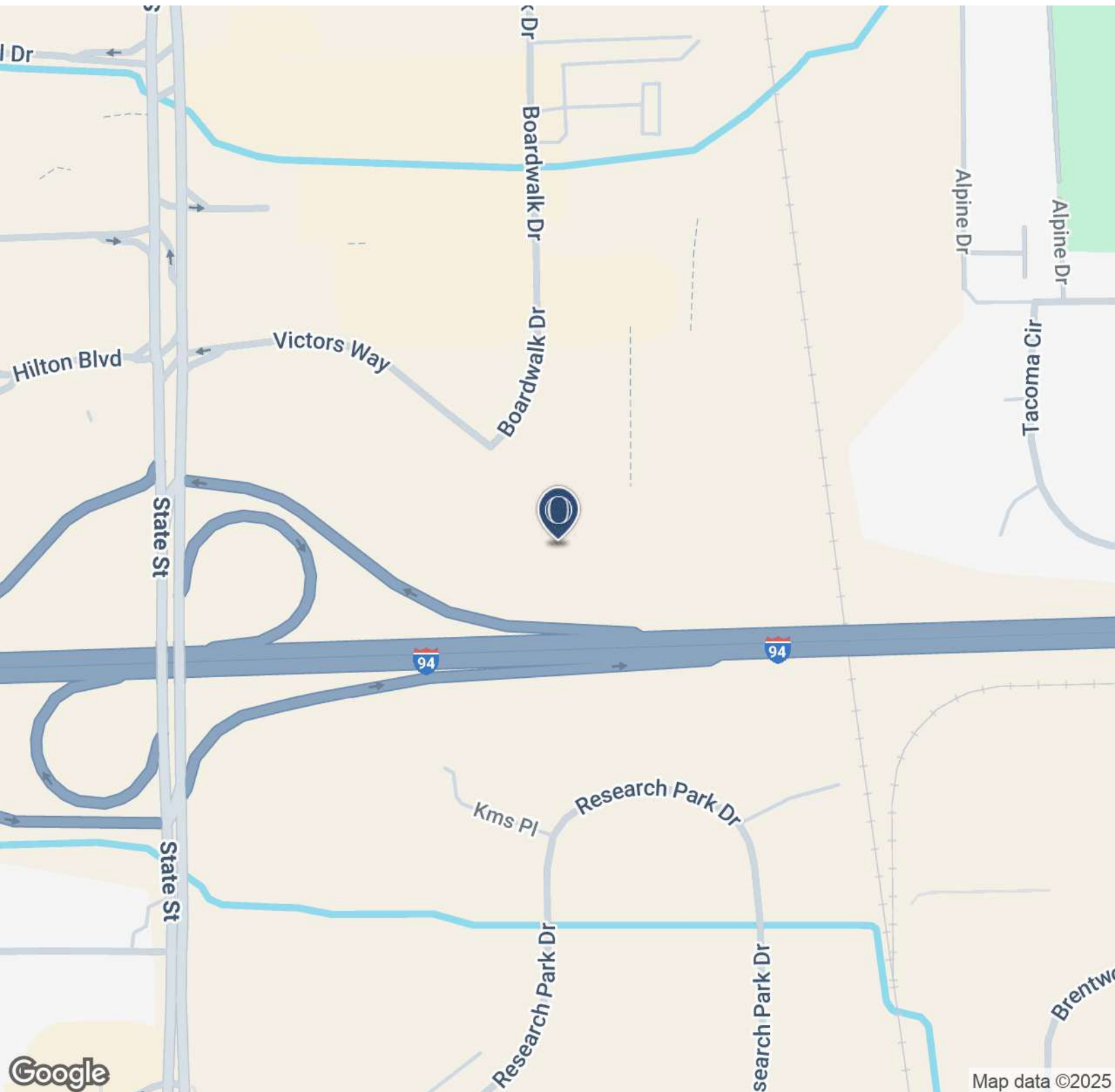
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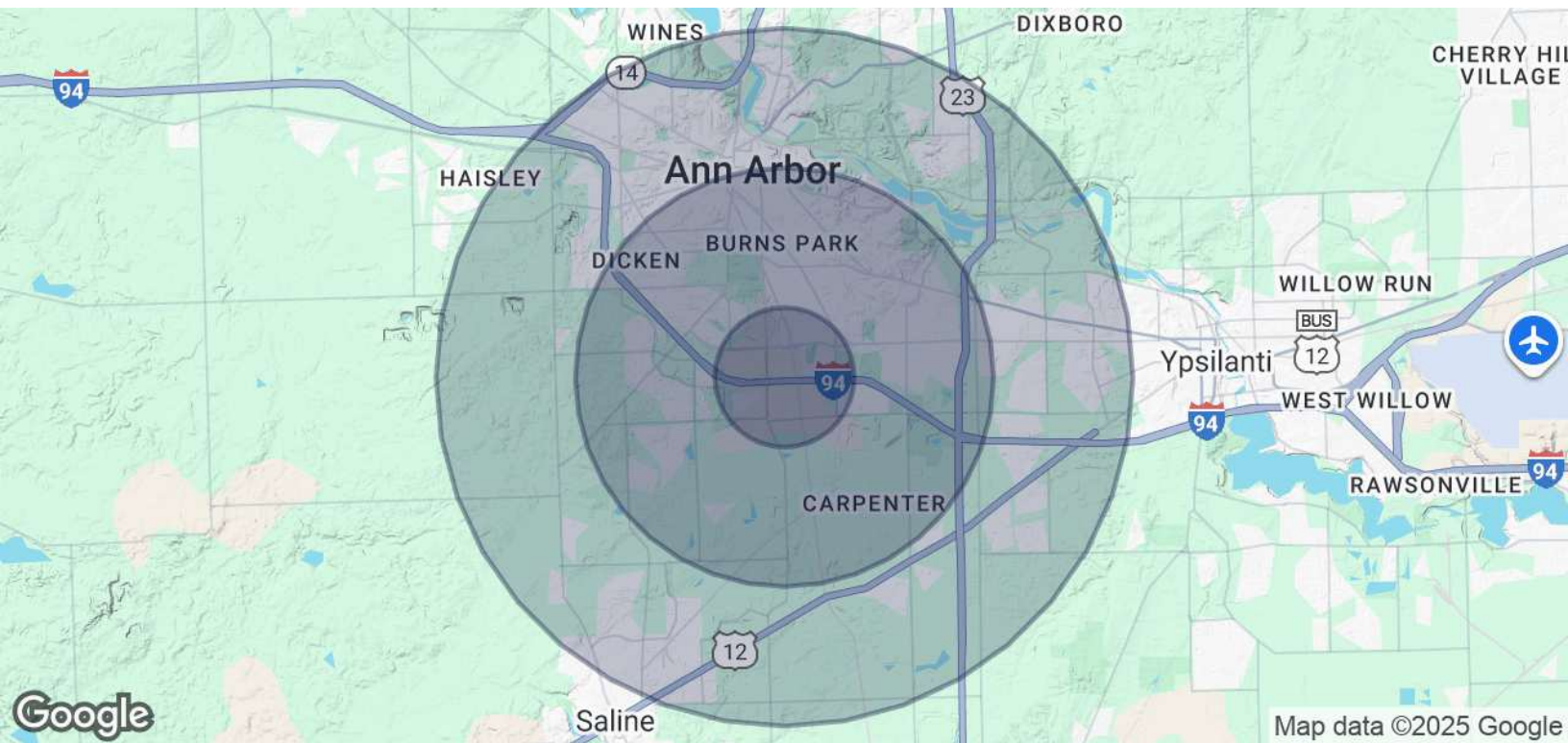
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,912	83,778	184,945
Average Age	32.0	31.6	32.6
Average Age (Male)	32.2	31.5	32.3
Average Age (Female)	31.6	31.6	32.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,193	32,597	72,408
# of Persons per HH	2.1	2.6	2.6
Average HH Income	\$58,914	\$78,359	\$78,590
Average House Value	\$116,549	\$331,928	\$317,667

2020 American Community Survey (ACS)



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