

Oxford Companies
734.665.6500
oxfordcompanies.com

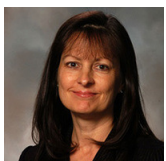


Integrated
Real Estate
Services



Office Building For Lease
Eisenhower Commerce Bldg 5
1500 Eisenhower Pl, Suite 1595
Ann Arbor, MI 48108

4,542 SF
\$15 SF/yr (NNN)



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

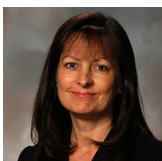
| | |
|-----------------|--------------------------|
| Lease Rate: | \$15 SF/yr (NNN) |
| Available SF: | 4,542 SF |
| Year Built: | 1987 |
| Parking Ratio: | 3.83 |
| Ceiling Height: | 11'6" beam, 13'1" height |
| Zoning: | M1A |
| Submarket: | South Ann Arbor |

PROPERTY OVERVIEW

The Eisenhower Commerce Center consists of five flex buildings in Ann Arbor's bustling Southside corridor--the hub of Ann Arbor's thriving research and technology industries. This office space is in a perfect location for a business looking to expand their Ann Arbor footprint. ECC tenants enjoy convenient access to I-94 and proximity to other business parks, hotels, and downtown Ann Arbor. The buildings themselves boast an attractive brick exterior and ample parking, and are nestled in a peaceful, wooded setting surrounded by natural landscaping. On the inside you'll find a blank canvas that can be easily customized to your business needs.

PROPERTY HIGHLIGHTS

- Flexible layout with open space, four private offices, and a conference room
- Suite provided furnished - ready for immediate occupancy
- Easy access to I-94 and minutes from downtown Ann Arbor and U-M
- At the hub of the city's thriving research and technology industries
- Surrounded by other business parks and hotels
- Plenty of free parking adjacent to building
- Locally owned and professionally managed with 24/7 on-call emergency maintenance



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BUILDING MECHANICAL SYSTEM

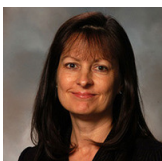
| | |
|-------------------|---|
| Heating | Forced air |
| Cooling | 3- Roof top units |
| HVAC Units | 3 |
| Hot Water Heaters | Available tanks in utility closet by each restroom |
| Fire Prevention | No fire suppression system |
| Electricity | 480/277v 60amp, 208/120v 100amp, 208/120 v 100 amp |
| Lighting System | Photocell controlled exterior lighting system, T8, T12, PAR (Vedder Electric) |
| Roof | 60 mil, TPO Mech Fast |

UTILITY PROVIDERS

| | |
|----------|-------------------|
| Gas | DTE |
| Electric | DTE |
| Water | City of Ann Arbor |

REAL ESTATE TAX INFORMATION (YEAR)

| | |
|-----------------------|--------------------|
| Parcel Number | 09-12-09-202-006 |
| State Equalized Value | \$4,078,900 (2025) |
| Taxable Value | \$3,049,162 (2025) |



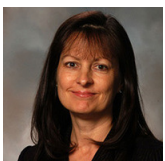
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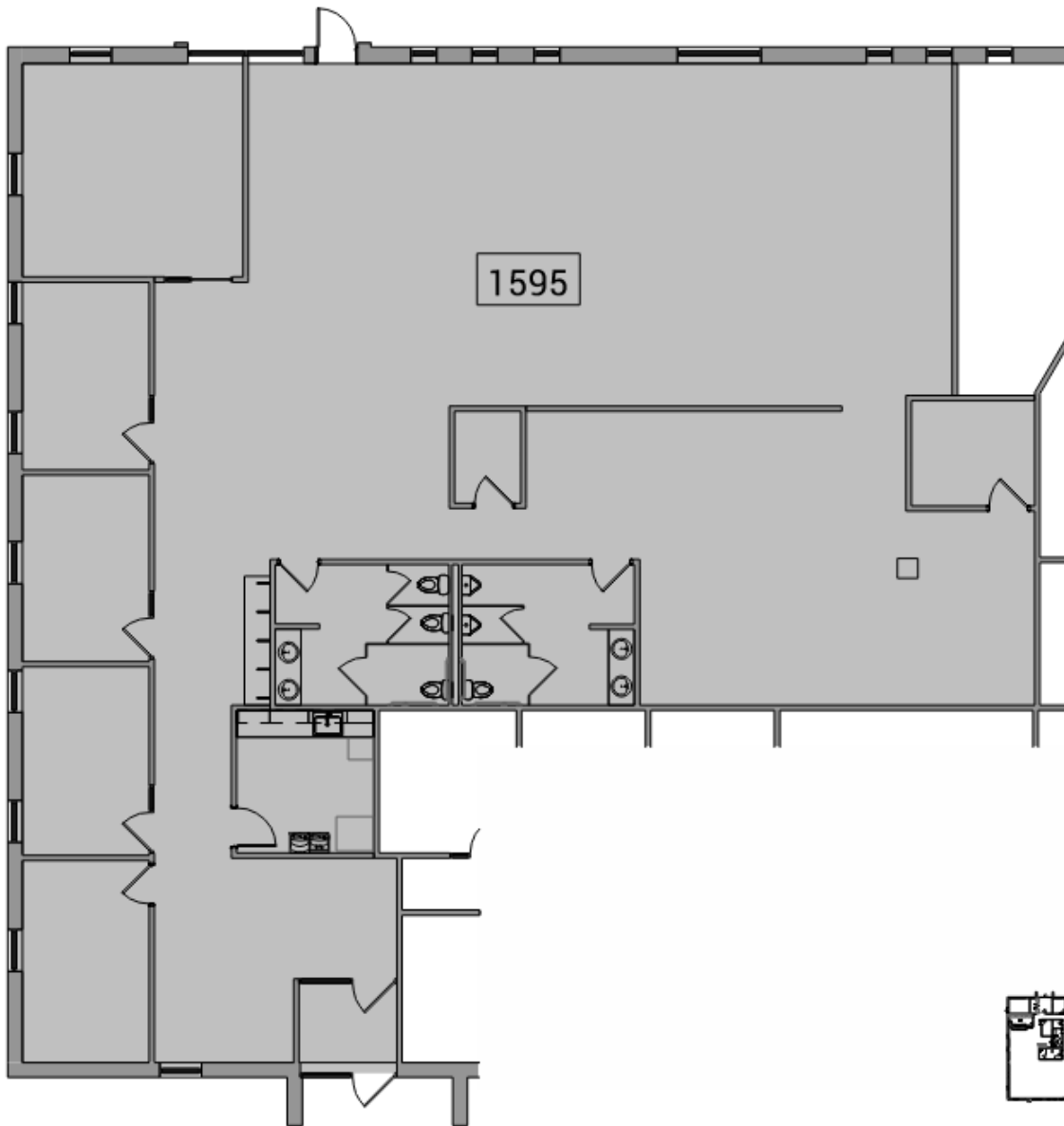
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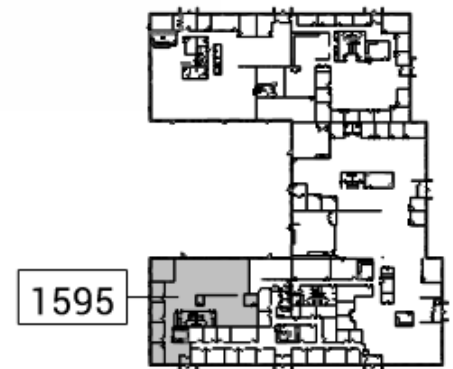
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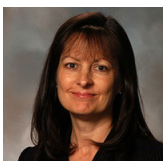
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2 Suite 1595 - Partial Existing Floor Plan
1595 8' 16' 32' 1/16" = 1'-0"



1 Suite 1595 - Key Plan
1595 160' 320' 1" = 160'-0"



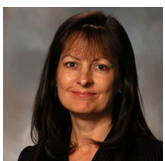
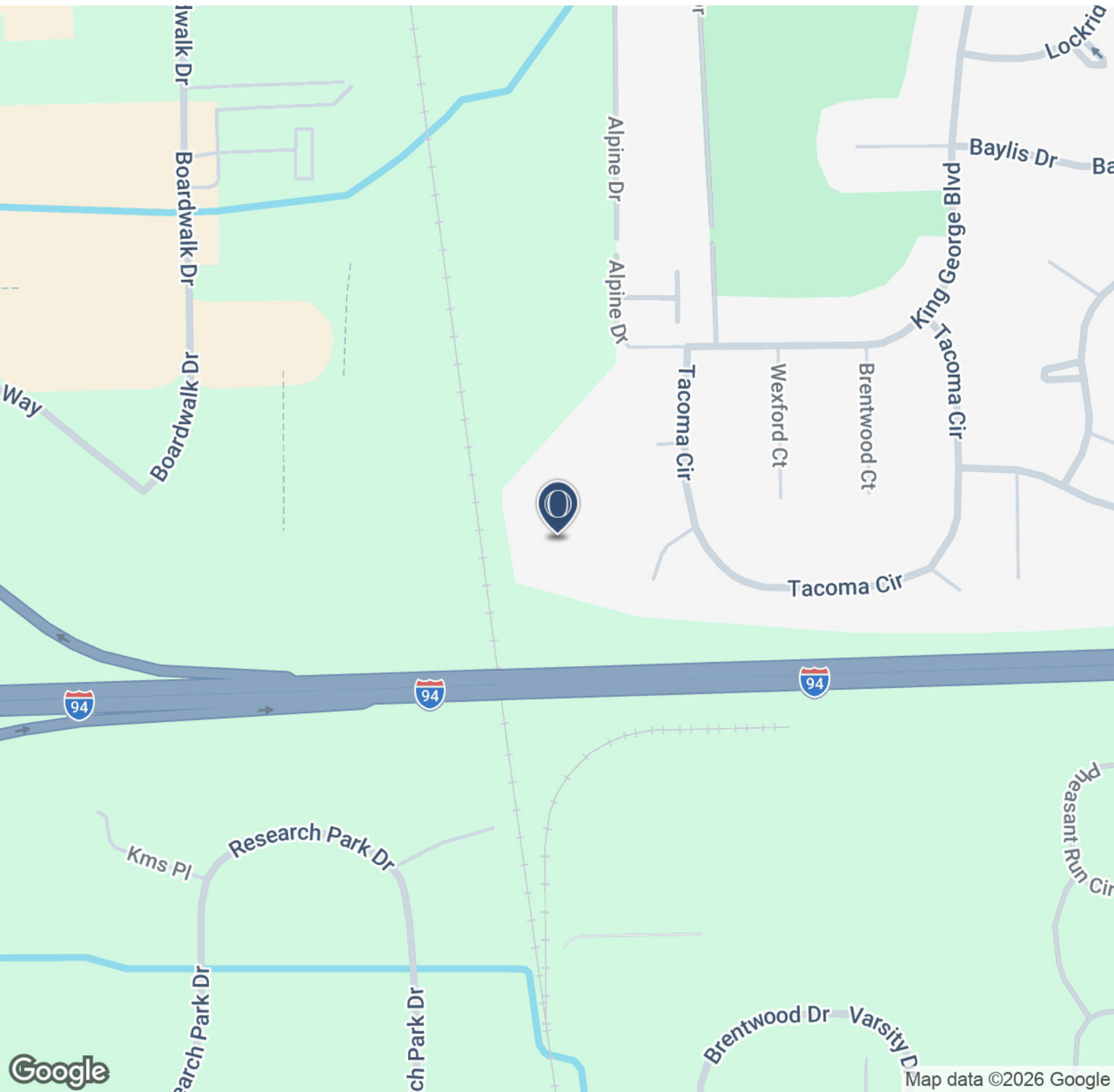
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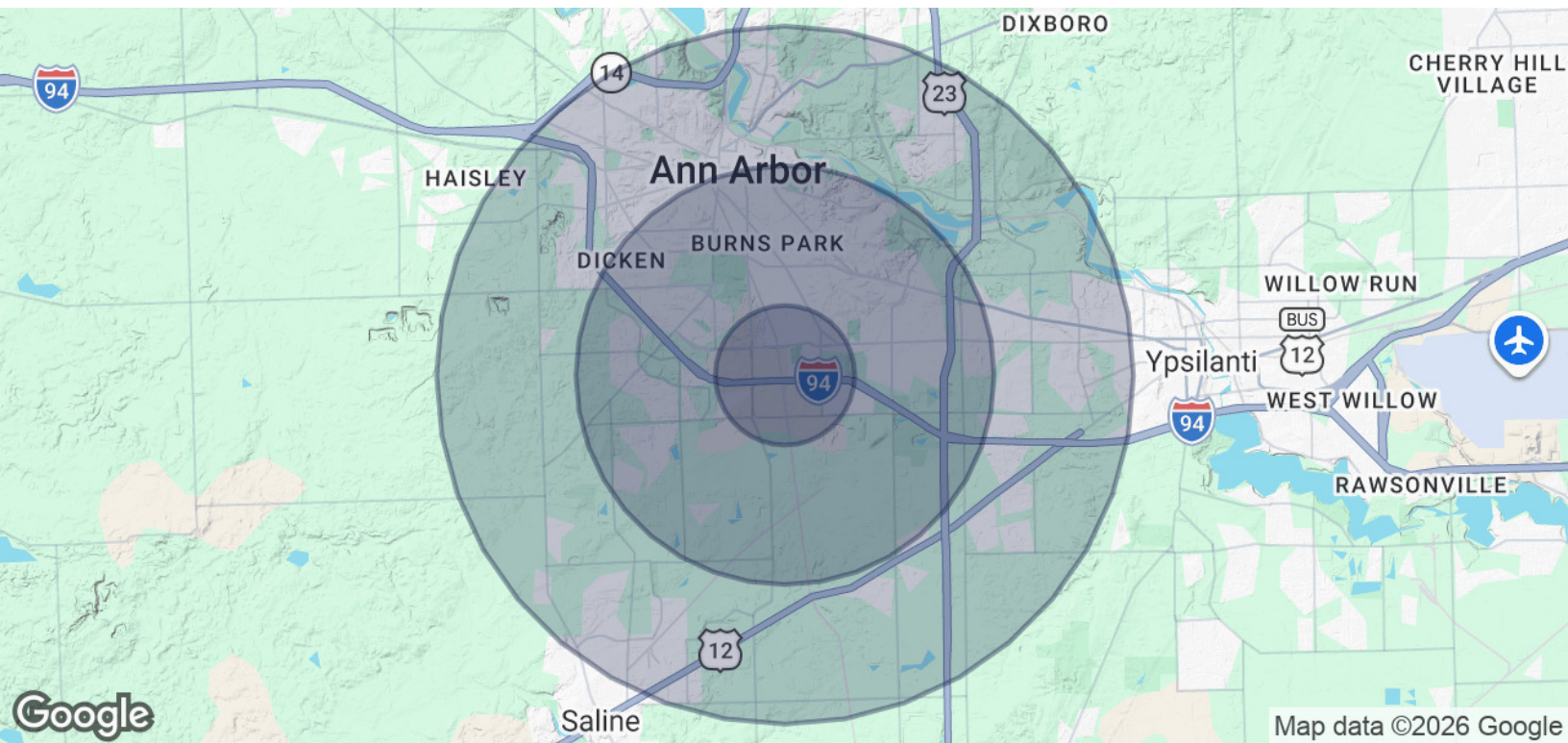
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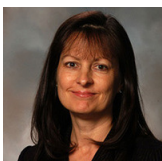
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 9,432 | 82,352 | 188,275 |
| Average Age | 32.0 | 31.3 | 32.5 |
| Average Age (Male) | 32.2 | 31.3 | 32.2 |
| Average Age (Female) | 31.8 | 31.4 | 32.8 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Households | 4,347 | 31,812 | 73,680 |
| # of Persons per HH | 2.2 | 2.6 | 2.6 |
| Average HH Income | \$57,191 | \$77,730 | \$77,935 |
| Average House Value | \$138,542 | \$342,141 | \$315,557 |

2020 American Community Survey (ACS)



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