

Oxford Companies  
734.665.6500  
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Integrated  
Real Estate  
Services



## Office Building For Lease

The Ponds Office Center North

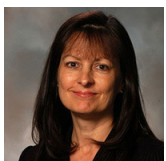
3767 Ranchero Dr, Suite 200

Ann Arbor, MI 48108

17,867 SF

\$14.00 SF/yr (NNN)

Available



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

Office: 734.665.6500  
Cell: 734.323.4263  
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#### OFFERING SUMMARY

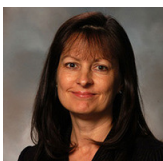
Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	17,867 SF
Year Built:	2001
Ceiling Height:	11'4" beam, 13'8" height
Parking Spots:	147
Zoning:	PUD
Submarket:	South Side Ann Arbor

#### 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

- Modern office park with high end finishes
- Immediate access to I-94, minutes from downtown and the university
- Beautiful brick exterior
- Relaxed rural setting with convenient access to the city
- Located on peaceful, quiet road with little traffic
- Nicely landscaped with mature trees & grassy fields along with a scenic pond and stream between lots
- Ample parking adjacent to building
- Private entrances
- Perfect space to install overhead door if needed



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### BUILDING MECHANICAL SYSTEM

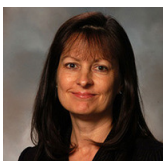
Heating	Forced air
Cooling	9- Roof top units
HVAC Units	9
Hot Water Heaters	Available tanks
Fire Prevention	Fire alarm with pull stations
Electricity	2 - 200 amp panels
Lighting System	Timer controlled exterior lighting system
Roof	New roof installed 2025, 60 MIL TPO Mechanically Fastened

### 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)



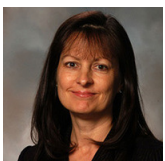
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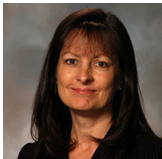
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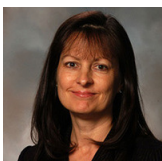
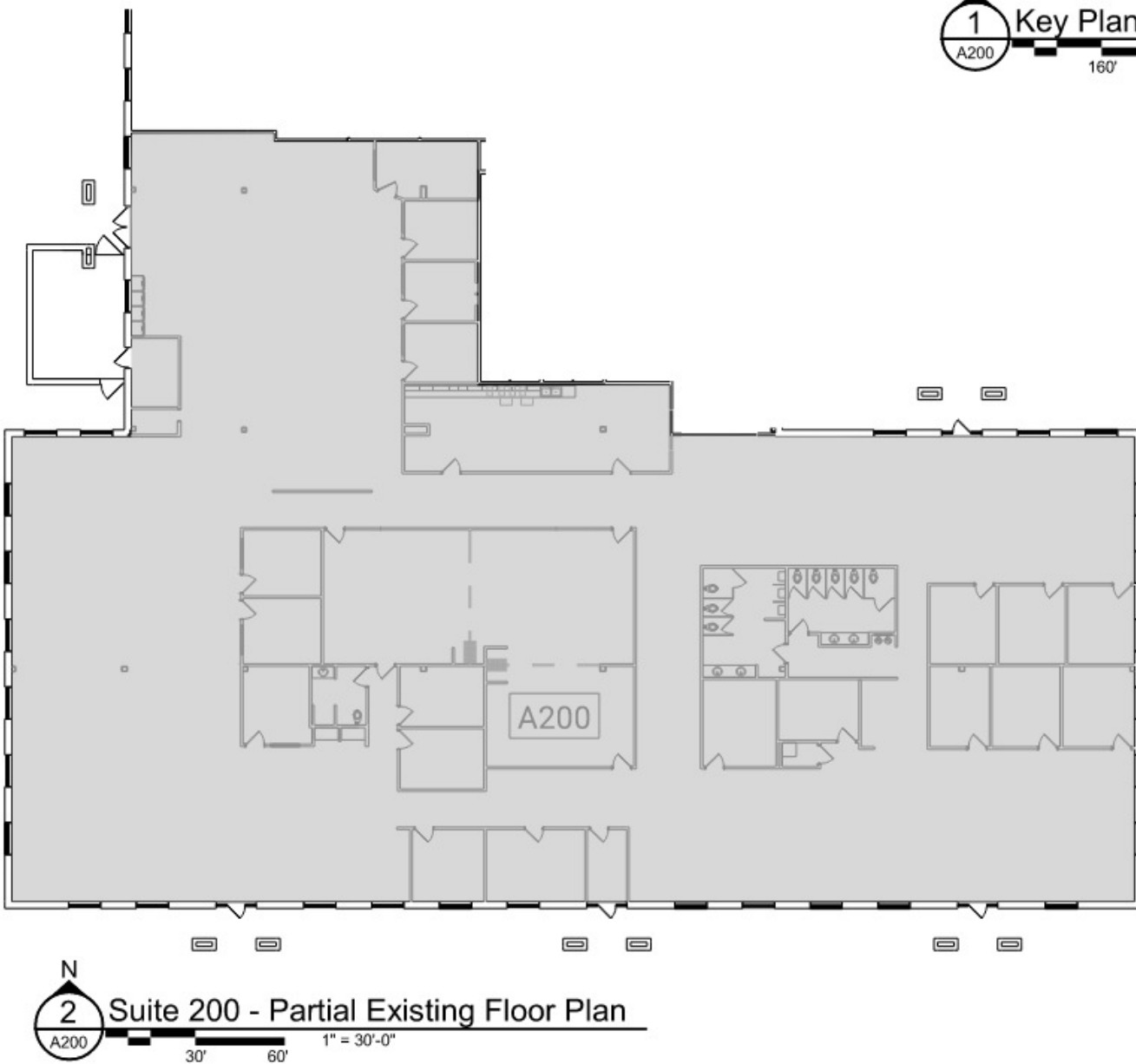
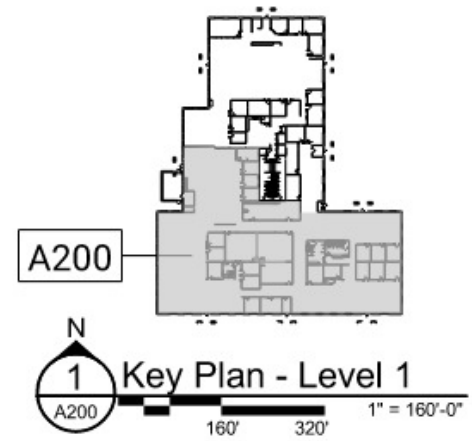
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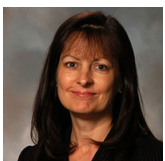
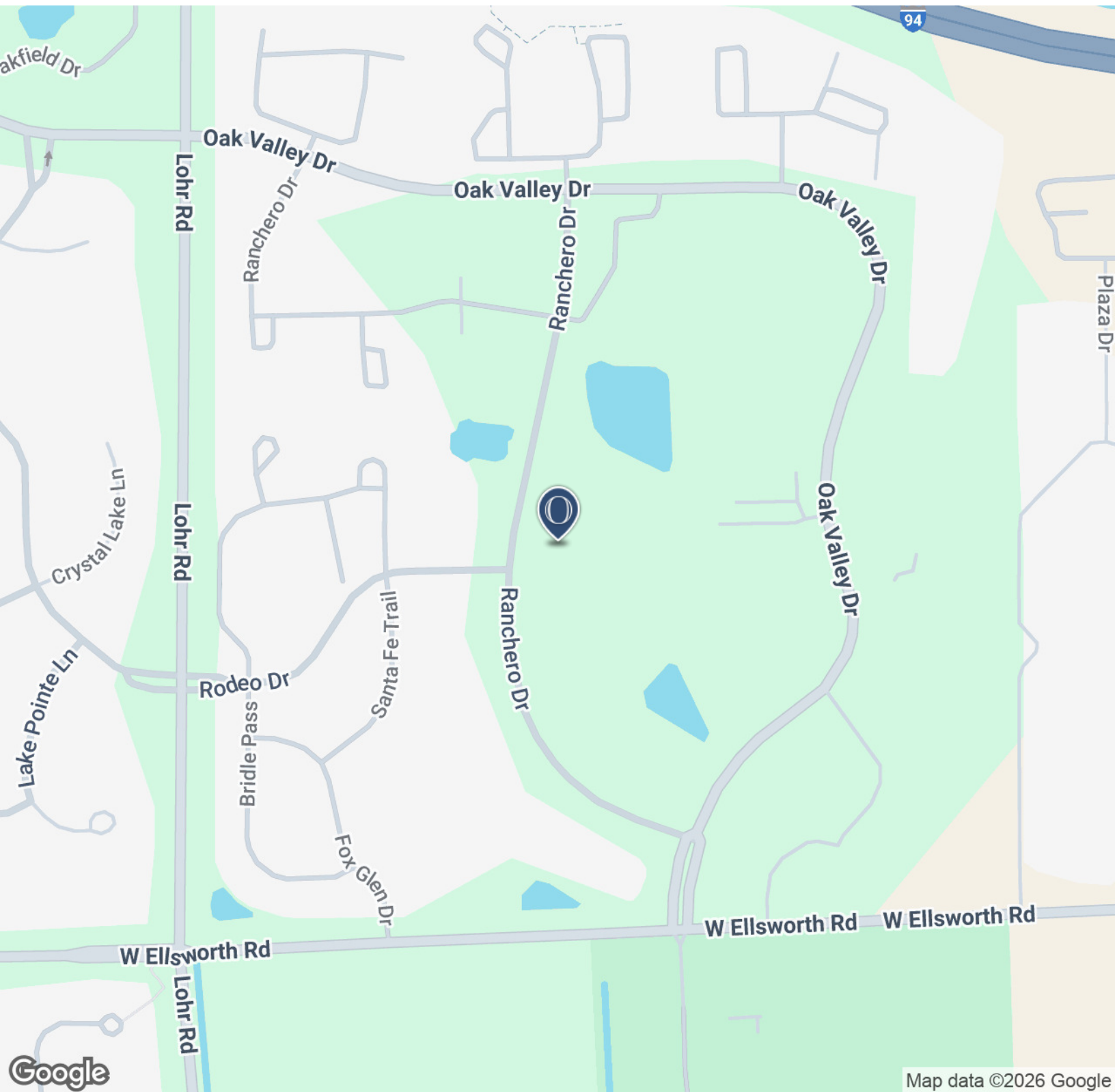
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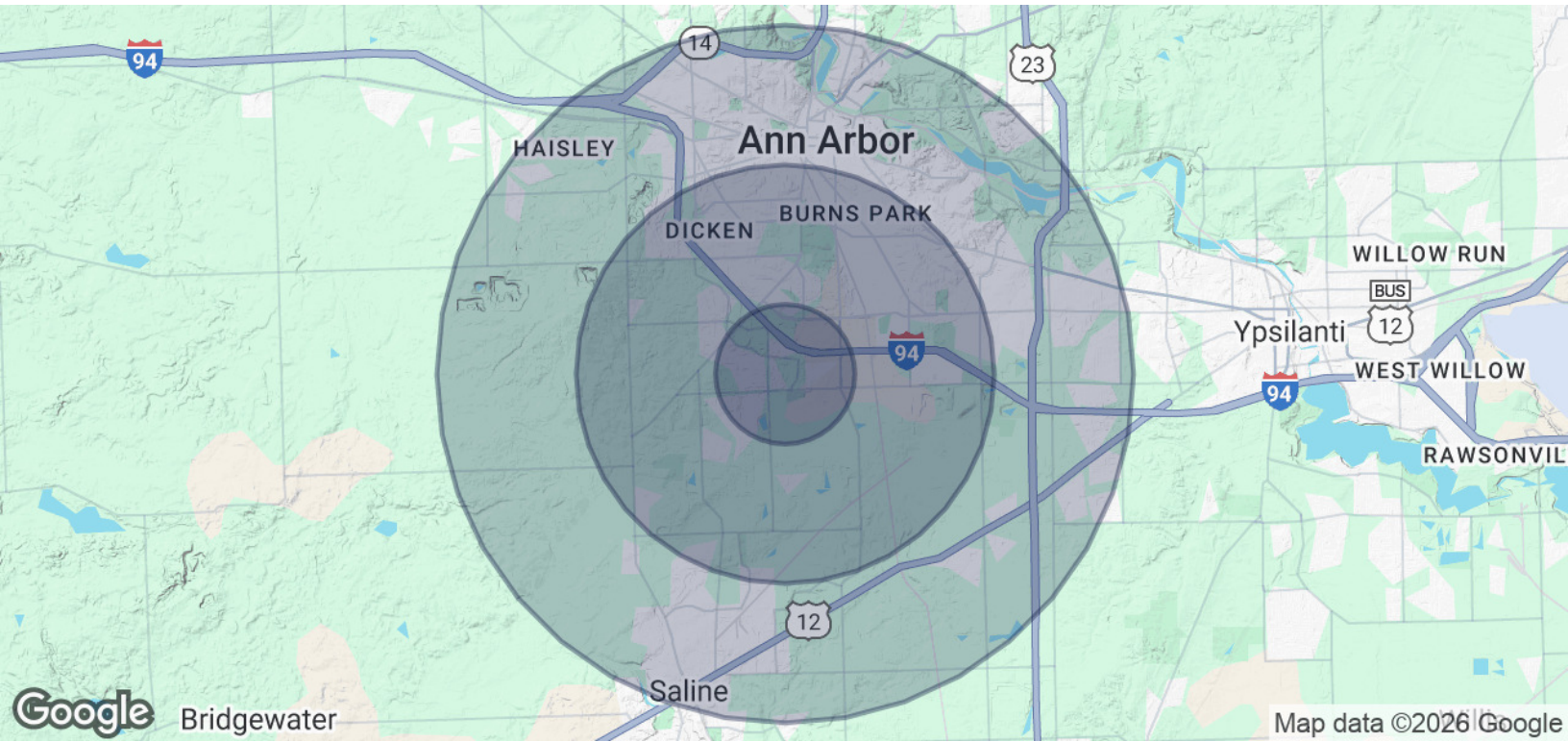
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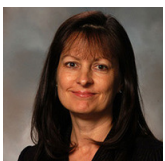


<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,068	57,016	156,878
Average Age	43	40	38
Average Age (Male)	42	39	37
Average Age (Female)	45	41	39

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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

\* Demographic data derived from 2020 ACS - US Census



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