

Oxford Companies
734.665.6500
oxfordcompanies.com

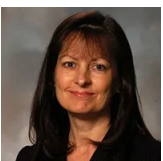


Integrated
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Flex/Office Property For Lease
Eisenhower Commerce Bldg 1
1100 Eisenhower Pl
Ann Arbor, MI 48104

39,450 SF
\$14.95 SF/yr (NNN)
Available



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

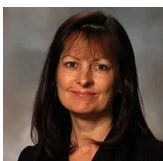
Sale Price:	\$165/SF
Lease Rate:	\$14.95 SF/yr (NNN)
Building Size:	39,450 SF
Ceiling Height:	10'8", 12'4" deck
Parking Spaces:	137
Parking Ratio:	3.47
Lot Size:	9.74 Acres
Year Built:	1982
Zoning:	M1
Submarket:	South Ann Arbor

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. These premium industrial, lab, and R&D spaces are in the perfect location for businesses looking to expand their Ann Arbor office space footprints. Flexible M1 zoning allows for other uses such as office, education, trade schools or childcare. ECC tenants enjoy convenient access to I-94 and proximity to other business parks, hotels, and to 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 M1 zoning allows for a range of uses: office, lab, warehouse, R&D, childcare, trade schools, construction, and repair services
- Full building generator, 480-volt, 800 amps
- Located in Ann Arbor's growing Southside corridor
- At the hub of the city's thriving research and technology industries
- Easy access to I-94 and minutes from downtown Ann Arbor
- Plenty of free parking adjacent to building



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BUILDING MECHANICAL SYSTEM

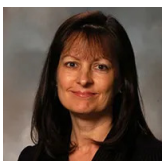
Heating	Forced air
Cooling	19- Roof top units
HVAC Units	19
Hot Water Heaters	Available tanks in mechanical room & by each set of restrooms
Fire Prevention	Pull station alarm system, reports to smoke detectors (All Star)
Electricity:	1200 Amps, 480ac - 3 pole, full building backup generator 480 volts, 800 amp
Emergency Lighting	T8, PAR20, in storage room
Lighting System	Photocell controlled exterior lighting system, T8, PAR20 (Certified Electric)
Security	Camera System & Guards (TT handles)
Roof	TPO Mech Fast

UTILITY PROVIDERS

Gas	DTE
Electric	DTE
Water	City of Ann Arbor

REAL ESTATE TAX INFORMATION (2026)

Parcel Number	09-12-09-202-001
State Equalized Value	\$1,972,000
Taxable Value	\$1,972,000



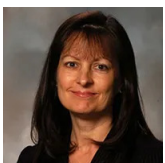
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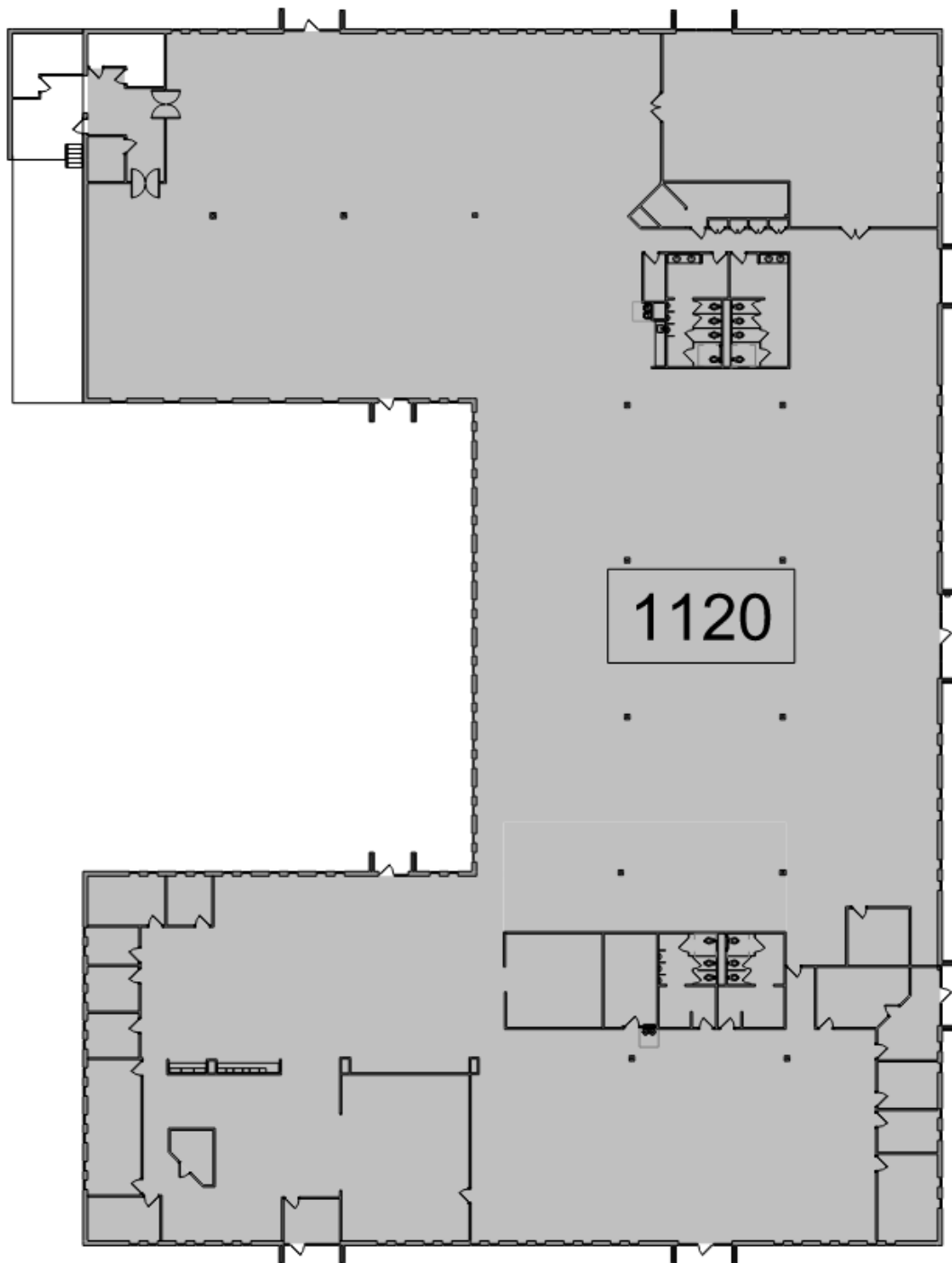
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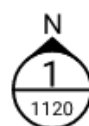
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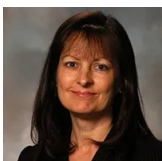
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 N
1
1120
Suite 1120 - Level 1 Existing Floor Plan
1" = 40'-0"



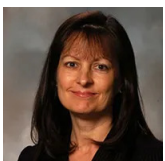
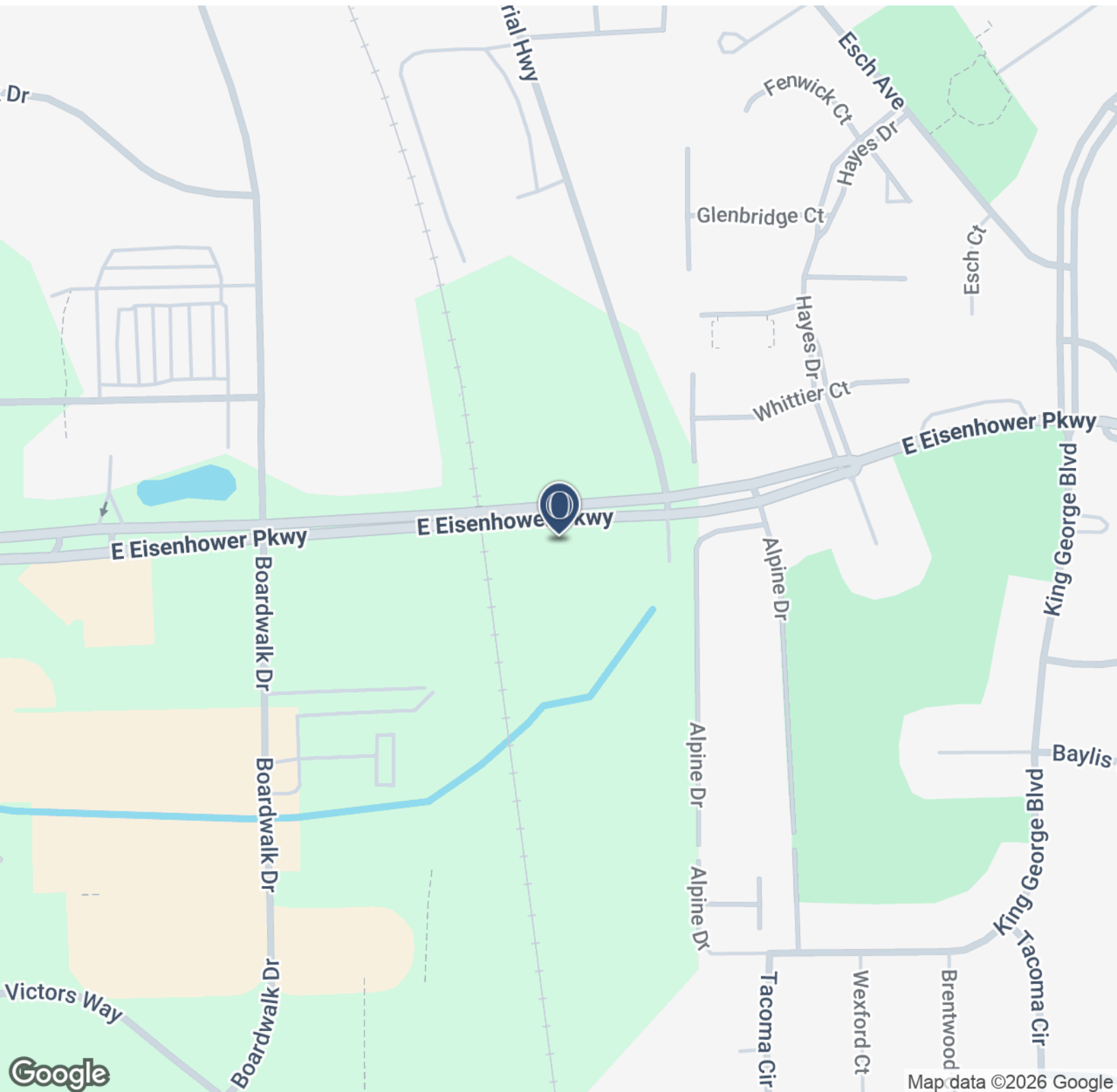
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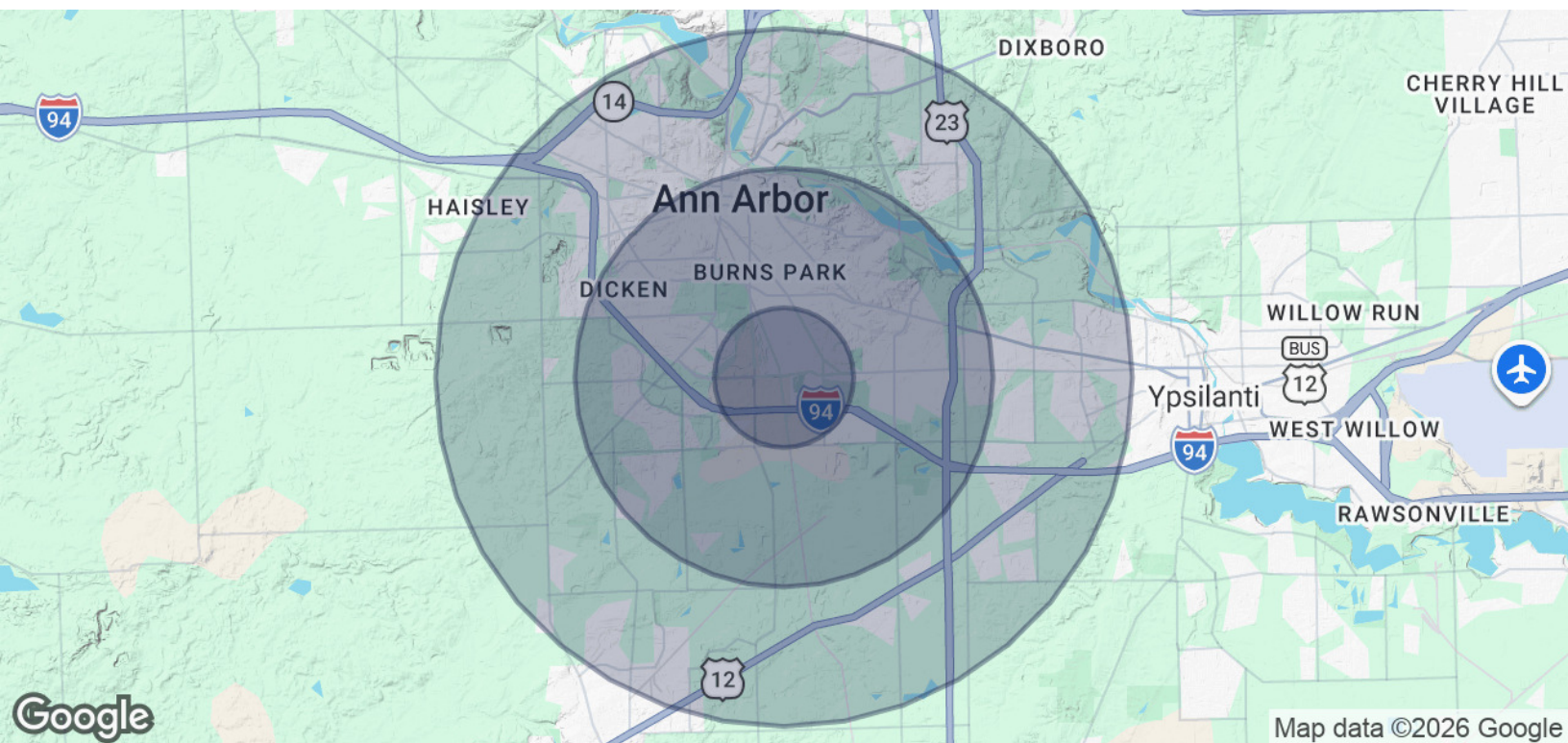
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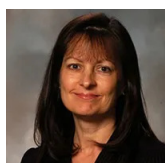
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,623	95,418	192,037
Average age	32.7	30.6	32.6
Average age (Male)	32.9	30.5	32.3
Average age (Female)	32.5	30.6	33.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,967	35,700	75,757
# of persons per HH	2.1	2.7	2.5
Average HH income	\$60,186	\$75,740	\$78,451
Average house value	\$190,928	\$343,639	\$320,378

* Demographic data derived from 2020 ACS - US Census



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