

Oxford Companies
734.665.6500
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Integrated
Real Estate
Services



Office Building For Lease

Atrium I

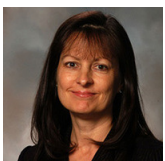
900 Victors Way, Suite 328

Ann Arbor, MI 48108

1,992 SF

\$28.00 SF/yr (MG)

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

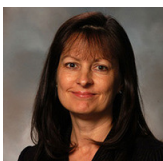
Lease Rate:	\$28.00 SF/yr (MG)
Available SF:	1,992 SF
Year Built:	1987
Renovated:	2007
Ceiling HeightL	8'
Parking Ratio:	4.09
Zoning:	TC1
Submarket:	South Ann Arbor

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 State Street exit of I-94
- Easy access to US-23
- Minutes from downtown Ann Arbor
- At the hub of the city's fastest growing commercial area
- Surrounded by other business parks and hotels
- Lots of windows and natural light
- Nicely landscaped
- Plenty of free parking adjacent to building
- Attractive glass and brick exterior
- Beautiful, grand entrance with scenic views



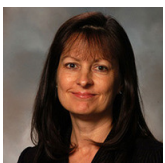
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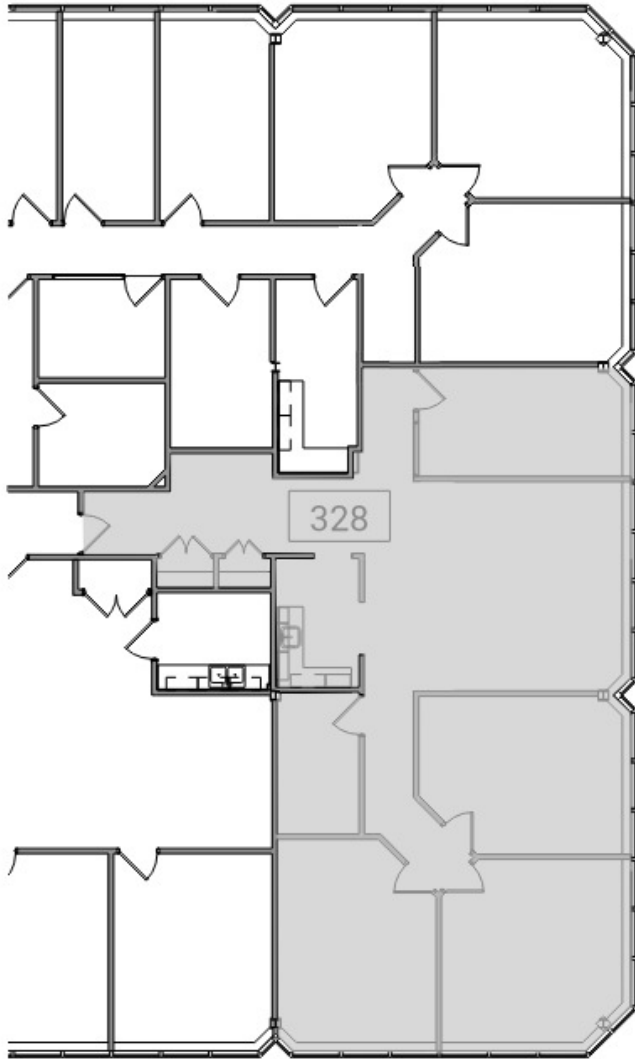
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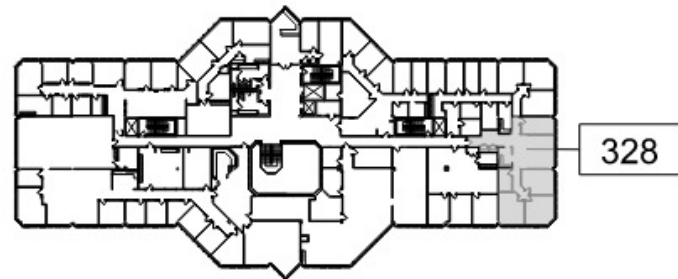
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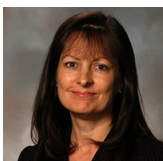
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 N
2 Suite 328 - Partial Level 3 Existing Floor Plan
328 8' 16' 1/16" = 1'-0"



 N
1 Key Plan - Level 3
328 100' 1" = 100'-0"



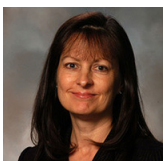
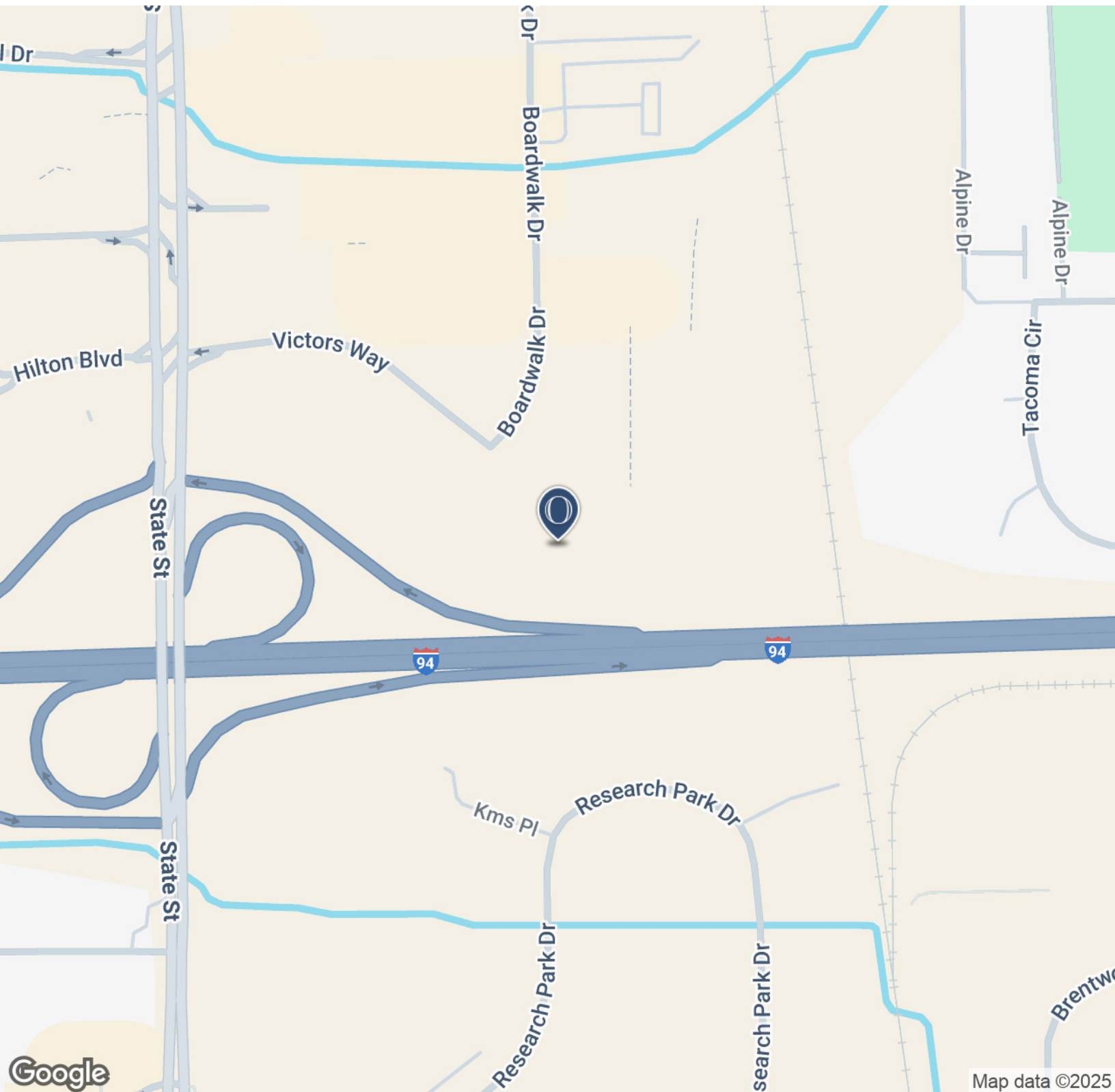
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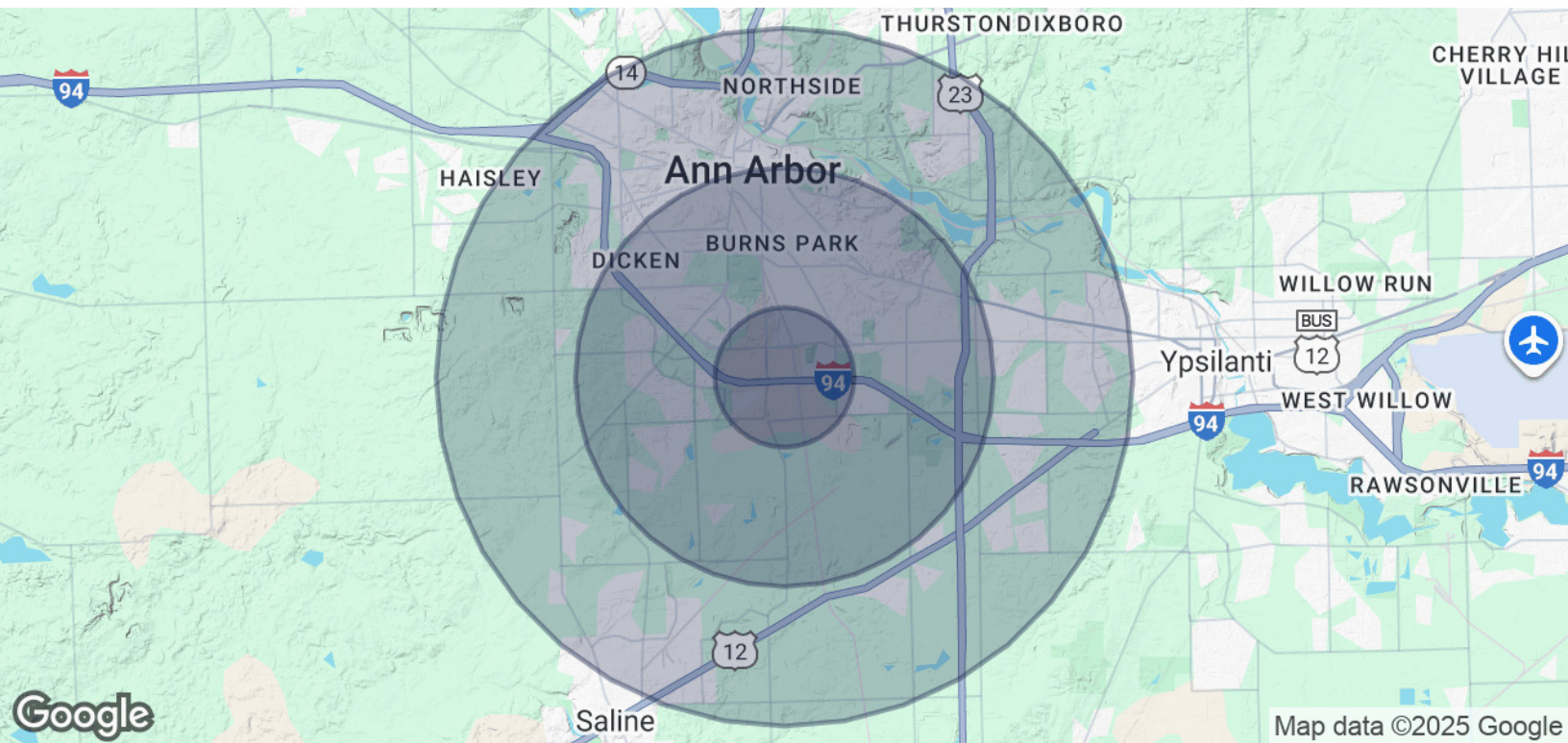
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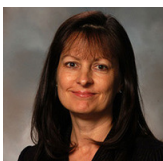
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,912	83,778	184,945
Average Age	32.0	31.6	32.6
Average Age (Male)	32.2	31.5	32.3
Average Age (Female)	31.6	31.6	32.9

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

* Demographic data derived from 2020 ACS - US Census



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