

Oxford Companies
734.665.6500
oxfordcompanies.com

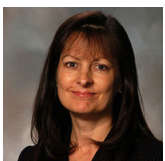


Integrated
Real Estate
Services



Office Building For Lease
Boardwalk Commons
2875 Boardwalk Dr., Suite E
Ann Arbor, MI 48104

8,210 SF
\$14.95 SF/yr (NNN)
Available: Please Inquire



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

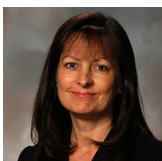
Available:	Please Inquire
Lease Rate:	\$14.95 SF/yr (NNN)
Available SF:	8,210 SF
Ceiling Height:	21' to beam
Building Size:	80,000 SF
Year Built:	1977
Zoning:	TC1

PROPERTY OVERVIEW

Boardwalk Commons is one of the few flex buildings located in Ann Arbor's bustling Southside neighborhood. Located across the street from the planned Arbor South mixed use development, Boardwalk provides an excellent opportunity to move your business into the heart of a growing community. Boardwalk is able to comfortably accommodate multiple business types, including office, industrial, retail, lab, research and design, light manufacturing, and storage.

PROPERTY HIGHLIGHTS

- Excellent warehouse space with 21' ceilings and a 14' overhead door
- Access to renovated, high-end restrooms and locker rooms with showers
- Direct access to I-94 State Street exit and minutes from downtown Ann Arbor
- Convenient on-site parking for employees and visitors
- Professionally managed with 24/7 on-call maintenance



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**BUILDING
 MECHANICAL
 SYSTEM**

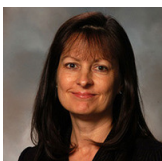
Heating	Forced air
Cooling	37- Roof top units
HVAC Units	37
Hot Water Heaters	Two (2) available tanks: 2875 main mechanical, main mechanical
Fire Prevention	Pull station alarms (All Star), Wet fire suppression system (Arbor Inspection)
Electricity	400 amps, 240 VAC, 3- phase
Emergency Lighting	T8, T12, LED
Lighting System	Photocell & Timer controlled exterior lighting system (Snider Electric)
Security	Video Camera System (Oxford IT), Fire Alarms (All Star)
Roof	60 mil Ballasted EPDM

**UTILITY
 PROVIDERS**

Gas	Constellation New Energy Gas Divi
Electric	
Water	City of Ann Ar

**REAL ESTATE TAX
 INFORMATION (YEAR)**

Parcel Number	09-12-04-301-012
State Equalized Value	\$4,150,800
Taxable Value	\$3,068,897



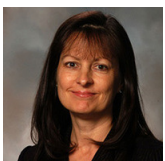
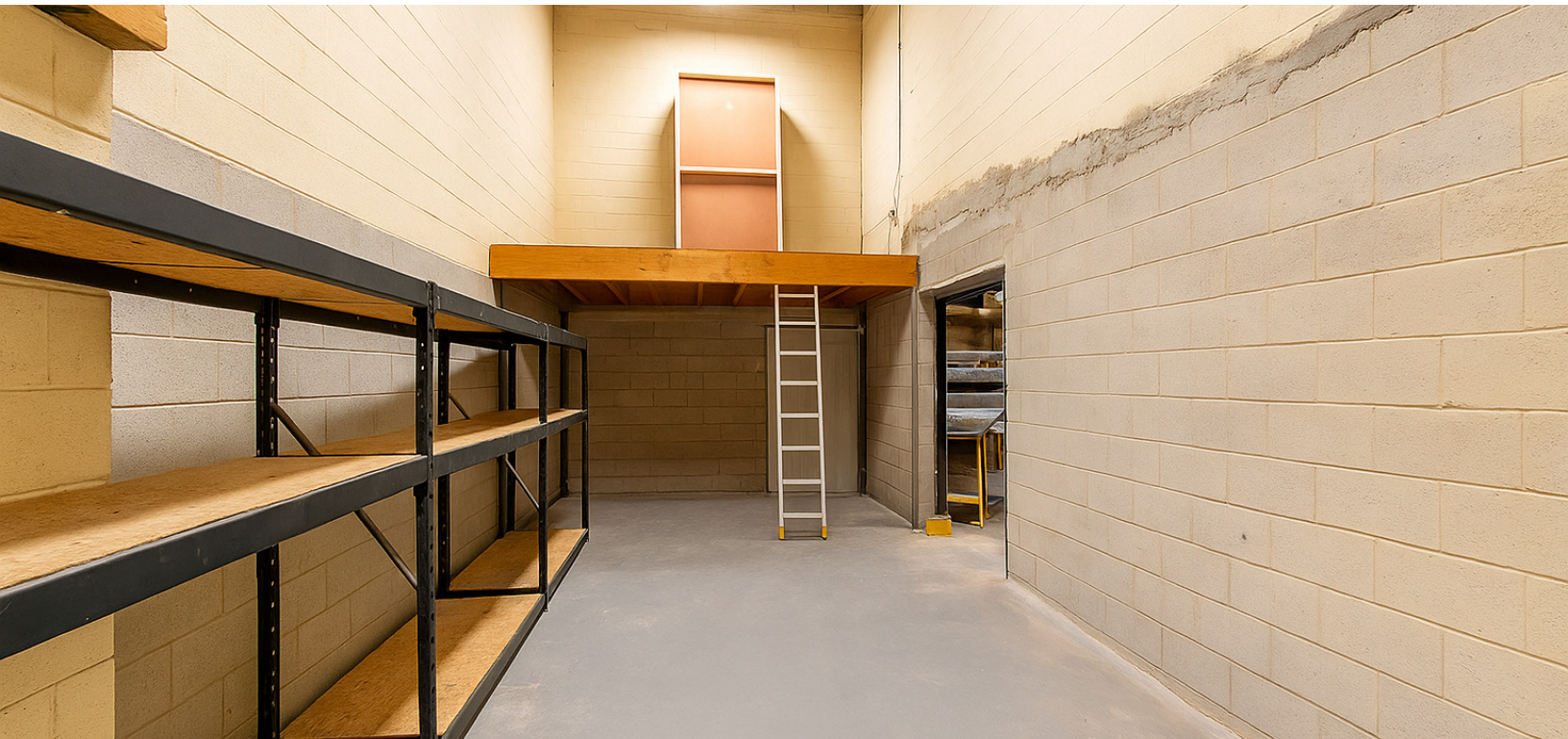
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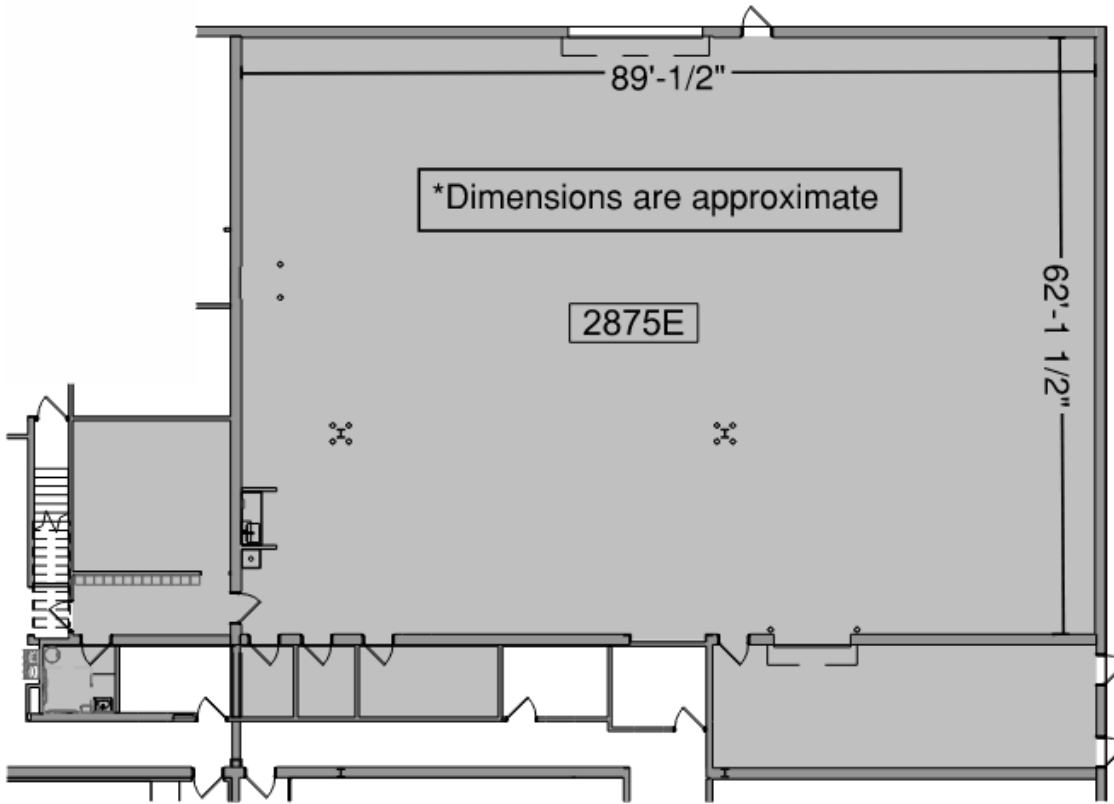
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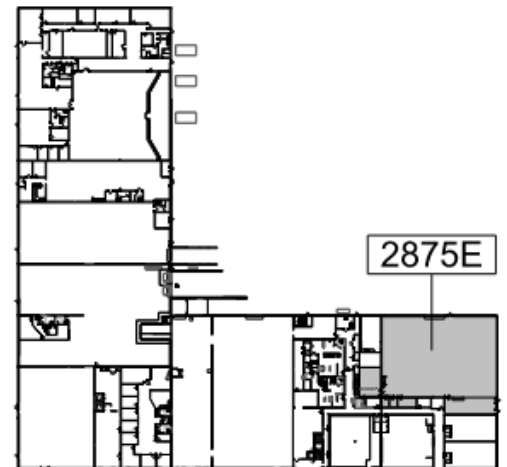
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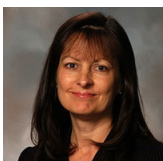
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1 Suite 2875E - Partial Level 1 Existing Floor Plan
16' 32' 48' 3/64" = 1'-0"



2 Key Plan - Level 1
160' 320' 1" = 160'-0"



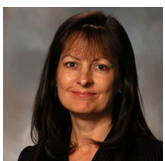
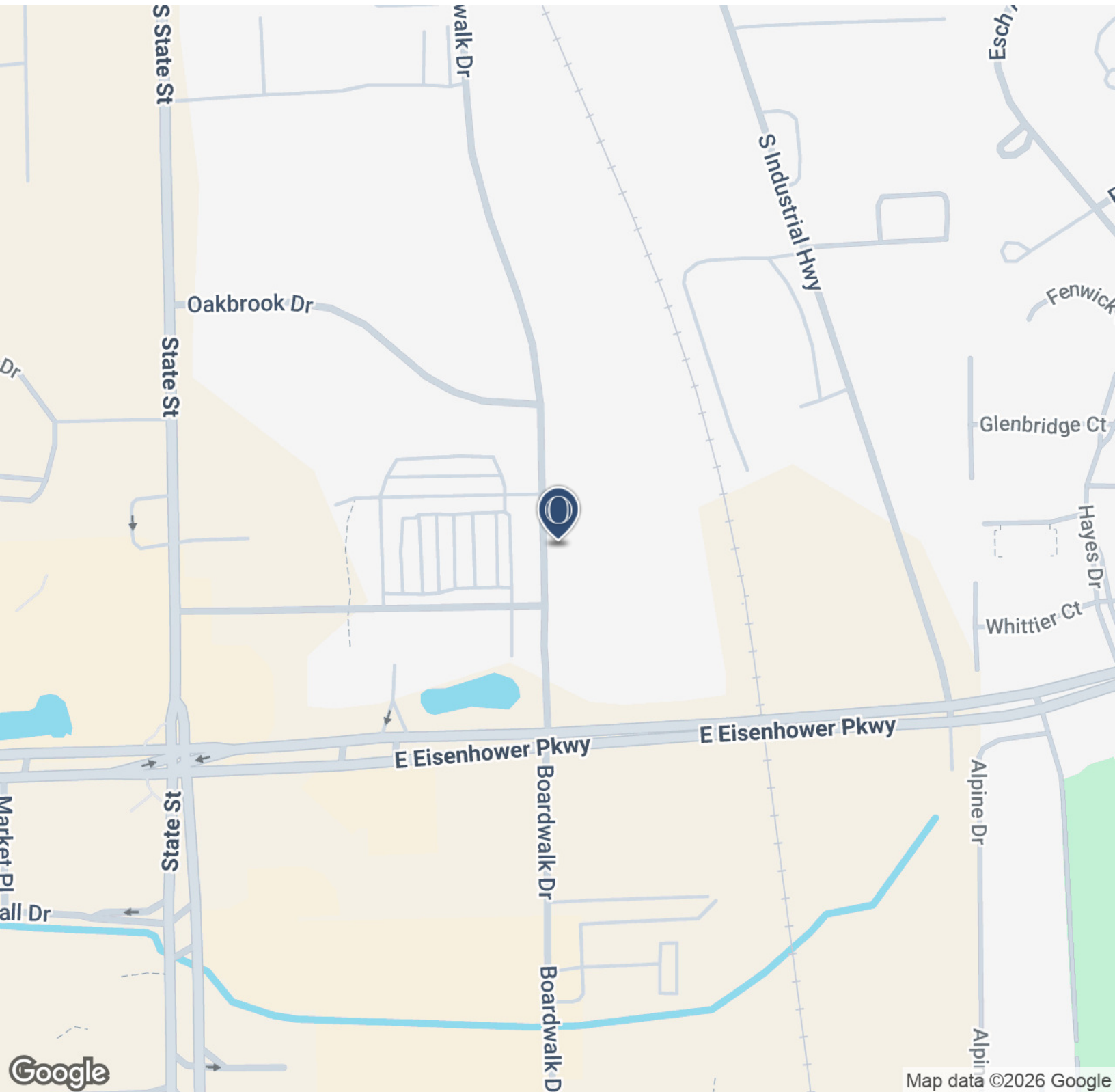
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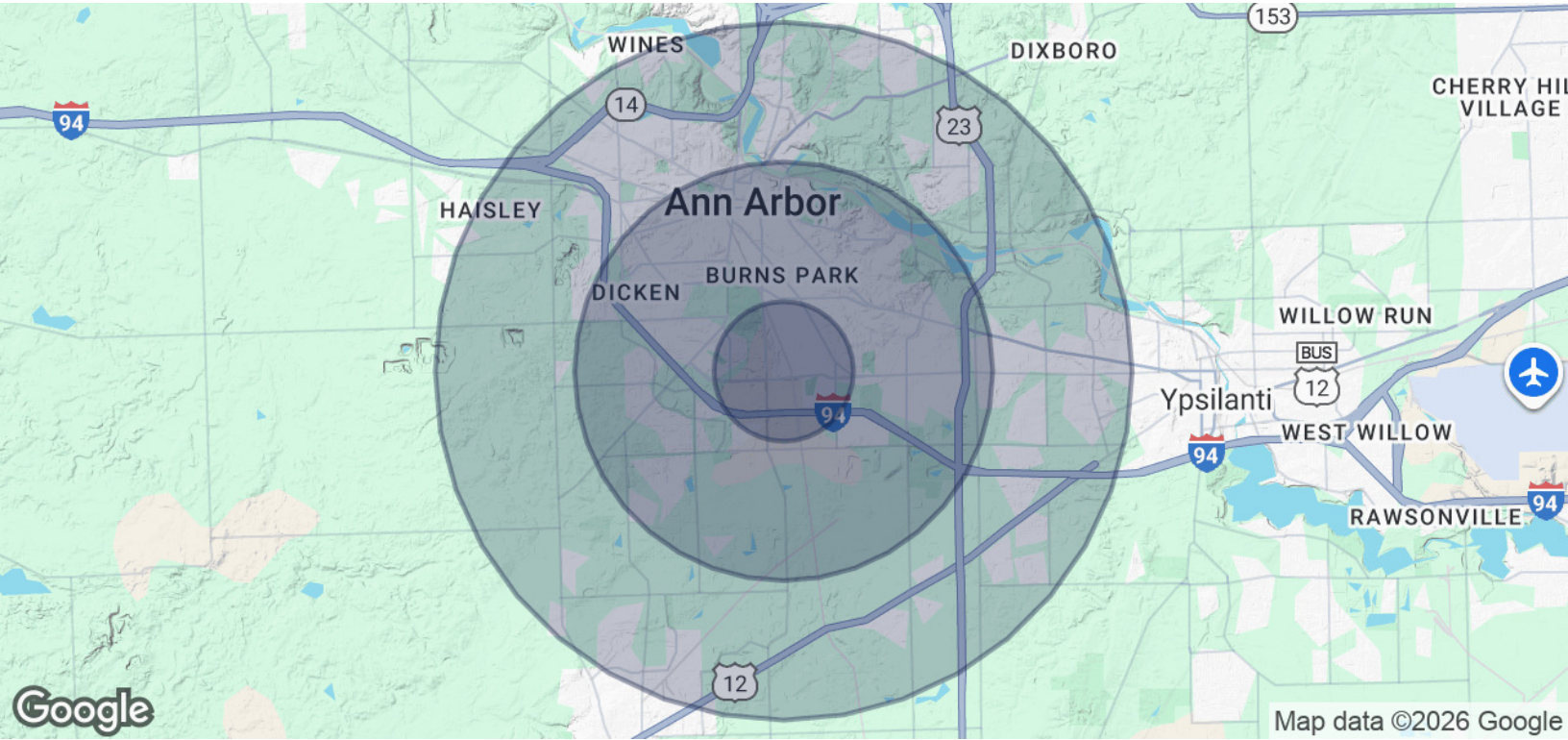
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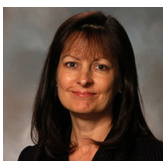
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,166	101,375	191,581
Average Age	32.8	30.5	32.7
Average Age (Male)	33.0	30.4	32.3
Average Age (Female)	32.6	30.6	33.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,865	37,713	75,316
# of Persons per HH	2.1	2.7	2.5
Average HH Income	\$61,508	\$75,745	\$78,808
Average House Value	\$209,650	\$337,521	\$320,842

2020 American Community Survey (ACS)



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