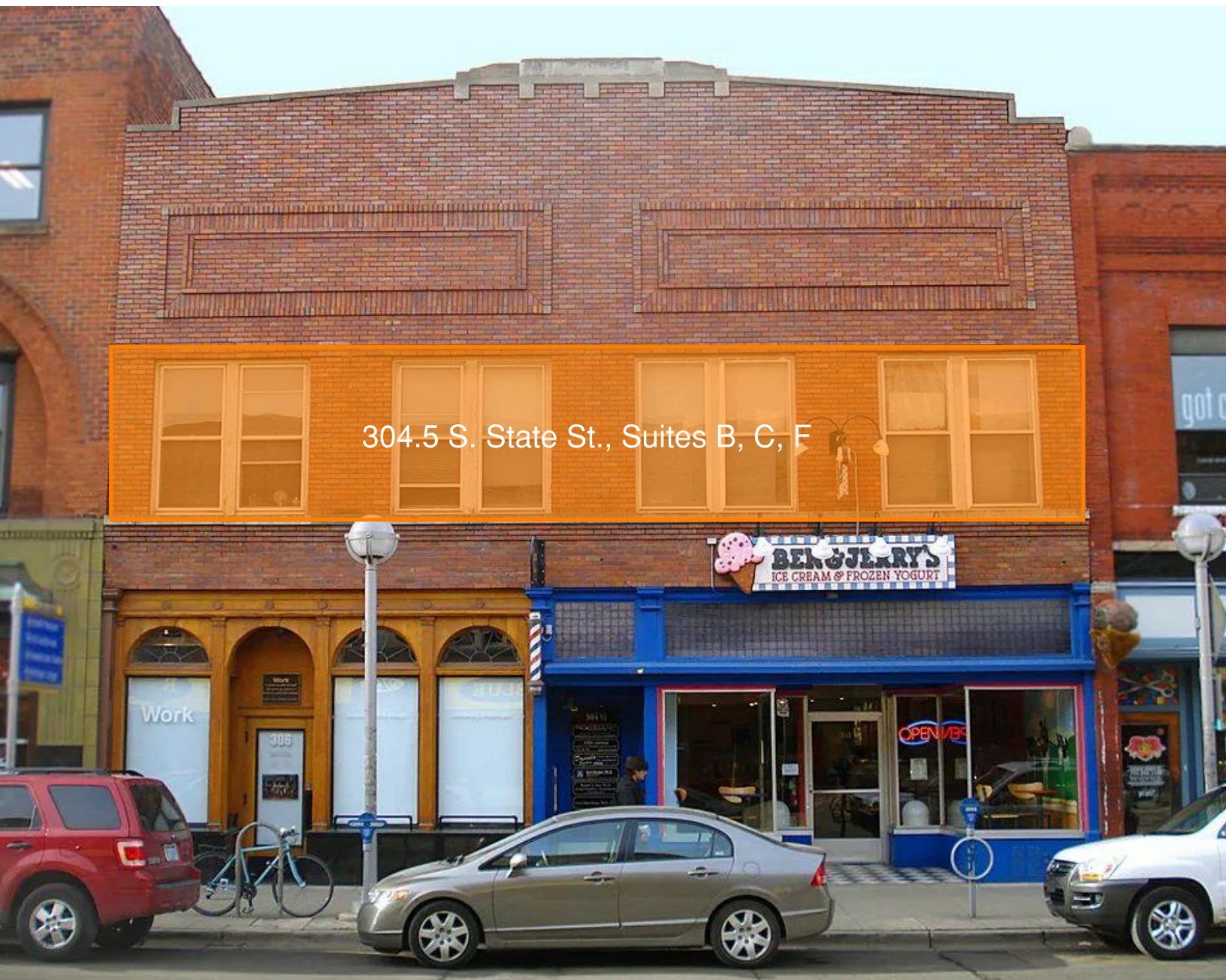


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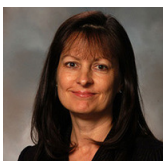


304.5 S. State St., Suites B, C, F

Office Property For Lease

304.5 S. State St., Suites B, C, F
Ann Arbor, MI 48104

1,031 SF
\$25.00/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

304.5 S. State St., Suites B, C, F
2nd Floor Office Space for Lease
Ann Arbor, MI 48104



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OFFERING SUMMARY

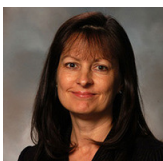
Lease Rate:	\$25.00 SF/yr (MG)
Available SF:	1,031 SF
Lot Size:	0.08 Acres
Year Built:	1901
Zoning:	D1
Submarket:	Washtenaw W of 23

PROPERTY OVERVIEW

304 S. State's stunning second floor office space is located on one of Ann Arbor's most well-trafficked streets. It sits directly across from the University of Michigan's central campus and is surrounded by several bustling restaurants and retail stores. The unique architecture at this building adds distinguishing characteristics that creates memorable experiences for customers and employees. Can be combined with 312 S. State St., Suite 302 for 2,509 SF of contiguous space.

PROPERTY HIGHLIGHTS

- Unbeatable downtown Ann Arbor location
- Directly across from University of Michigan's central campus
- Beautiful brick building with lots of charm and character
- Adjacent to the landmark, iconic Nickels Arcade building
- Surrounded by popular restaurants and retail shops
- Streamlined leasing experience for convenience and ease
- Locally owned and professionally managed
- 24/7 on-call emergency maintenance



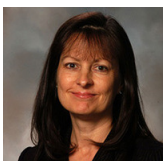
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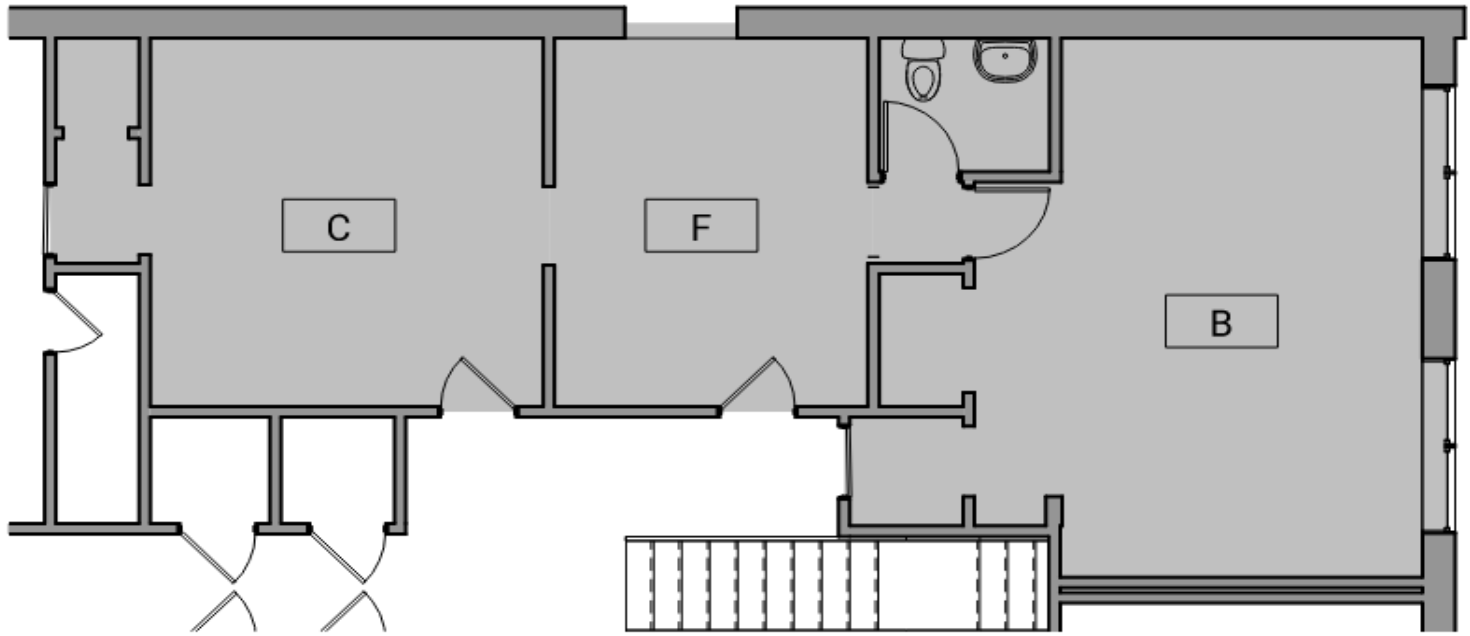
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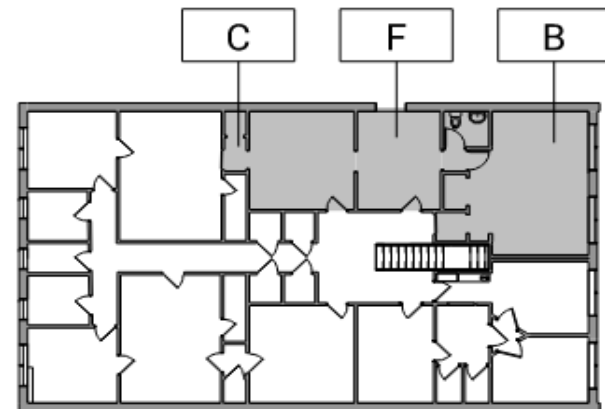
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Ann Arbor, MI 48104




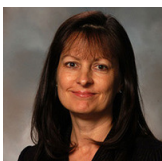
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 **2** Suite B,C,F - Partial Level 2 Existing Floor Plan
4' 8' 16' 1/8" = 1'-0"



 **1** Key Plan - Level 2
30' 60' 1" = 30'-0"



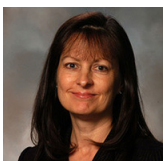
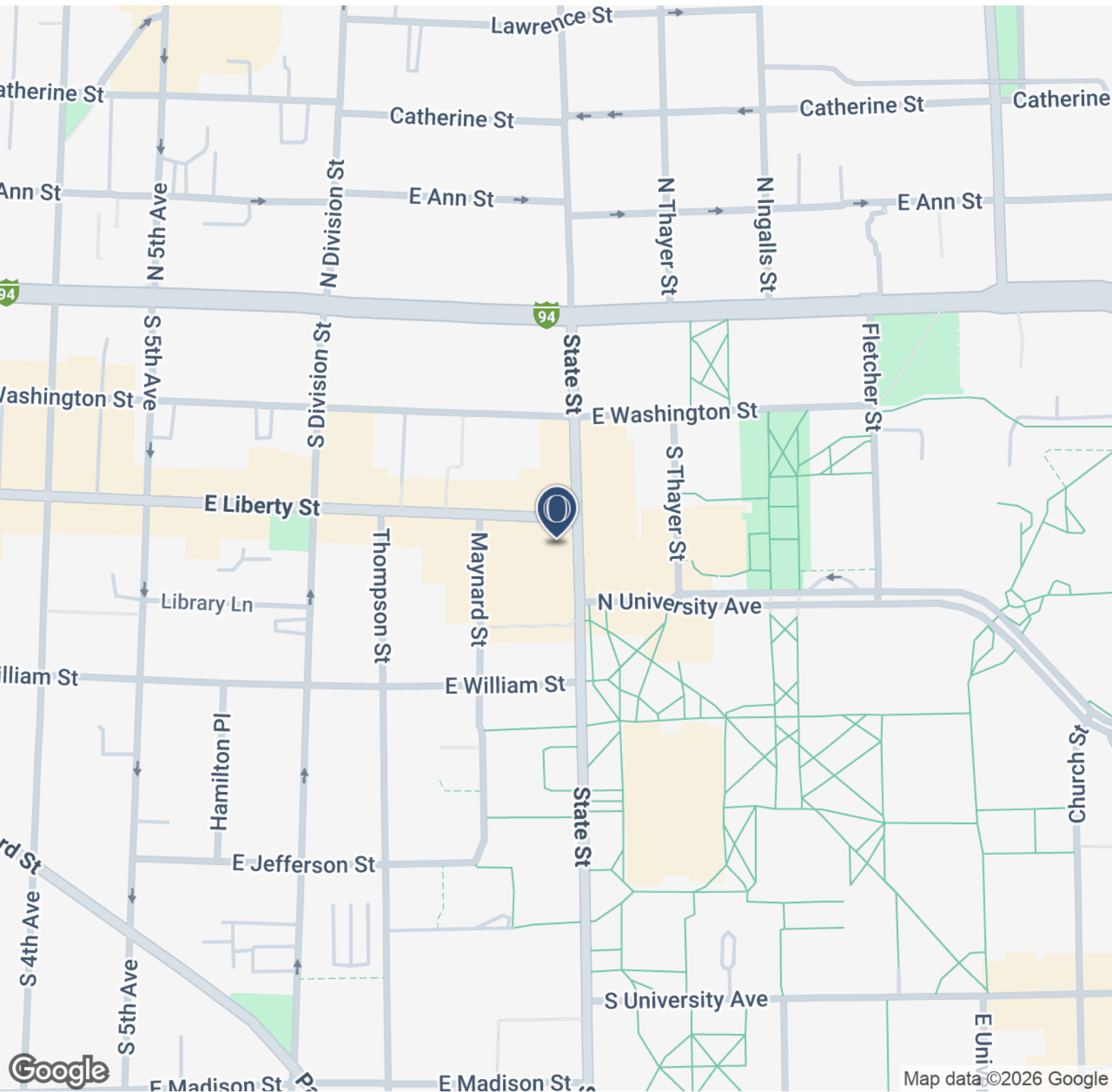
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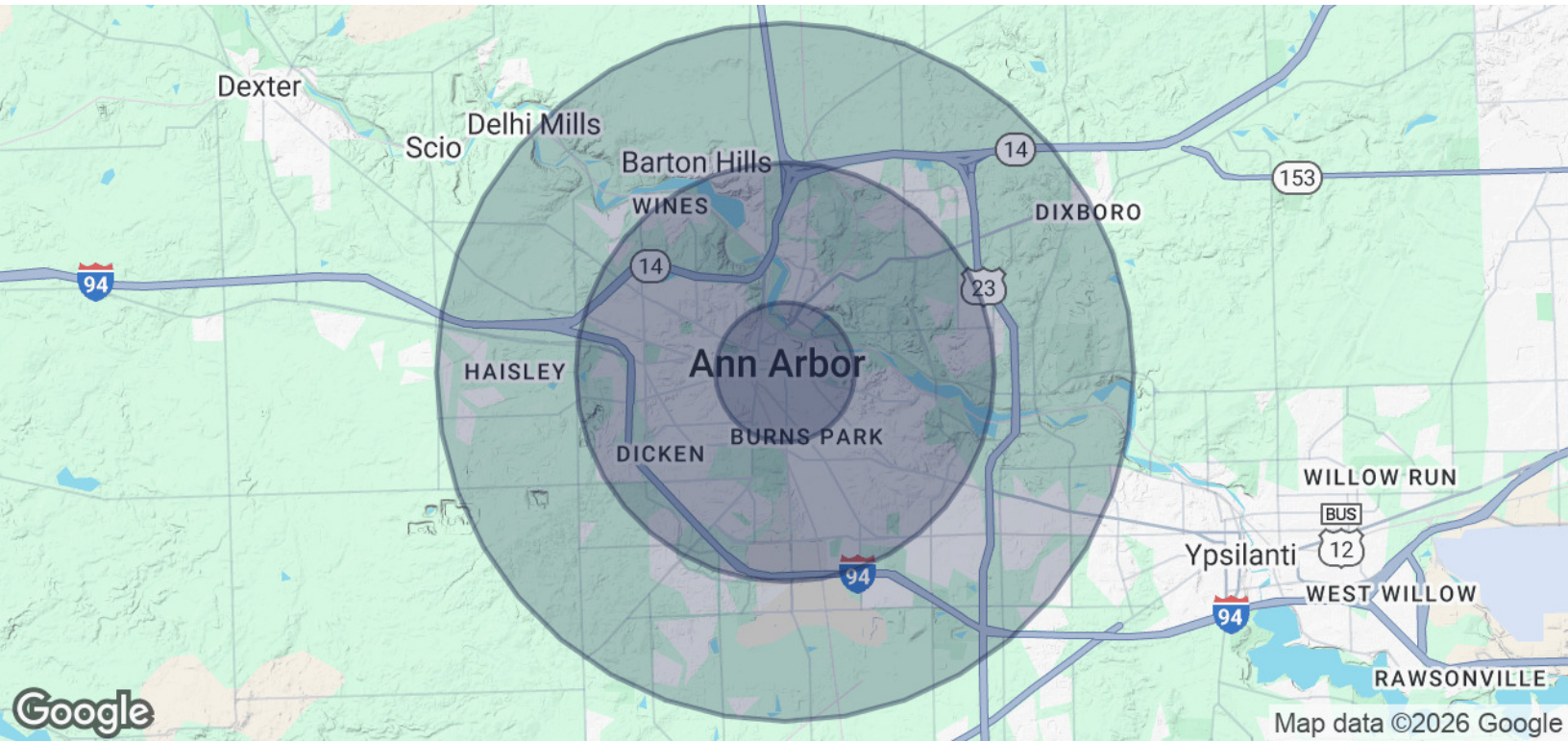
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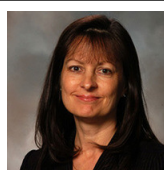
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	35,253	109,911	165,930
Average Age	28	35	37
Average Age (Male)	28	35	36
Average Age (Female)	28	36	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,414	44,745	69,169
# of Persons per HH	2.8	2.5	2.4
Average HH Income	\$71,656	\$120,442	\$125,343
Average House Value	\$551,888	\$535,867	\$497,185

Demographics data derived from AlphaMap



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