

Oxford Companies
734.665.6500
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Integrated
Real Estate
Services



Office Building For Lease

Concord Center

455 E. Eisenhower Pkwy, Suite 40

Ann Arbor, MI 48104

1,516 SF

\$23.50 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:	\$23.50 SF/yr (MG)
Available SF:	1,516-2,924 SF
Year Built:	1987
Submarket:	South Side Ann Arbor
Zoning:	TC1
Submarket:	Southside Ann Arbor

PROPERTY OVERVIEW

Concord Center is a three-story, mixed-use building offering beautiful Ann Arbor office space in the center of Ann Arbor's bustling Southside. Its beautiful brick exterior and location on the corner of E. Eisenhower and S. State provides remarkable visibility, as well as fantastic views for employees and clients. Well-maintained walkways and a picturesque pond add to Concord's welcoming environment. Multiple amenities are also onsite including restaurants, shopping and a beauty salon. May be combined with adjacent suites for up to 2,924 SF of space.

PROPERTY HIGHLIGHTS

- Located on the corner of S. State St. and E. Eisenhower Pkwy.
- Immediate access to I-94 State St. exit
- Across from Briarwood Mall & minutes from downtown & U of M
- Less than a mile away from multiple hotels and restaurants, including on-site restaurants: Olive Garden, Mediterraneo, Anna's House, Cottage Inn and more
- Ample parking adjacent to building
- Common area renovations underway
- Locally owned and professionally managed
- 24/7 on-call maintenance



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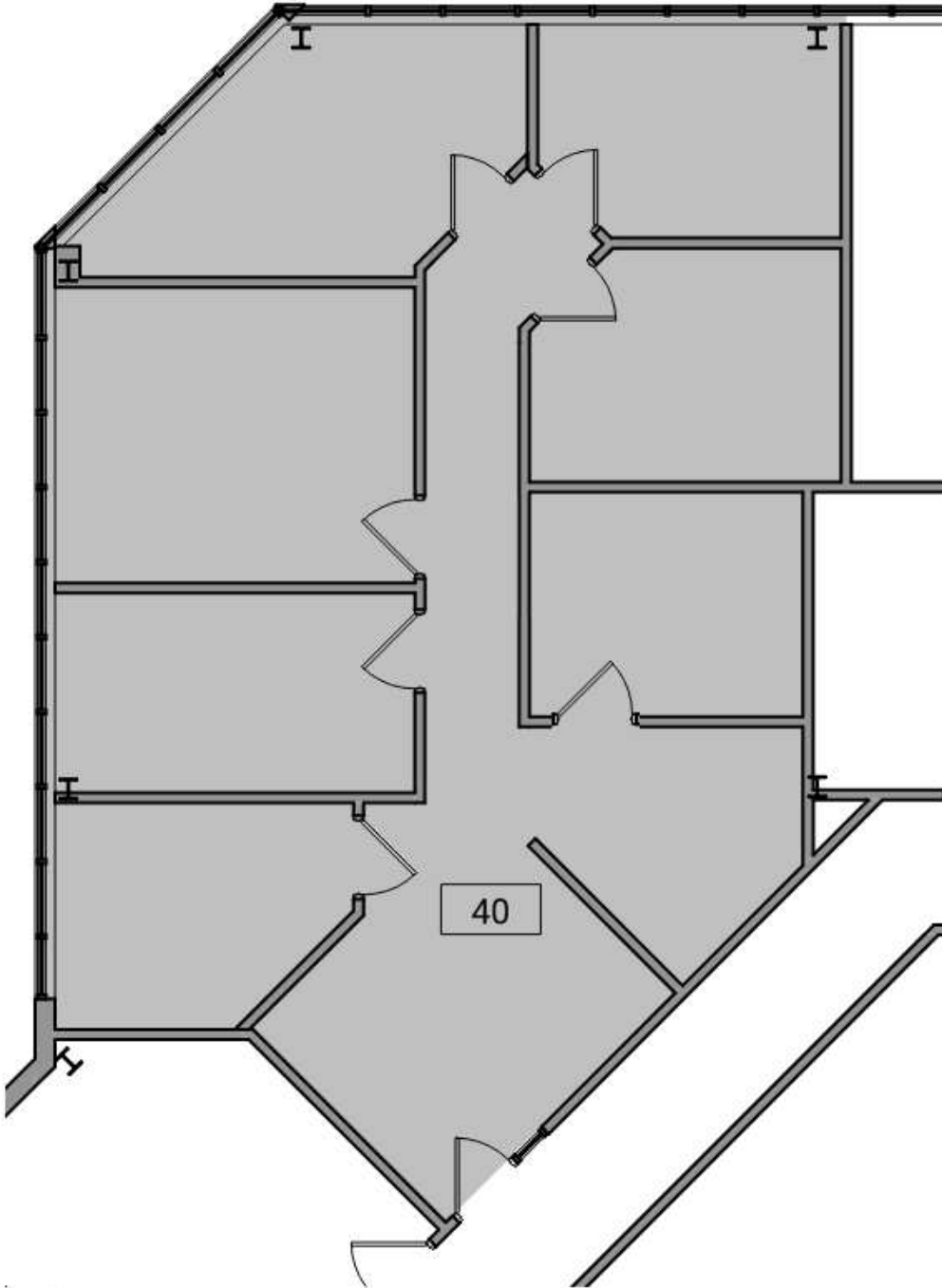
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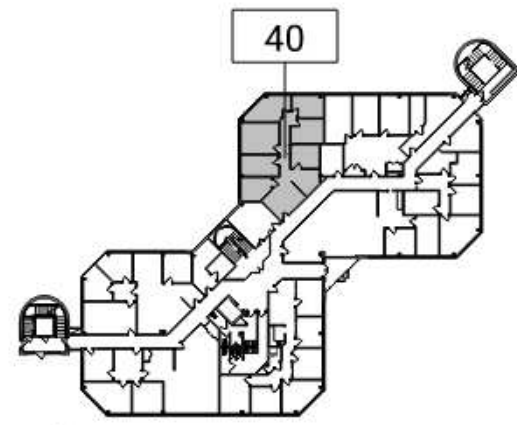
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 **2** Suite 40 - Partial Terrace Level Existing Floor Plan
4' 8' 16' 1/8" = 1'-0"



 **1** Key Plan - Terrace Level
40' 80' 160' 1" = 80'-0"



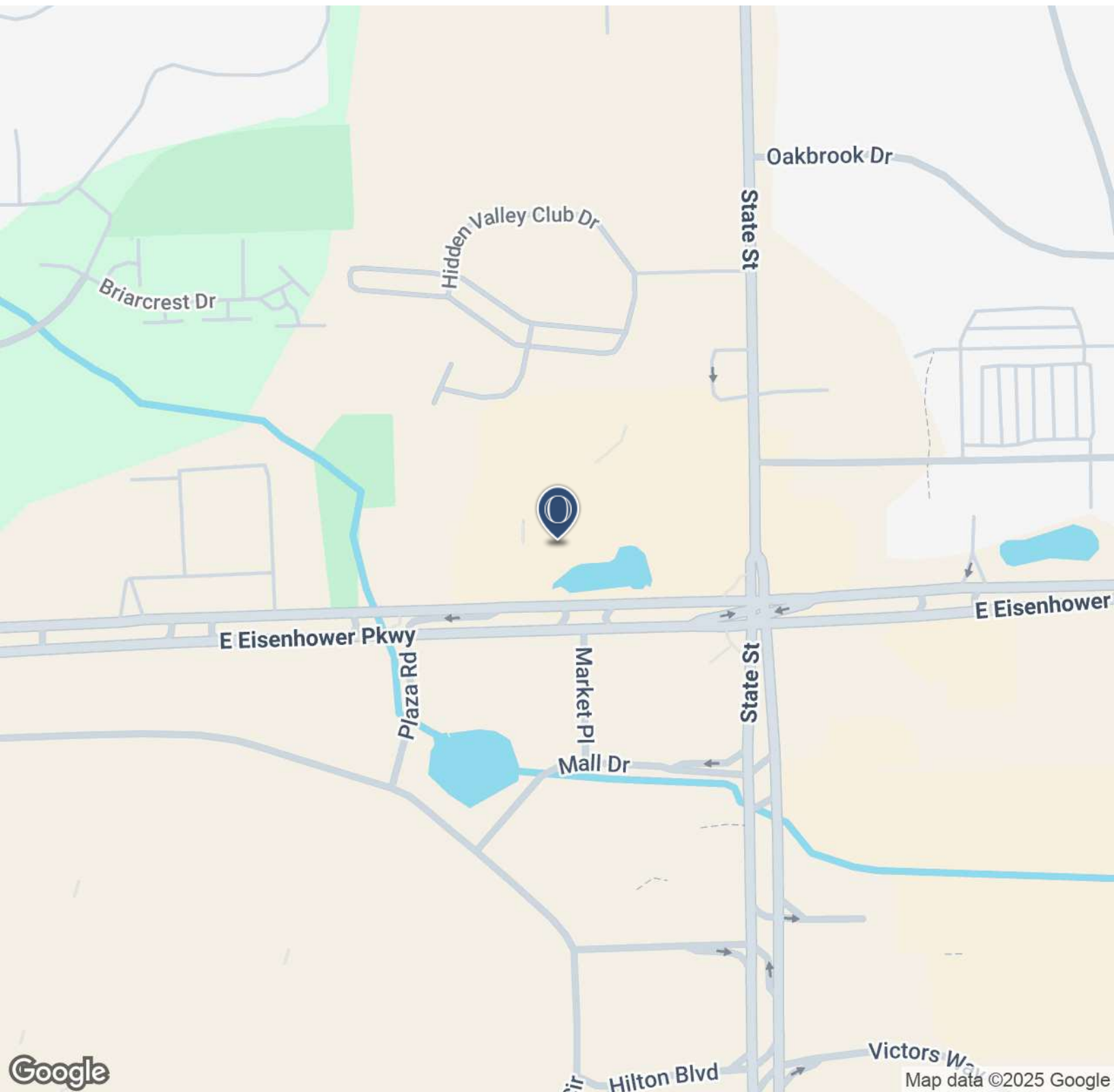
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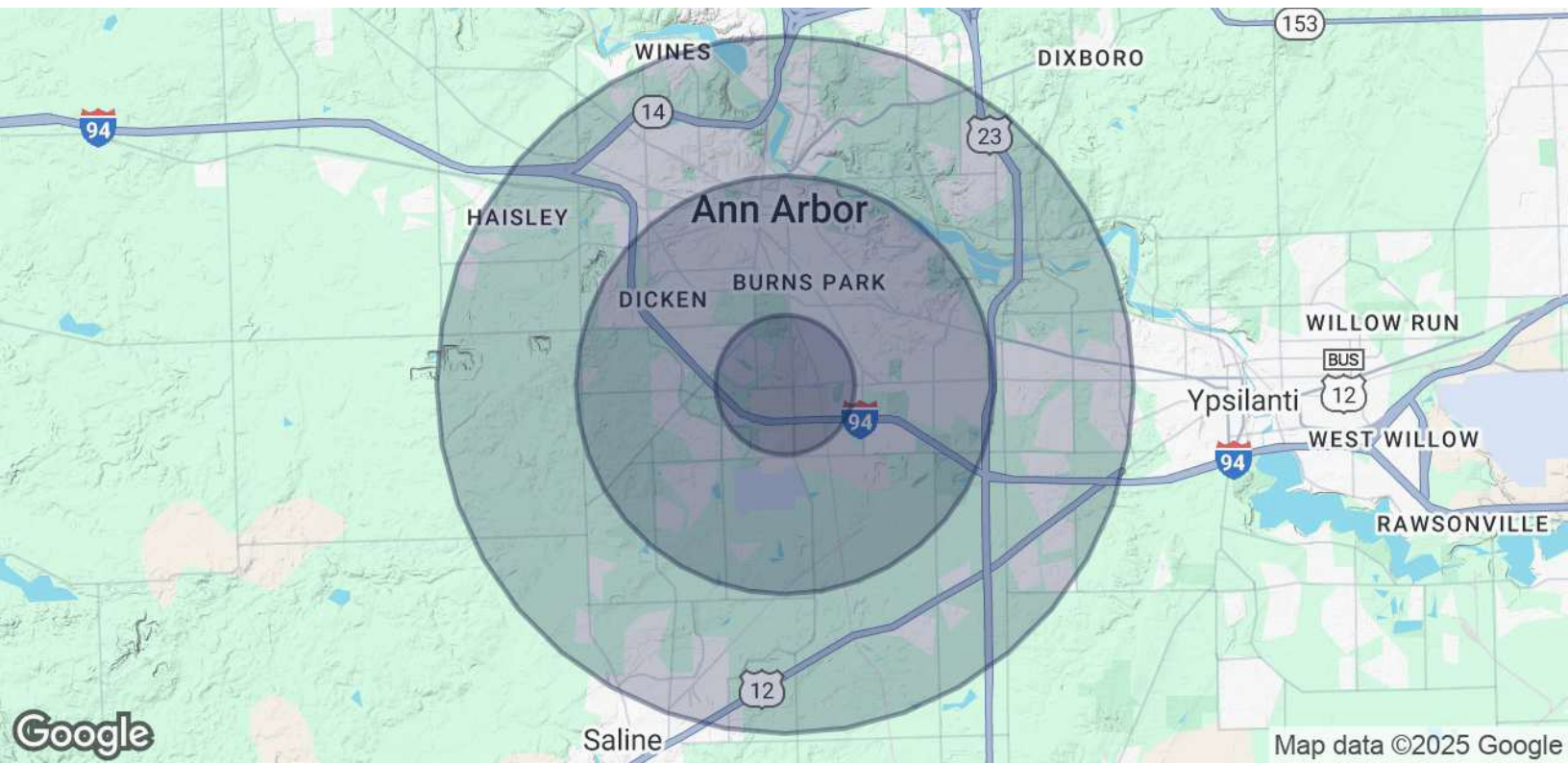
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,584	99,417	184,932
Average Age	31.5	31.0	32.8
Average Age (Male)	31.8	30.9	32.4
Average Age (Female)	31.0	31.1	33.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,828	37,880	71,962
# of Persons per HH	2.0	2.6	2.6
Average HH Income	\$59,703	\$76,078	\$79,716
Average House Value	\$117,477	\$321,320	\$322,530

* Demographic data derived from 2020 ACS - US Census



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