

Oxford Companies
734.665.6500
oxfordcompanies.com

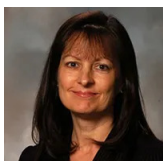


Integrated
Real Estate
Services



Retail Space For Lease
Concord Center
2900 S. State, Suite 12
Ann Arbor, MI 48104

1,343 SF
\$18.00 SF/yr (NNN)
Available: 12/1/2026



Contact Karen O'Neil for
more information or to
schedule a tour.

Office: 734.665.6500
Cell: 734.323.4263
koneil@oxfordcompanies.com

Concord Center
2900 S. State, Suite 12
Ann Arbor, MI 48104



Integrated
Real Estate
Services



OFFERING SUMMARY

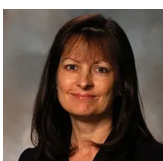
Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	1,343
Year Built:	1987
Ceiling Height:	16' feet to joist, 17'8" to deck
Zoning:	TC1
Submarket:	Southside Ann Arbor

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.

PROPERTY HIGHLIGHTS

- Located on the corner of S. State St. and E. Eisenhower Pkwy.
- Immediate access to I-94
- Across from Briarwood Mall & minutes from downtown & U-M
- Less than a mile away from multiple hotels and restaurants, including these within the building itself: Olive Garden, Mediterraneo, Anna's House, and Cottage Inn
- Ample parking adjacent to building
- Streamlined leasing experience for convenience and ease
- Locally-owned and professionally managed
- 24/7 on-call emergency maintenance



Contact Karen O'Neil for more information or to schedule a tour.

Office: 734.665.6500
Cell: 734.323.4263
koneil@oxfordcompanies.com

Concord Center
2900 S. State, Suite 12
Ann Arbor, MI 48104



Integrated
Real Estate
Services

BUILDING MECHANICAL SYSTEM

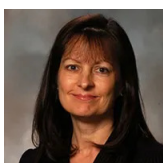
Heating	Roof top unit
Cooling	Roof top unit
HVAC Control System	Individual TSTAT
Hot Water Heaters	Individual in each suite
Fire Prevention	Suppression, fire alarm, smoke detectors
Electricity	DTE 120 Volt
Emergency Lighting	LED wall and ceiling mounts
Lighting System	Timer controlled exterior lighting system (Certified Electric) Interior lights- halls on timers, suites individual controls.
Security	Doors on timers, after hour access keyscan badges.
Roof	60 mil EPDM

UTILITY PROVIDERS

Gas	DTE
Electric	DTE
Water	City of Ann Arbor

REAL ESTATE TAX INFORMATION (2026)

Parcel Number	09-12-05-400-041
State Equalized Value	\$7,560,900
Taxable Value	\$7,006,630



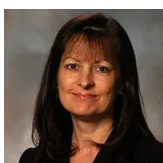
Contact Karen O'Neil for more information or to schedule a tour.

Office: 734.665.6500
Cell: 734.323.4263
koneil@oxfordcompanies.com

Concord Center
2900 S. State, Suite 12
Ann Arbor, MI 48104



Integrated
Real Estate
Services



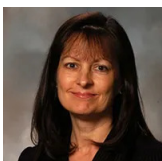
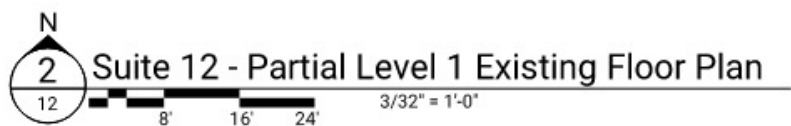
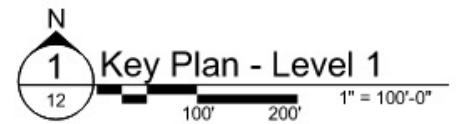
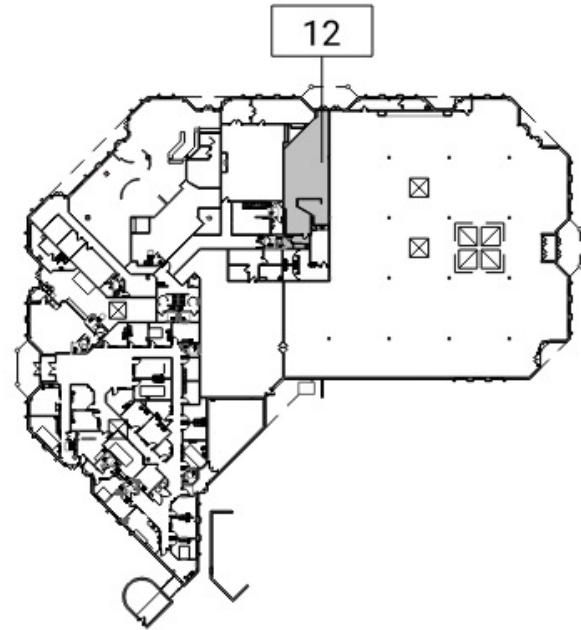
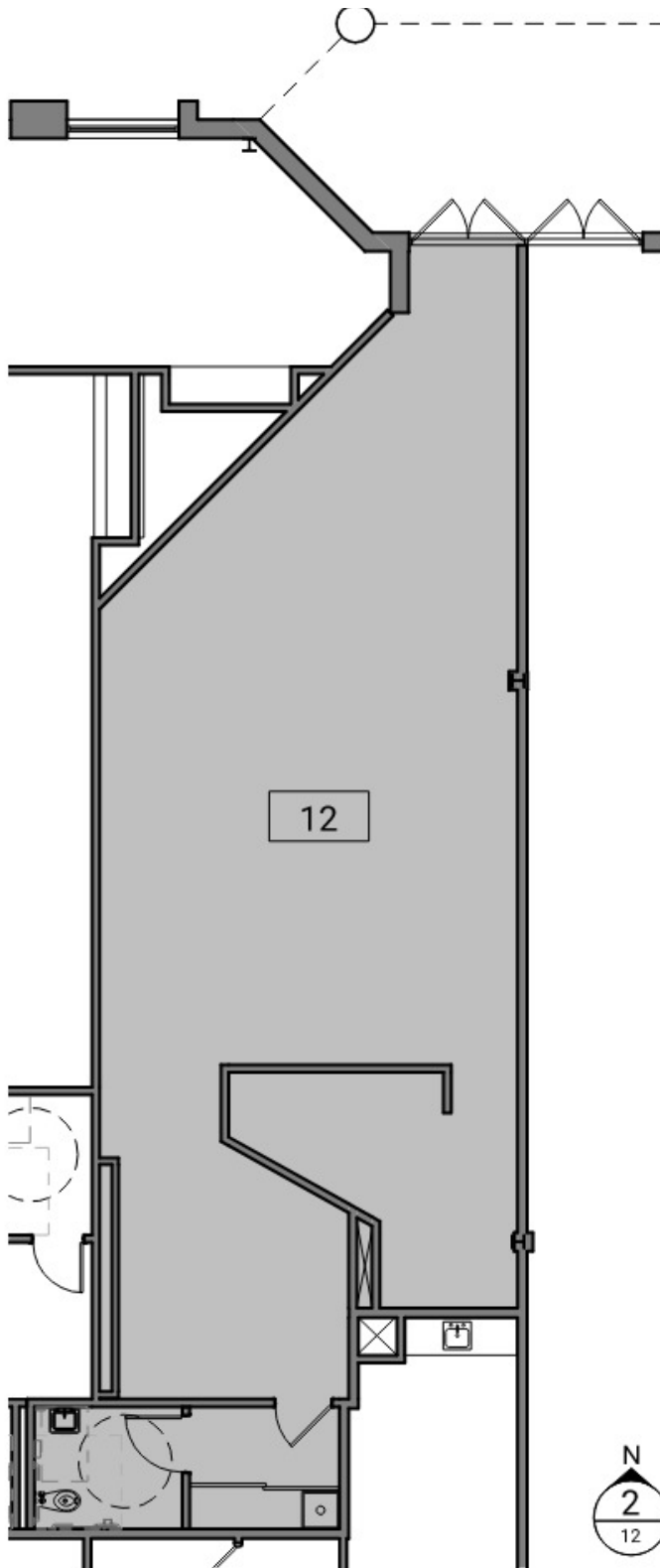
Contact Karen O'Neil for
more information or to
schedule a tour.

Office: 734.665.6500
Cell: 734.323.4263
koneil@oxfordcompanies.com

Concord Center
2900 S. State, Suite 12
Ann Arbor, MI 48104



Integrated
Real Estate
Services



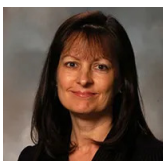
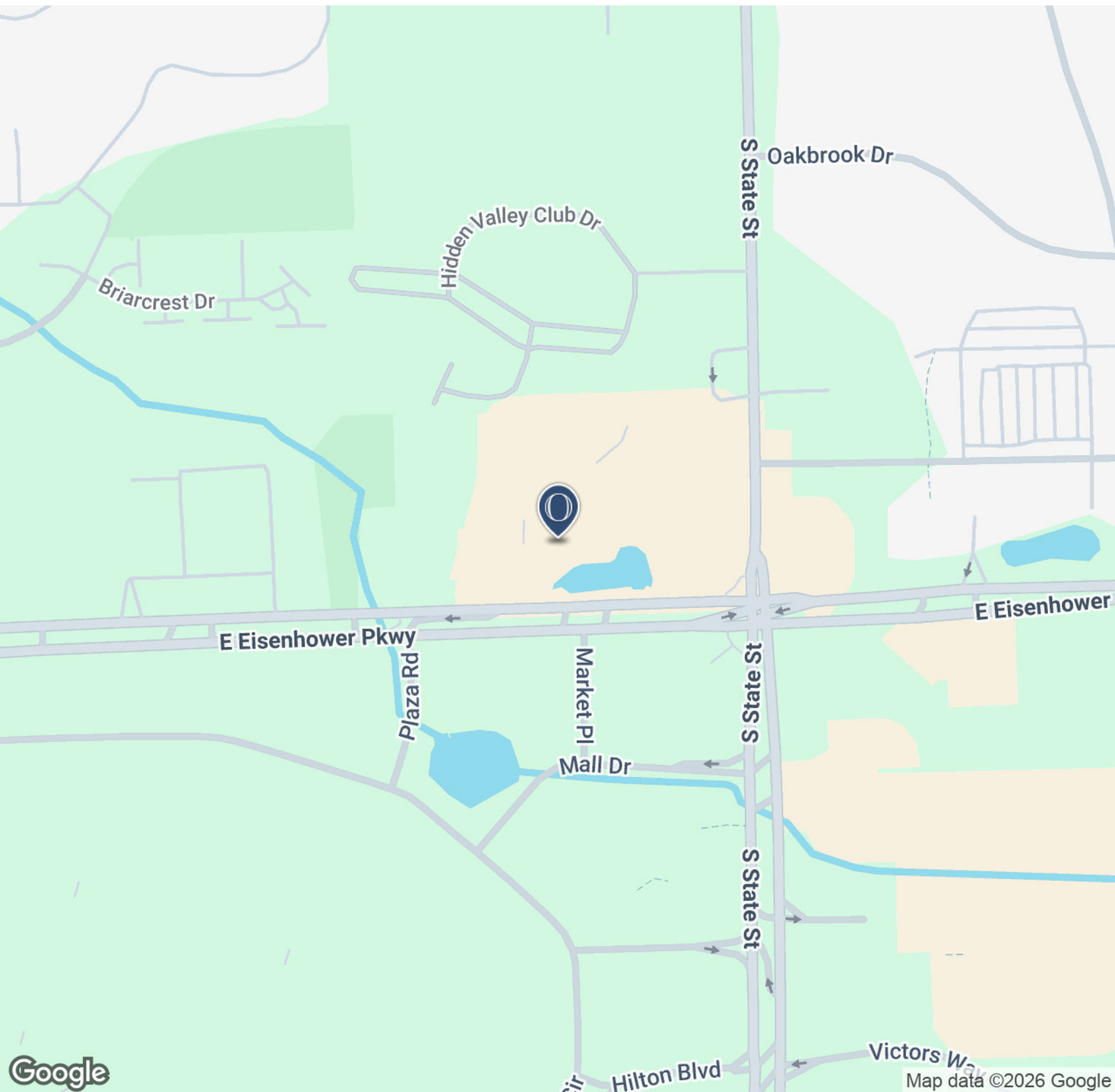
Contact Karen O'Neil for
more information or to
schedule a tour.

Office: 734.665.6500
Cell: 734.323.4263
koneil@oxfordcompanies.com

Concord Center
2900 S. State, Suite 12
Ann Arbor, MI 48104



Integrated
Real Estate
Services



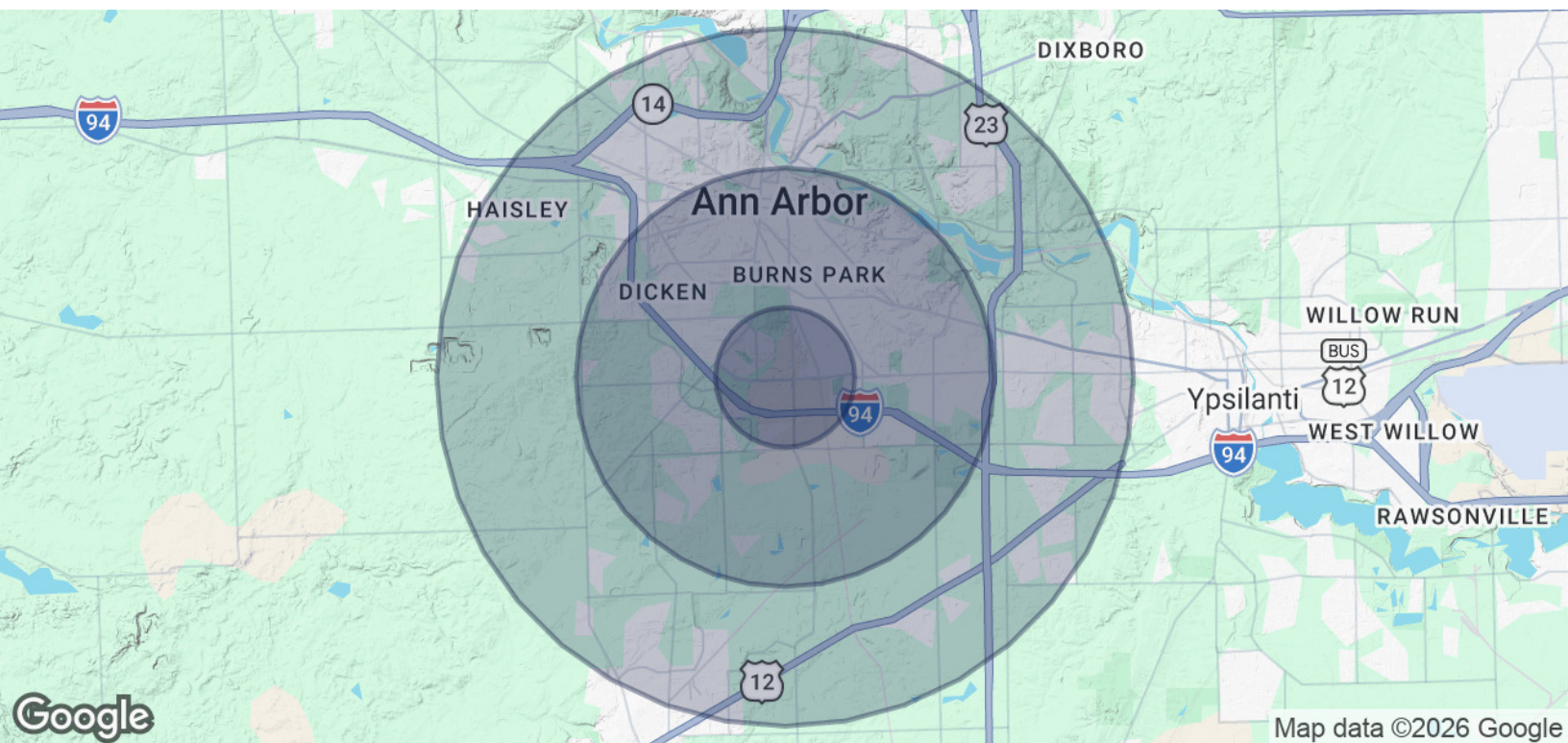
Contact Karen O'Neil for
more information or to
schedule a tour.

Office: 734.665.6500
Cell: 734.323.4263
koneil@oxfordcompanies.com

Concord Center
2900 S. State, Suite 12
Ann Arbor, MI 48104



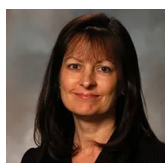
Integrated
Real Estate
Services



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

2020 American Community Survey (ACS)



Contact Karen O'Neil for
more information or to
schedule a tour.

Office: 734.665.6500
Cell: 734.323.4263
koneil@oxfordcompanies.com