

Oxford Companies
734.665.6500
oxfordcompanies.com



Integrated
Real Estate
Services



Office Building For Lease

Office Space Available

308 S State St, Suite 32

Ann Arbor, MI 48104

838 SF

\$25.00 SF/yr (MG)

Available



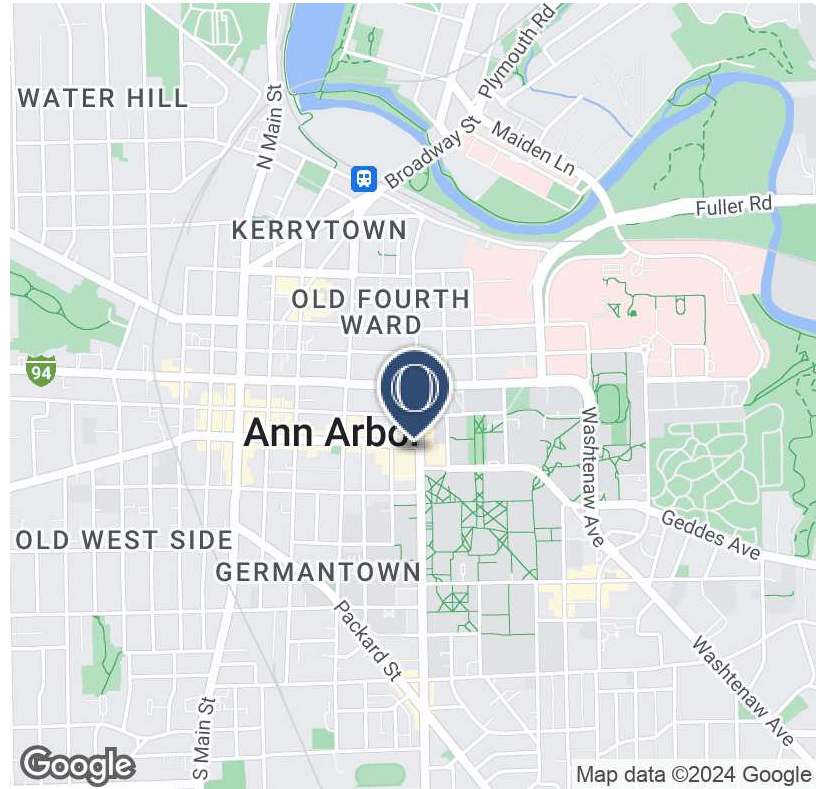
Contact Karen O'Neil for
more information or to
schedule a tour.

Office: 734.665.6500
Cell: 734.323.4263
koneil@oxfordcompanies.com

Office Space Available
308 S State St, Suite 32
Ann Arbor, MI 48104



Integrated
Real Estate
Services



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (MG)
Available SF:	838 SF
Lot Size:	0.1 Acres
Year Built:	1901
Zoning:	D1
Submarket:	Washtenaw W of 23

PROPERTY OVERVIEW

308 S. State's stunning office spaces are located on one of Ann Arbor's most well-trafficked streets by both pedestrians and drivers. 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.

PROPERTY HIGHLIGHTS

- Unbeatable downtown Ann Arbor location
- Two floors of office spaces above street level retail
- 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



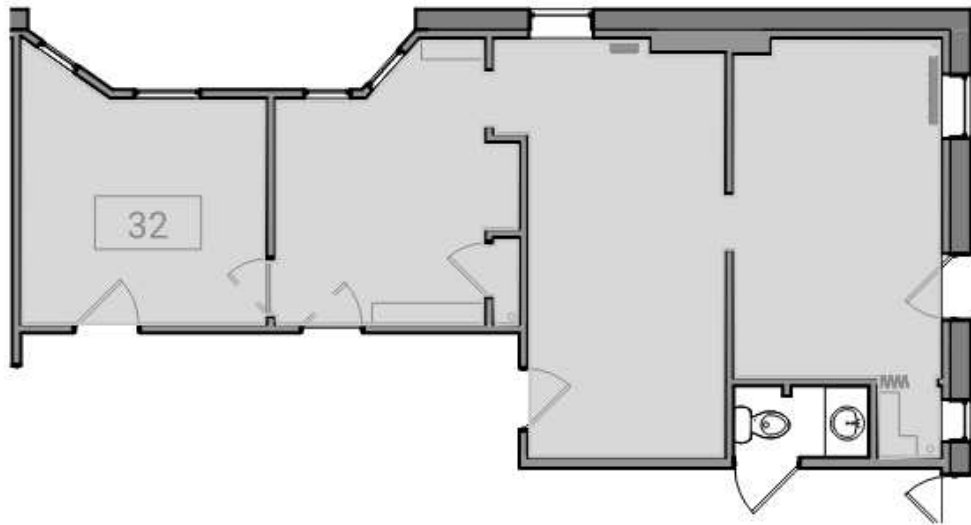
Contact Karen O'Neil for more information or to schedule a tour.

Office: 734.665.6500
Cell: 734.323.4263
koneil@oxfordcompanies.com

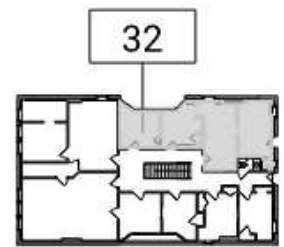
Office Space Available
308 S State St, Suite 32
Ann Arbor, MI 48104



Integrated
Real Estate
Services



4 Suite 32 - Partial Level 3 Existing Floor Plan
1" = 10'-0"



3 Key Plan - Level 3
1" = 60'-0"



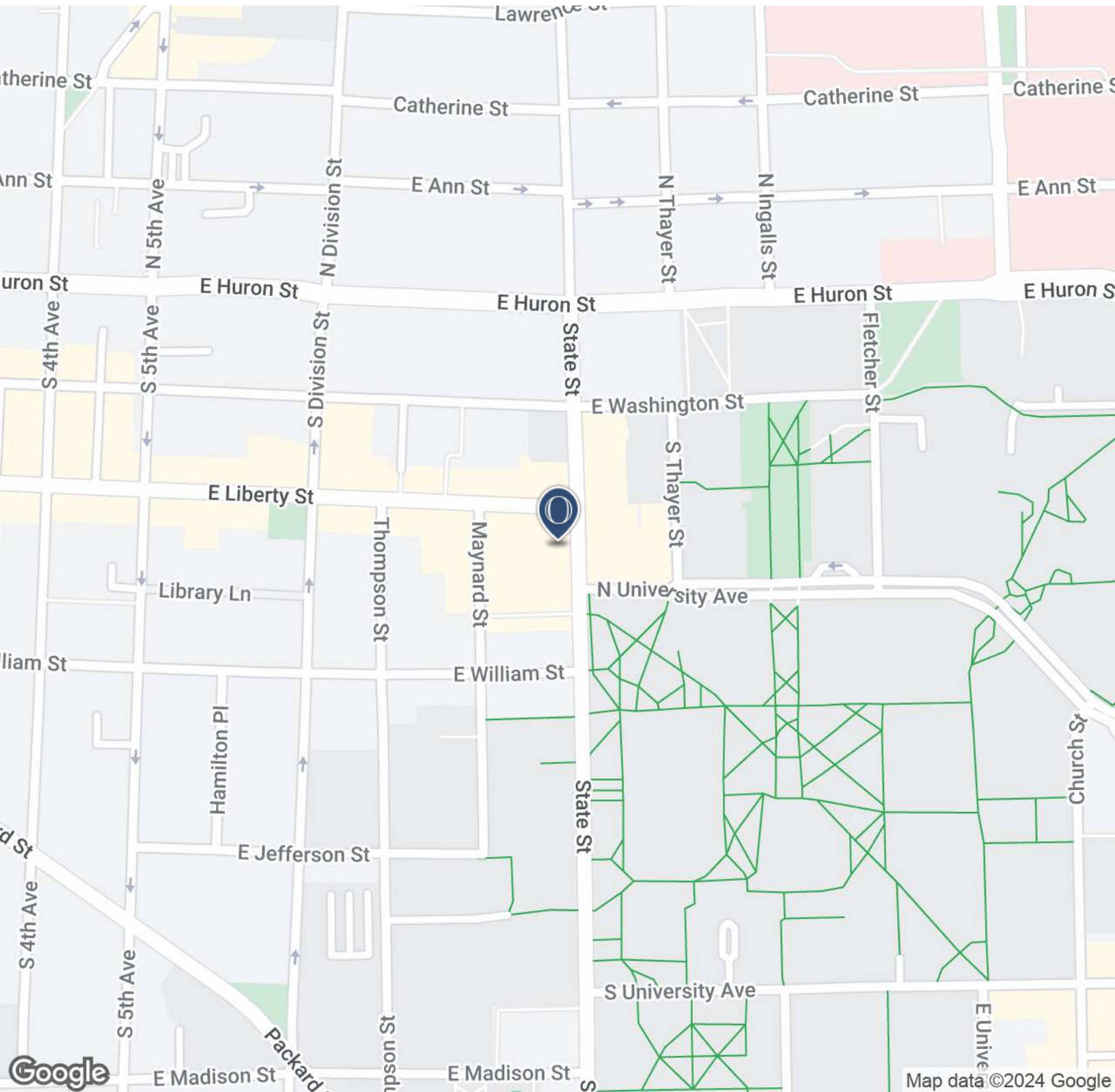
Contact Karen O'Neil for
more information or to
schedule a tour.

Office: 734.665.6500
Cell: 734.323.4263
koneil@oxfordcompanies.com

Office Space Available
308 S State St, Suite 32
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

Office Space Available
 308 S State St, Suite 32
 Ann Arbor, MI 48104



Integrated
 Real Estate
 Services



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	33,695	73,557	117,748
Average Age	22.9	27.5	30.8
Average Age (Male)	23.0	27.3	30.3
Average Age (Female)	22.9	27.7	31.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	10,352	25,250	44,087
# of Persons per HH	3.3	2.9	2.7
Average HH Income	\$44,781	\$67,162	\$73,891
Average House Value	\$319,335	\$340,438	\$325,643

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