

Oxford Companies  
734.665.6500  
oxfordcompanies.com



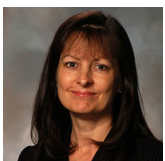
Integrated  
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## Office Building For Lease

Eisenhower Commerce Bldg 3  
1300 Eisenhower Pl, Suite 1330  
Ann Arbor, MI 48104

10,779 SF  
\$15.00 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

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## OFFERING SUMMARY

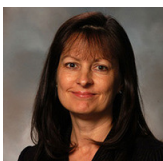
Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	10,779 SF
Year Built:	1985
Ceiling Height:	11'3"
Height to Deck:	13'4"
Zoning:	M-1
Submarket:	South Ann Arbor

## PROPERTY OVERVIEW

The Eisenhower Commerce Center consists of five flex buildings in Ann Arbor's bustling Southside corridor--the hub of Ann Arbor's thriving research and technology industries. These premium industrial, lab, and R&D spaces are in the perfect location for businesses looking to expand their Ann Arbor office space footprints. ECC tenants enjoy convenient access to I-94 and proximity to other business parks, hotels, and downtown Ann Arbor. This location puts you in the heart of the action – great for networking and business travel. The buildings themselves boast an attractive brick exterior and ample parking, and are nestled in a peaceful, wooded setting surrounded by natural landscaping.

## PROPERTY HIGHLIGHTS

- Easy access to I-94 and US-23 and minutes from downtown Ann Arbor
- At the hub of the city's thriving research and high technology industries
- Surrounded by other business parks and hotels
- Ample parking adjacent to building
- Nestled in a peaceful, wooded setting
- Attractive brick exterior
- Surrounded by natural landscaping



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#### BUILDING MECHANICAL SYSTEM

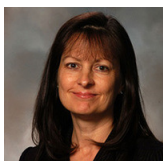
Heating	Forced air
Cooling	16-Roof top units
HVAC Units	16
Hot Water Heaters	Available tanks located above ceiling by each restrooms
Fire Prevention	Pull -station alarm system- Reports to smoke detectors (All Star Alarm), Wet Fire suppression System (Arbor Inspection)
Electricity	-800amp 600v 3 phase -15ct @ 100amp 600v 3 phase
Lighting System	Photocell controlled exterior lighting system, T8, T12, PAR
Roof	Ballasted EPDM, SW section-5,100 SF Mech Fast TPO

#### UTILITY PROVIDERS

Gas	DTE
Electric	DTE
Water	City of Ann Arbor

#### REAL ESTATE TAX INFORMATION (YEAR)

Parcel Number	09-12-09-202-002
State Equalized Value	\$3,433,300
Taxable Value	\$3,418,259



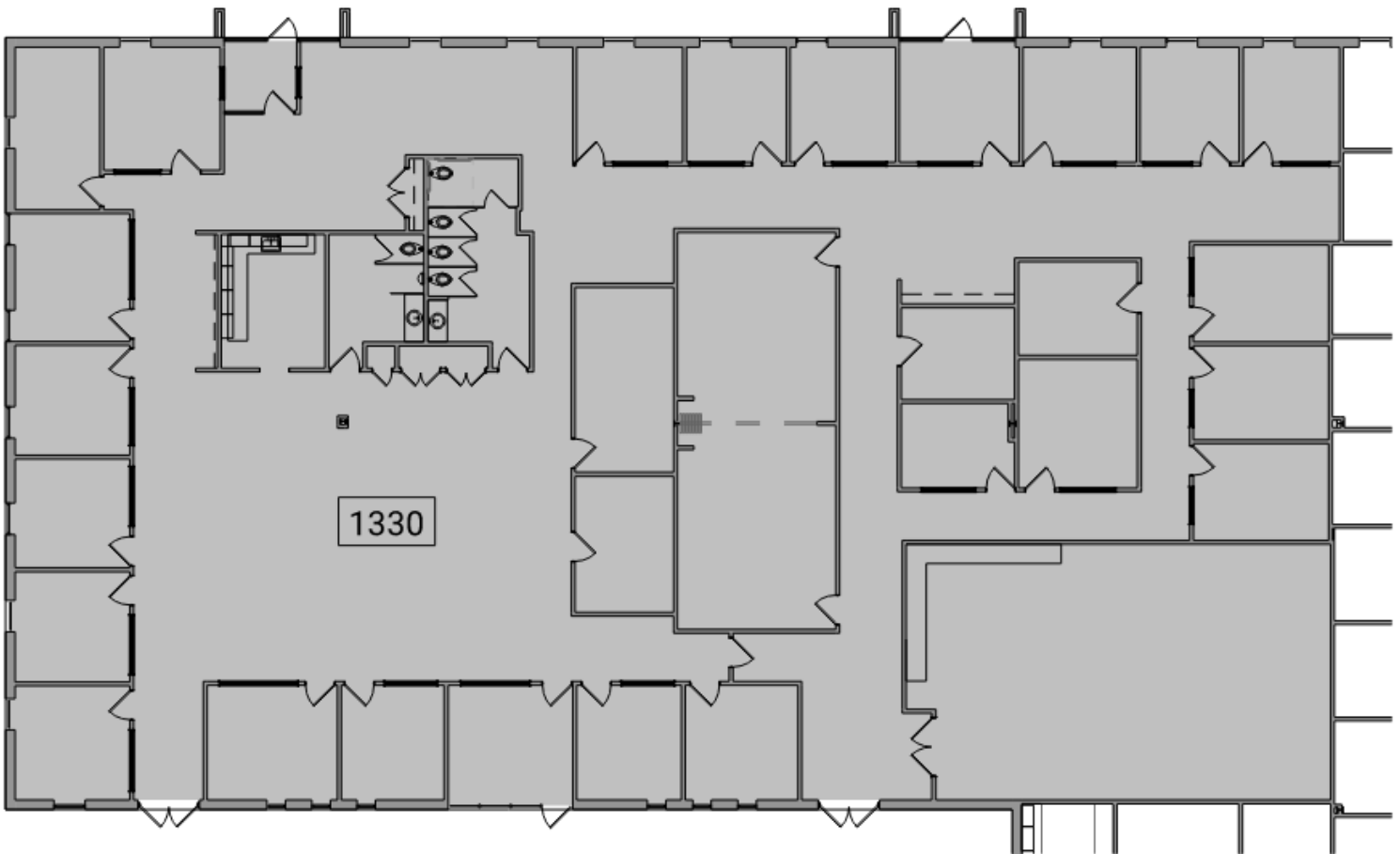
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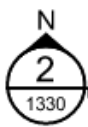
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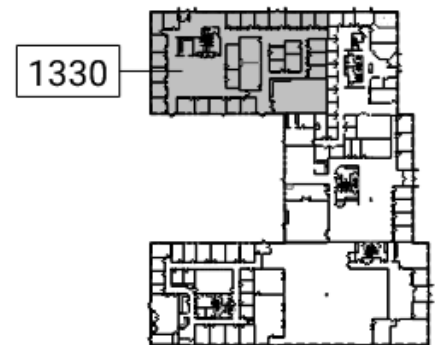
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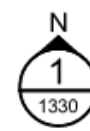


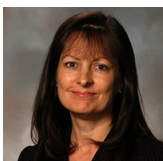
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 N  
2  
1330  
Suite 1330 - Partial Level 1 Existing Floor Plan  
1" = 20'-0"  
10' 20' 40'



 N  
1  
1330  
Key Plan - Level 1  
1" = 160'-0"  
160' 320'



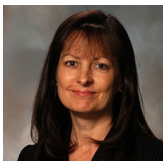
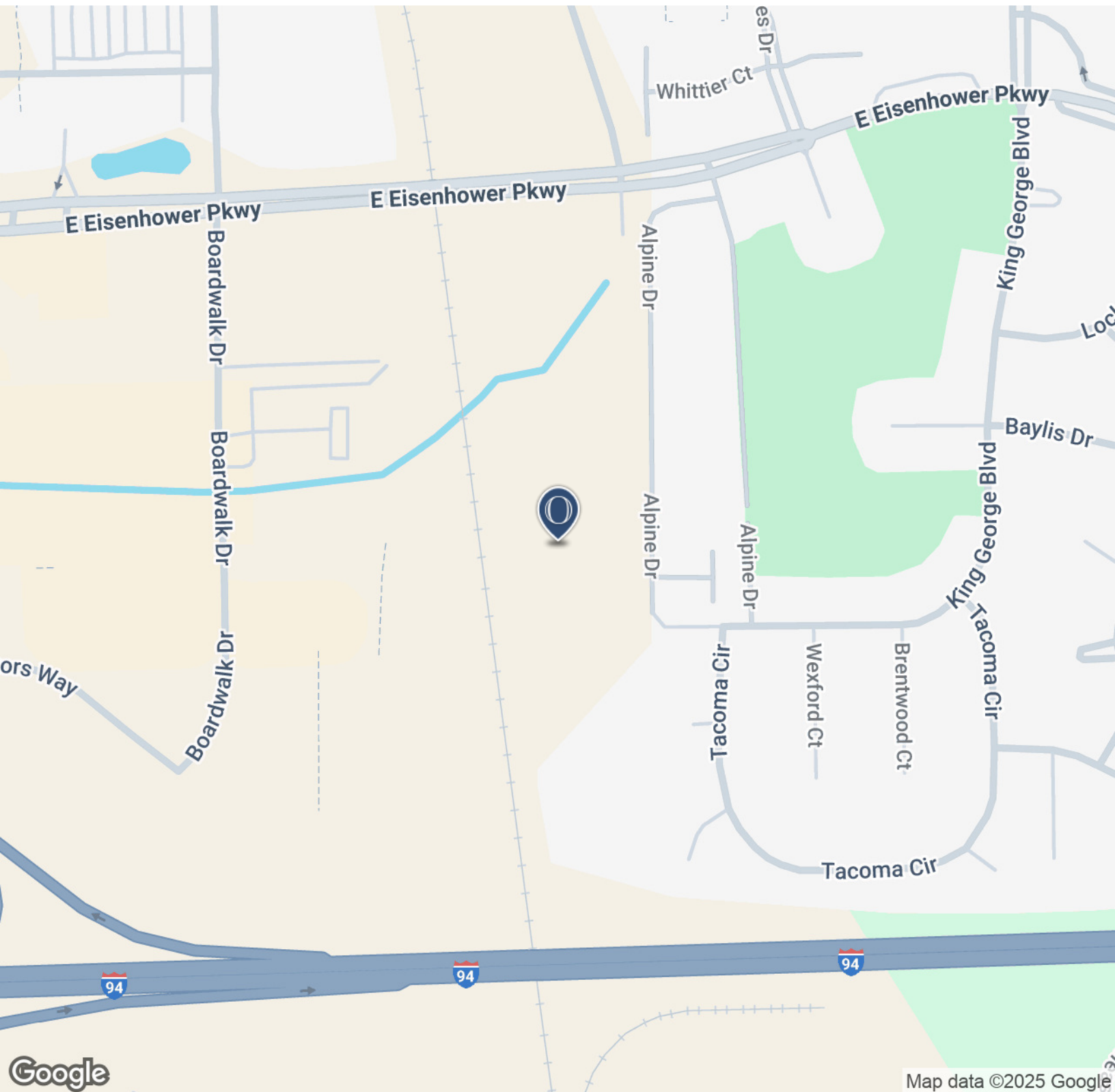
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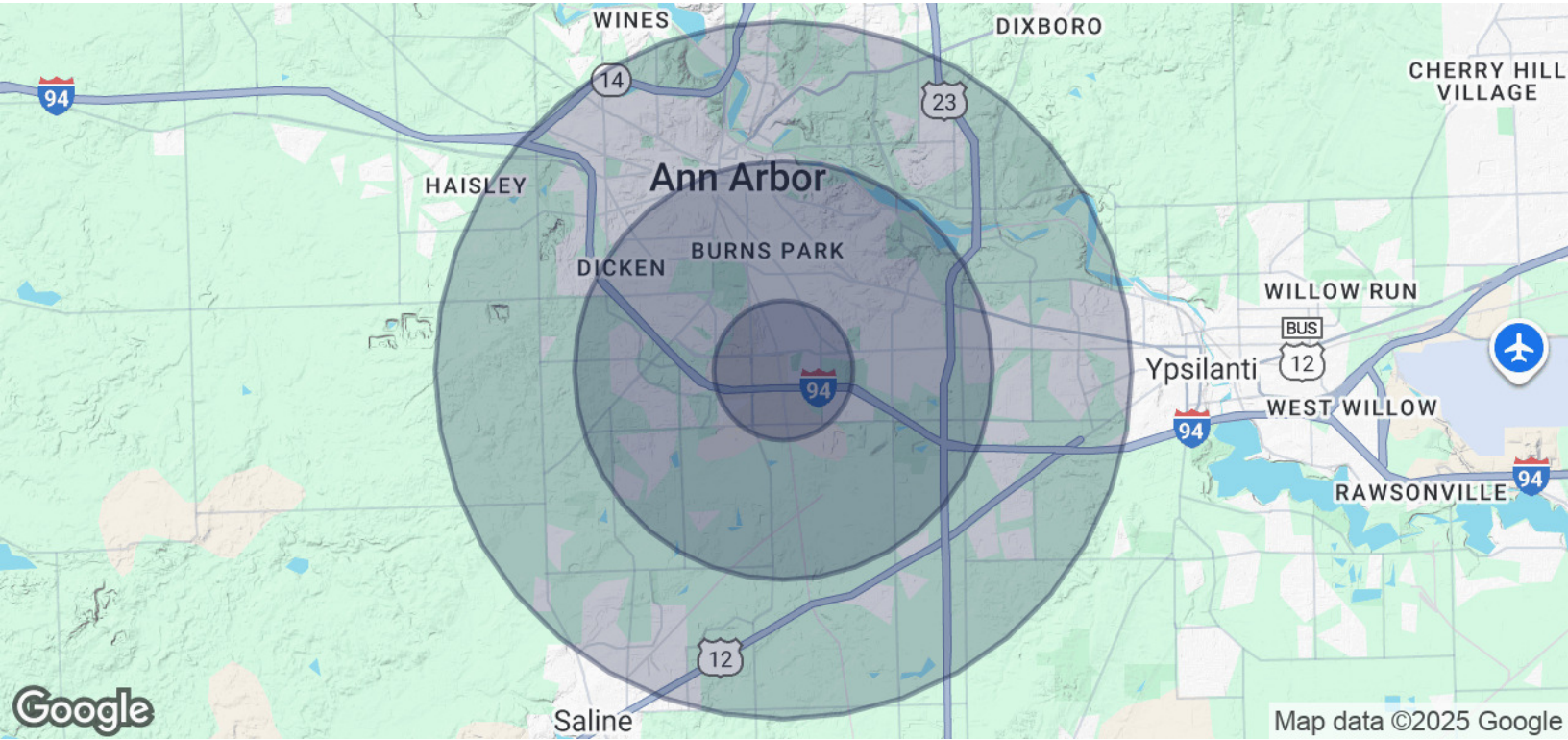
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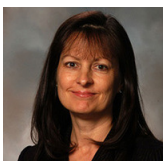


<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	10,450	89,943	190,746
Average age	32.4	30.9	32.6
Average age (Male)	32.6	30.8	32.3
Average age (Female)	32.2	30.9	32.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,834	34,014	74,649
# of persons per HH	2.2	2.6	2.6
Average HH income	\$58,772	\$76,630	\$78,068
Average house value	\$175,161	\$346,335	\$315,904

\* Demographic data derived from 2020 ACS - US Census



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