

Oxford Companies  
734.665.6500  
oxfordcompanies.com

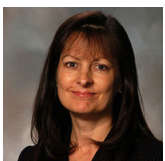


Integrated  
Real Estate  
Services



**Office Building For Lease**  
Northeast Corporate Center  
2350 Green Rd, Suite 170  
Ann Arbor, MI 48105

3,775 SF  
\$26.95 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

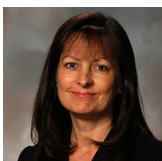
Lease Rate:	\$26.95 SF/yr (MG)
Available SF:	3,775 SF
Year Built:	1988
Renovated:	2016
Parking Ratio:	4.72
Zoning:	RE
Submarket:	Washtenaw W of 23

## PROPERTY OVERVIEW

Directly at the hub of Ann Arbor's thriving northeast office corridor, the Northeast Corporate Center provides organizations with a superb Ann Arbor office location. This three-building complex offers dining, shopping, and lodging amenities all within a mile radius, and sits in a tranquil location that's also near major highways. NECC embraces the a modern office concept in unique single-story buildings surrounded by beautiful landscaping.

## PROPERTY HIGHLIGHTS

- Space includes floor-to-ceiling windows with plenty of natural light and multiple private offices
- Direct access to the Plymouth Road commercial corridor and the University of Michigan's North Campus
- Located adjacent to US-23 and M-14
- Ample parking and beautiful landscaping
- Professional property management and local ownership
- 24/7 on-call maintenance
- Streamlined leasing experience for convenience and ease



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#### BUILDING MECHANICAL SYSTEM

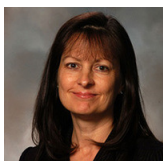
Heating	Forced Air
Cooling	9 Roof top units
HVAC Control System	Yes
HVAC Units	9- Roof top units
Hot Water Heaters	5- Available tanks
Fire Prevention	Wet Fire suppression system, pull stations (Arbor Inspection)
Electricity	One (1) diesel power generator on site (owned by Utidata)
Emergency Lighting	Various styles
Lighting System	Photocell System (Certified Electric)
Security	After hours card access to building
Roof	TPO

#### UTILITY PROVIDERS

Gas	Constellation
Electric	DTE
Water	City of Ann Arbor

#### REAL ESTATE TAX INFORMATION (YEAR)

Parcel Number	09-09-14-400-013
State Equalized Value	\$6,350,800 (2025)
Taxable Value	\$5,192,823 (2025)



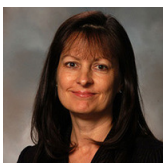
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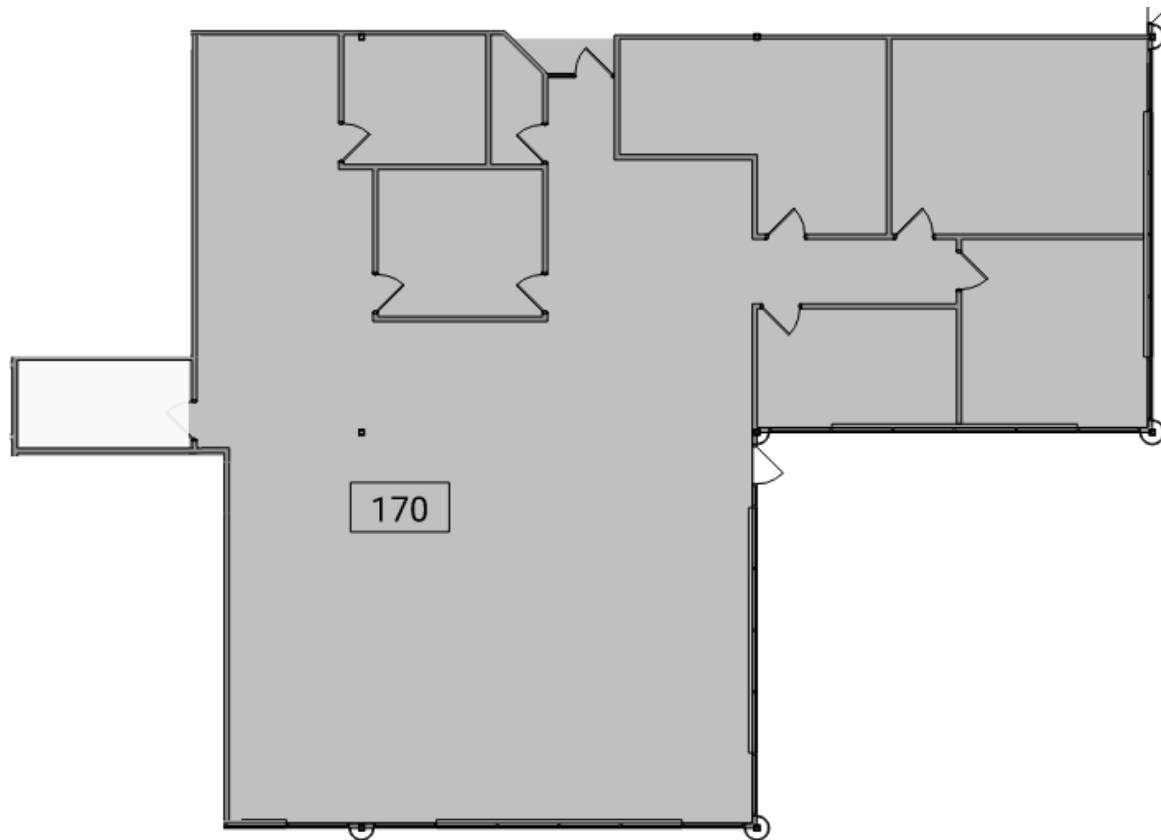
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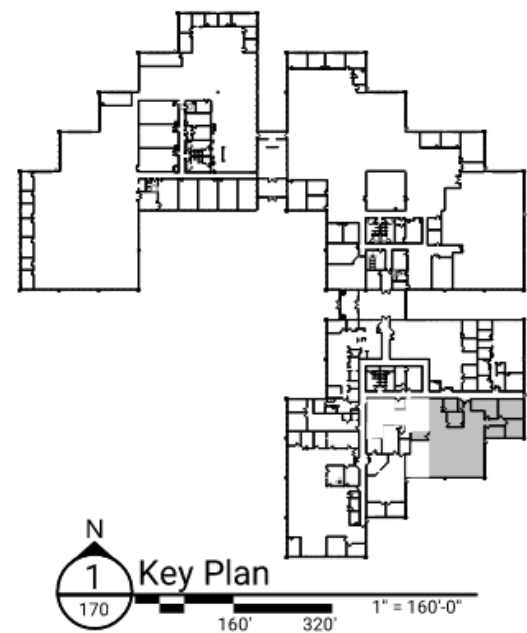
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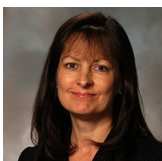
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N  
2 Suite 170 - Partial Existing Floor Plan  
170 8' 16' 32' 1/16" = 1'-0"



N  
1 Key Plan  
170 160' 320' 1" = 160'-0"



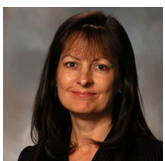
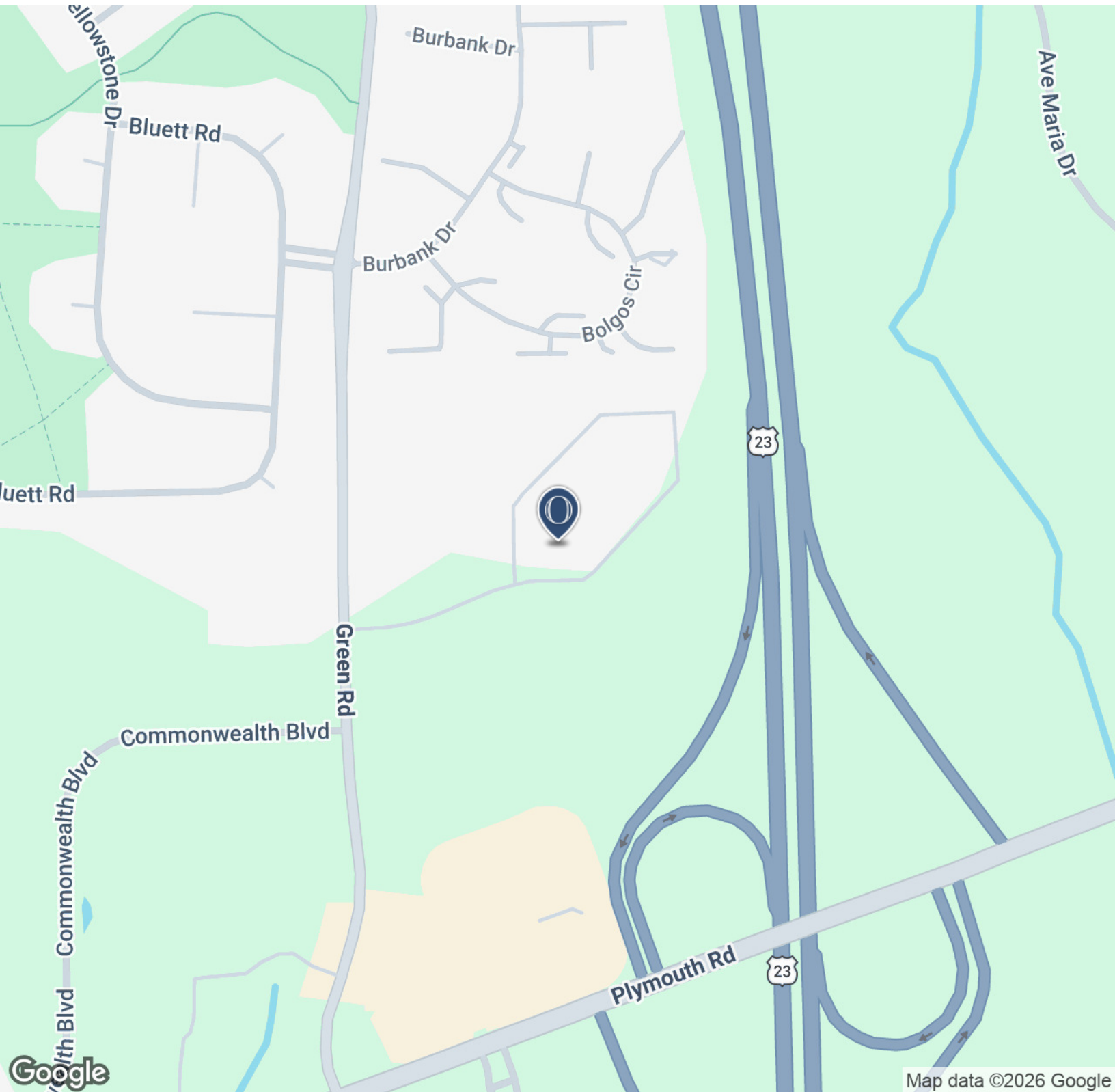
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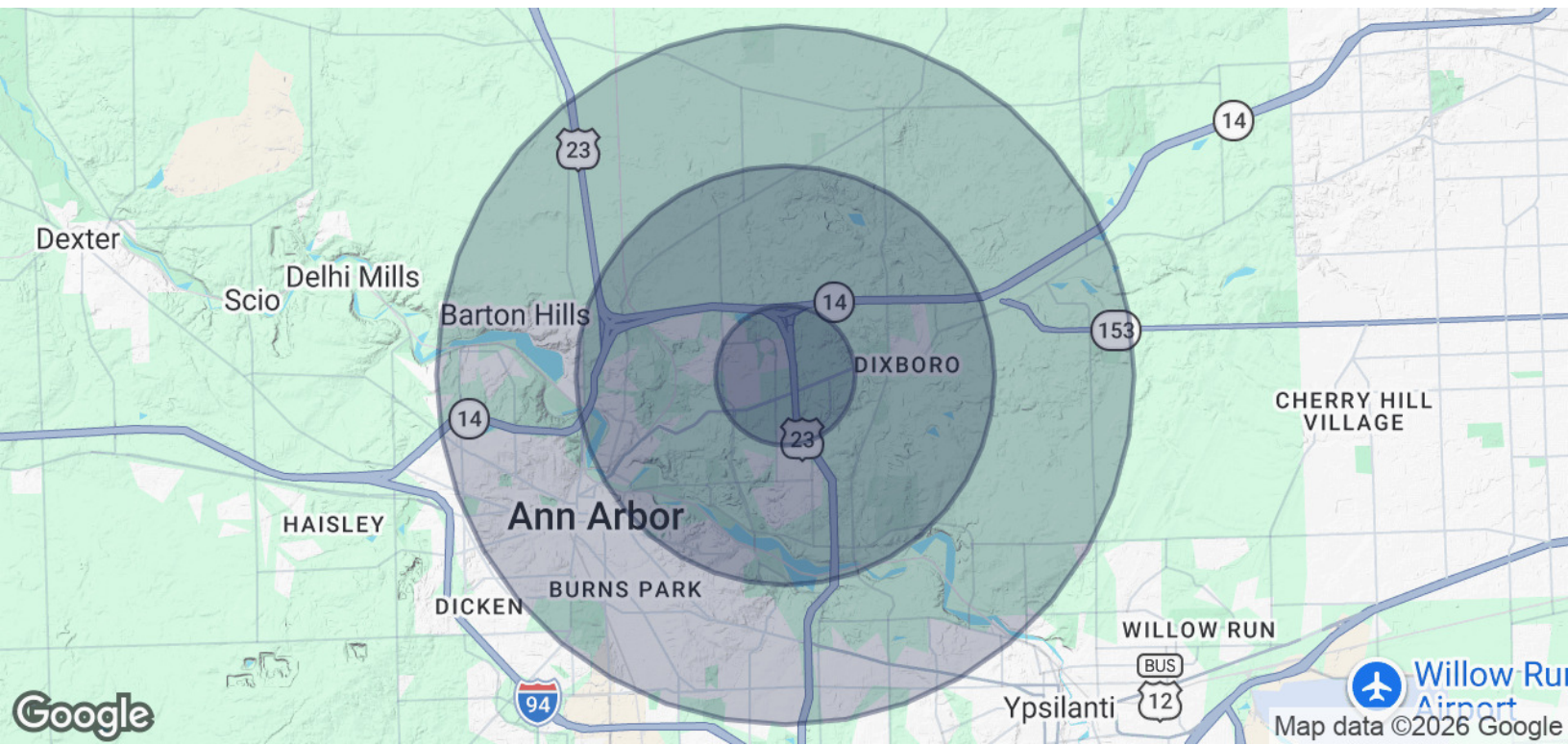
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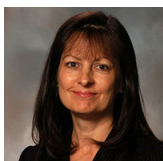


<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,126	39,918	130,724
Average age	32.9	32.5	30.5
Average age (Male)	34.0	32.4	30.3
Average age (Female)	33.6	33.2	30.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,170	14,476	49,193
# of persons per HH	2.2	2.8	2.7
Average HH income	\$88,542	\$93,192	\$75,762
Average house value		\$390,622	\$361,121

\* Demographic data derived from 2020 ACS - US Census



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