

Oxford Companies
734.665.6500
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Integrated
Real Estate
Services



Eisenhower Commerce Building

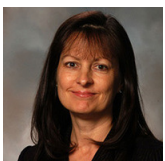
19,358 SF

1490 Eisenhower Pl

\$12.95 SF/yr (NNN)

Ann Arbor, MI 48104

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

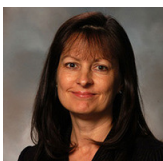
Lease Rate:	\$12.95 SF/yr (NNN)
Available SF:	19,358 SF
Year Built:	1986
Ceiling Height:	11'3"
Height to Deck:	13'4"
Overhead Door:	One, 10'
Zoning:	M-1
Submarket:	South Ann Arbor

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. On the inside you'll find a blank canvas that can be customized to your business needs.

PROPERTY HIGHLIGHTS

- 2500 amps of power
- Nestled in a peaceful, wooded setting
- One 10' overhead door and high ceilings
- Easy access to I-94 and US-23 and minutes from downtown Ann Arbor and U-M
- At the hub of the city's thriving research and technology industries
- Plenty of free parking adjacent to building
- Locally owned and professionally managed with 24/7 on-call emergency maintenance



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**BUILDING
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 SYSTEM**

Heating	Forced air
Cooling	8-Roof top units
HVAC Units	8
Hot Water Heaters	1, located in Janitorial closet
Fire Prevention	Alarm systems- Reports to smoke detectors (All Star)
Electricity	Suite Power: 2500 amp 480v
Generator	Yes, natural gas full suite generator rated at 400amps 208v
Emergency Lighting	T8, T12, PAR
Lighting System	Photocell controlled exterior lighting system, T8, T12, PAR (Vedder Electric)
Roof	60 mil. TPO Mech Fast, ballasted
Additional Equipment	2 - Hamilton Safeaire II UL 1805 Compliant Lab Fume Hoods with cabinets

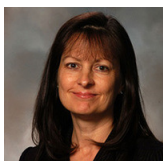


UTILITY PROVIDERS

Gas	DTE
Electric	DTE
Water	City of Ann Arbor

REAL ESTATE TAX INFORMATION (YEAR)

Parcel Number	09-12-09-202-005
State Equalized Value	\$3,982,600 (2025)
Taxable Value	\$2,963,411 (2025)



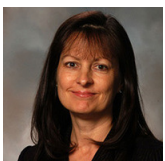
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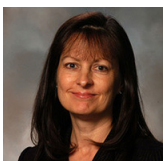
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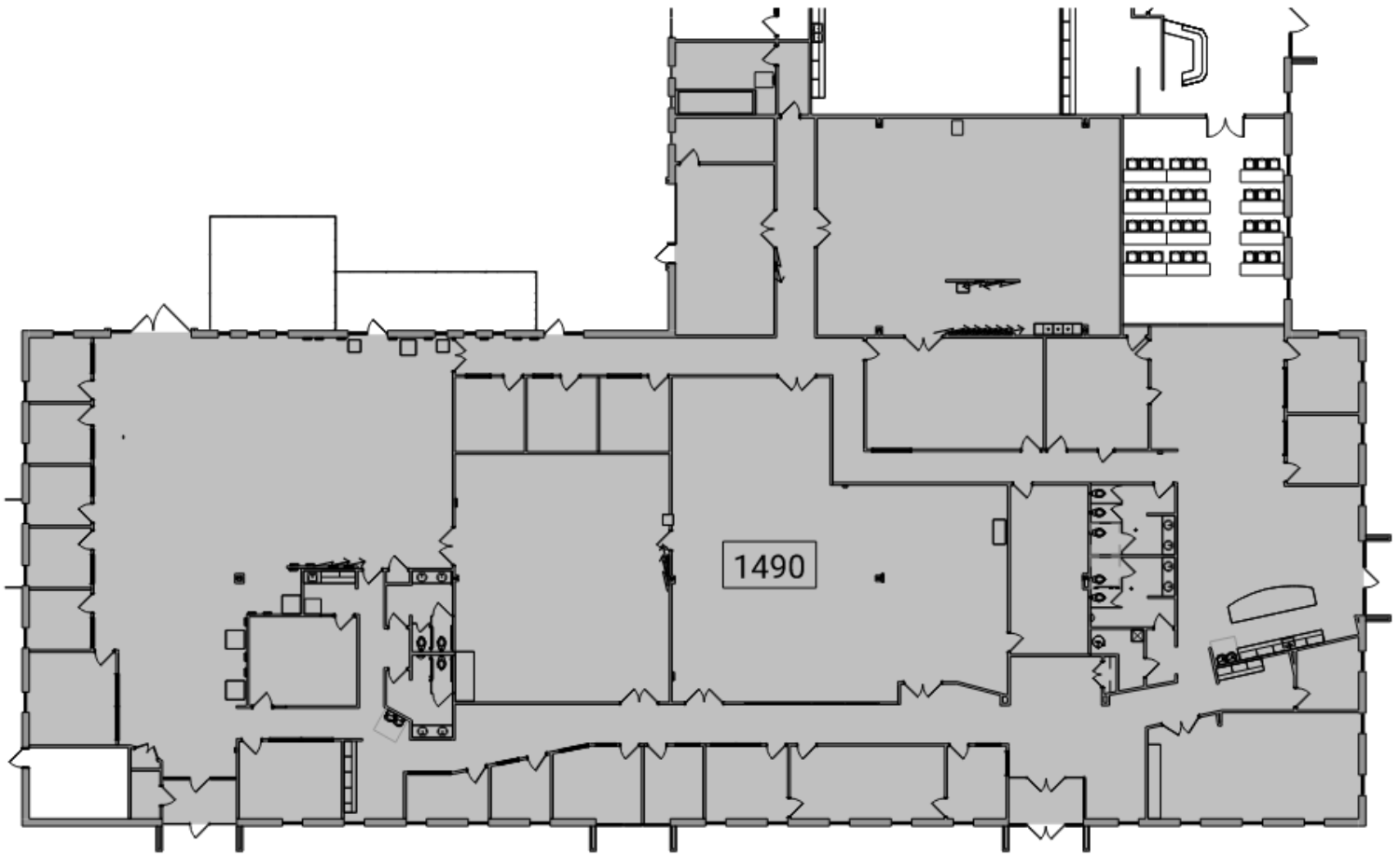
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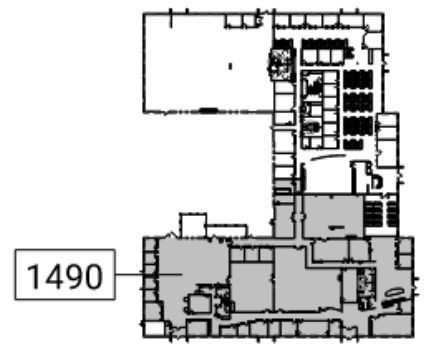


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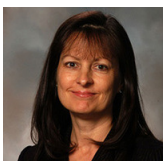
2 Suite 1490 - Existing Floor Plan
LA-90

4' 8' 16' 1" = 30'-0"



1 Key Plan
LA-90

4' 8' 16' 1" = 160'-0"



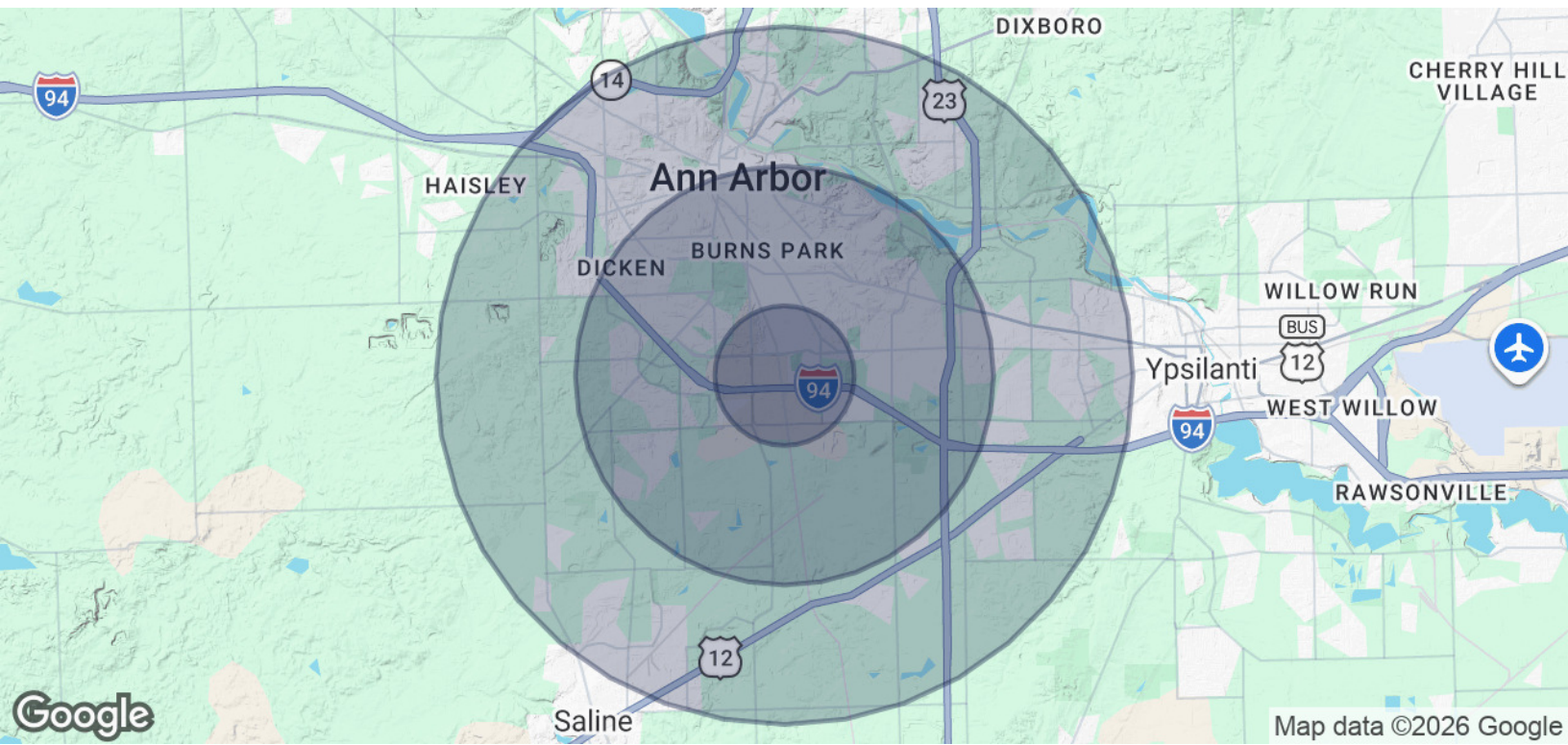
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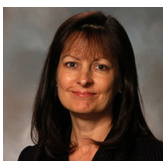
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,861	85,866	189,520
Average Age	32.2	31.2	32.5
Average Age (Male)	32.3	31.1	32.2
Average Age (Female)	32.0	31.2	32.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,563	32,928	74,237
# of Persons per HH	2.2	2.6	2.6
Average HH Income	\$57,812	\$77,243	\$78,029
Average House Value	\$152,862	\$343,737	\$316,575

* Demographic data derived from 2020 ACS - US Census



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