

Oxford Companies
734.665.6500
oxfordcompanies.com



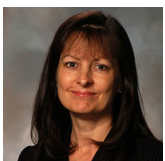
Integrated
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Full Commission to Brokers (5%) Plus 1% Bonus if Leased by July 1, 2026

Industrial Property For Lease
Eisenhower Commerce Bldg 2
1200 Eisenhower Pl
Ann Arbor, MI 48108

47,806 SF
\$14.95 SF/yr (NNN)
Available



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

Office: 734.665.6500
Cell: 734.323.4263
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OFFERING SUMMARY

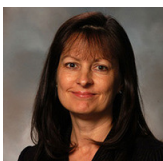
Sale Rate:	\$165/SF
Lease Rate:	\$14.95 SF/yr (NNN)
Building SF:	47,806 SF
Available SF:	47,806 SF
Year Built:	1985
Ceiling Height:	11'2" beam, 13'4" deck
Parking Ratio:	2.48
Zoning:	M-1
Submarket:	South Ann Arbor

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. Flexible M1 zoning allows for other uses such as office, education, trade schools or childcare. ECC tenants enjoy convenient access to I-94 and proximity to other business parks, hotels, and to downtown Ann Arbor. 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 easily customized to your business needs.

PROPERTY HIGHLIGHTS

- Nestled in a peaceful, wooded setting
- Attractive brick exterior surrounded by natural landscaping
- Overhead doors and high ceilings
- Easy access to I-94 and minutes from downtown Ann Arbor and U-M
- At the hub of the city's thriving research and technology industries
- Surrounded by other business parks and hotels
- Plenty of free parking adjacent to building
- Locally owned and professionally managed with 24/7 on-call emergency maintenance



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**BUILDING
 MECHANICAL
 SYSTEM**

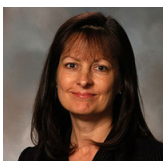
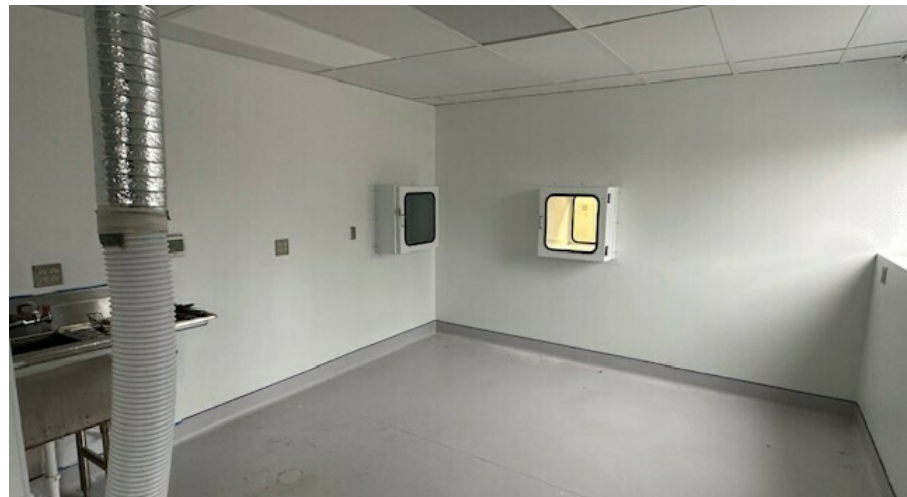
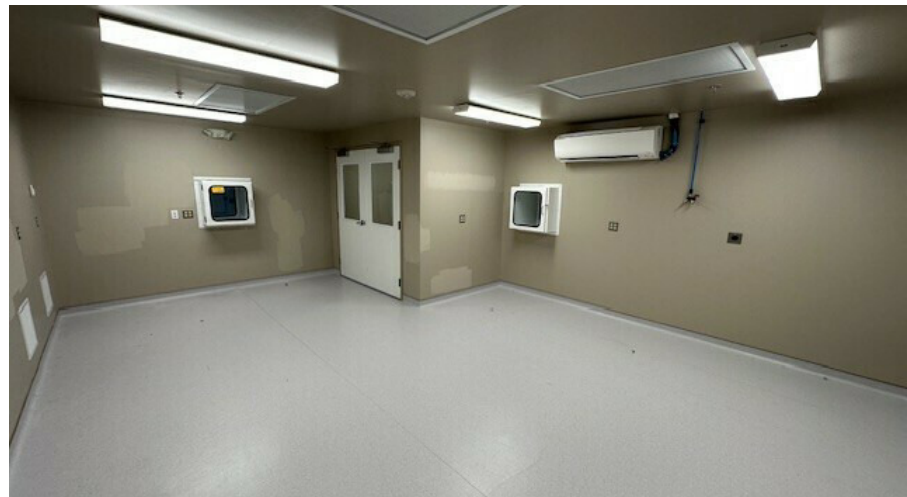
Heating	Forced air
Cooling	19- Roof top units
HVAC Units	19
Hot Water Heaters	Available tanks above ceilings by each restroom
Fire Prevention	Pull station alarms system (All Star), Wet fire Suppression system (Arbor Inspection)
Electricity	-800amp 600v 3 phase -15ct @ 100amp 600v3 phase
Emergency Lighting	T8, T12, PAR
Lighting System	Photocell controlled exterior lighting system
Security	Camera System & Guards (NeuMoDx)
Roof	60 mil EPDM, fully adhered roofing system

**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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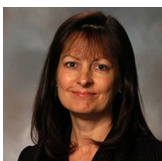
1200 Eisenhower Place, Suite 1210

- Positive and negative pressure lab space
- Interlocking doors to control air flow and prevent air infiltration from lab to lab.
- Overhead power and air supply in open lab space for flexible benching arrangements
- HEPA filtered rooms
- Lab space with Laminar Flow air distribution
- Lab enclosures constructed to provide Dry Room lab space
- Lab space with air locks for air infiltration control
- Roof penetrations for hood and exhaust venting connection
- Large power supply available



1200 Eisenhower Place, Suite 1250

- Electrostatic dissipative flooring
- Lab space with air locks for air infiltration control
- Lab enclosures constructed to provide Dry Room lab space
- Lab space with Laminar Flow air distribution
- Prepped for Leibert Unit installation
- Roof penetrations for hood and exhaust venting connection
- Prepped for generator installation
- Large power supply available
- HEPA filtered rooms
- Loading Dock access



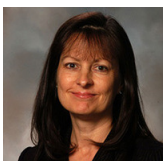
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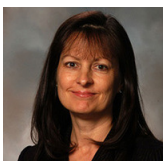
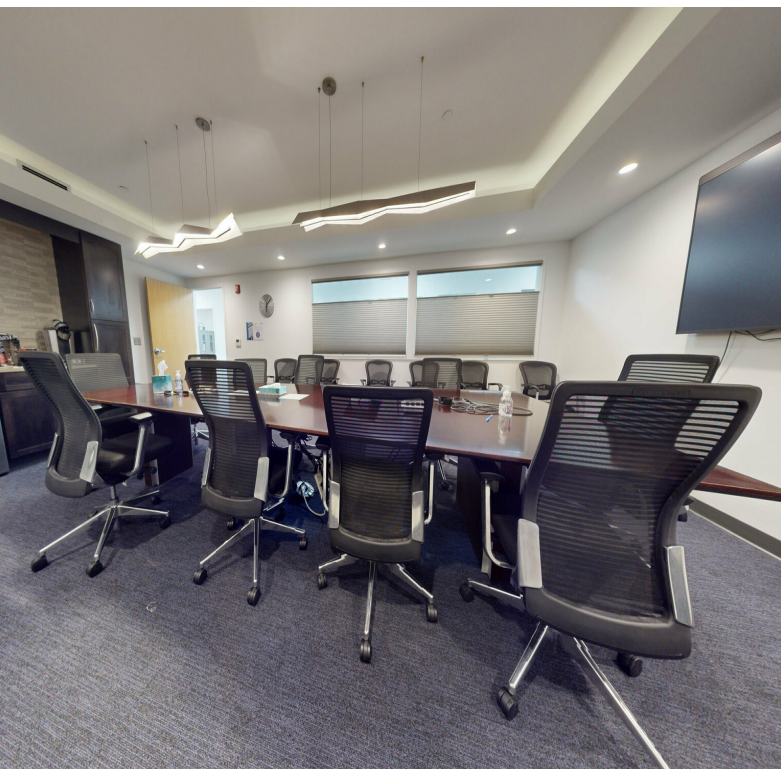
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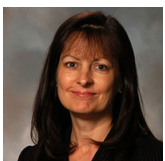
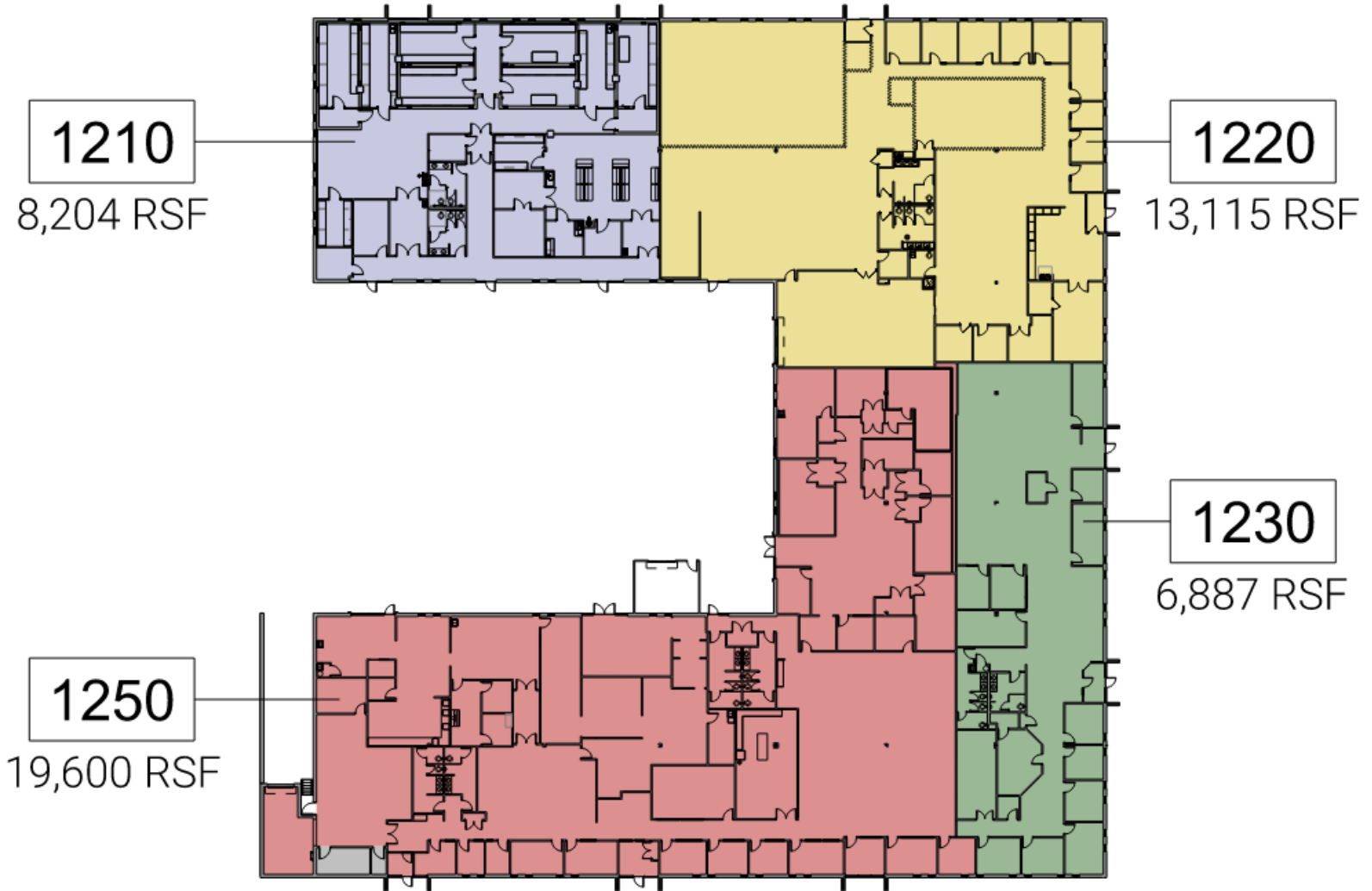
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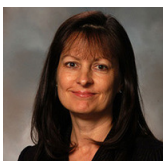
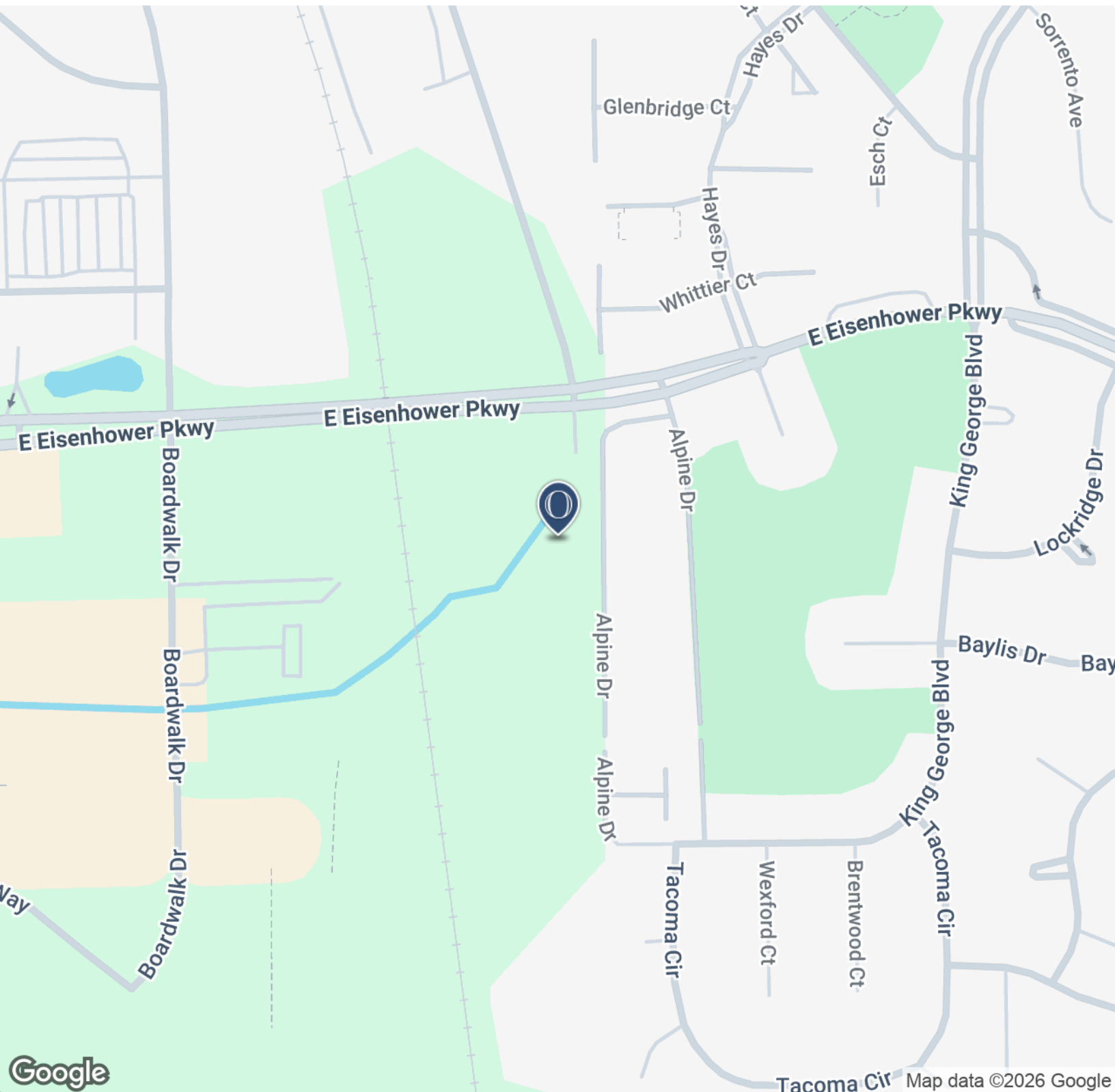
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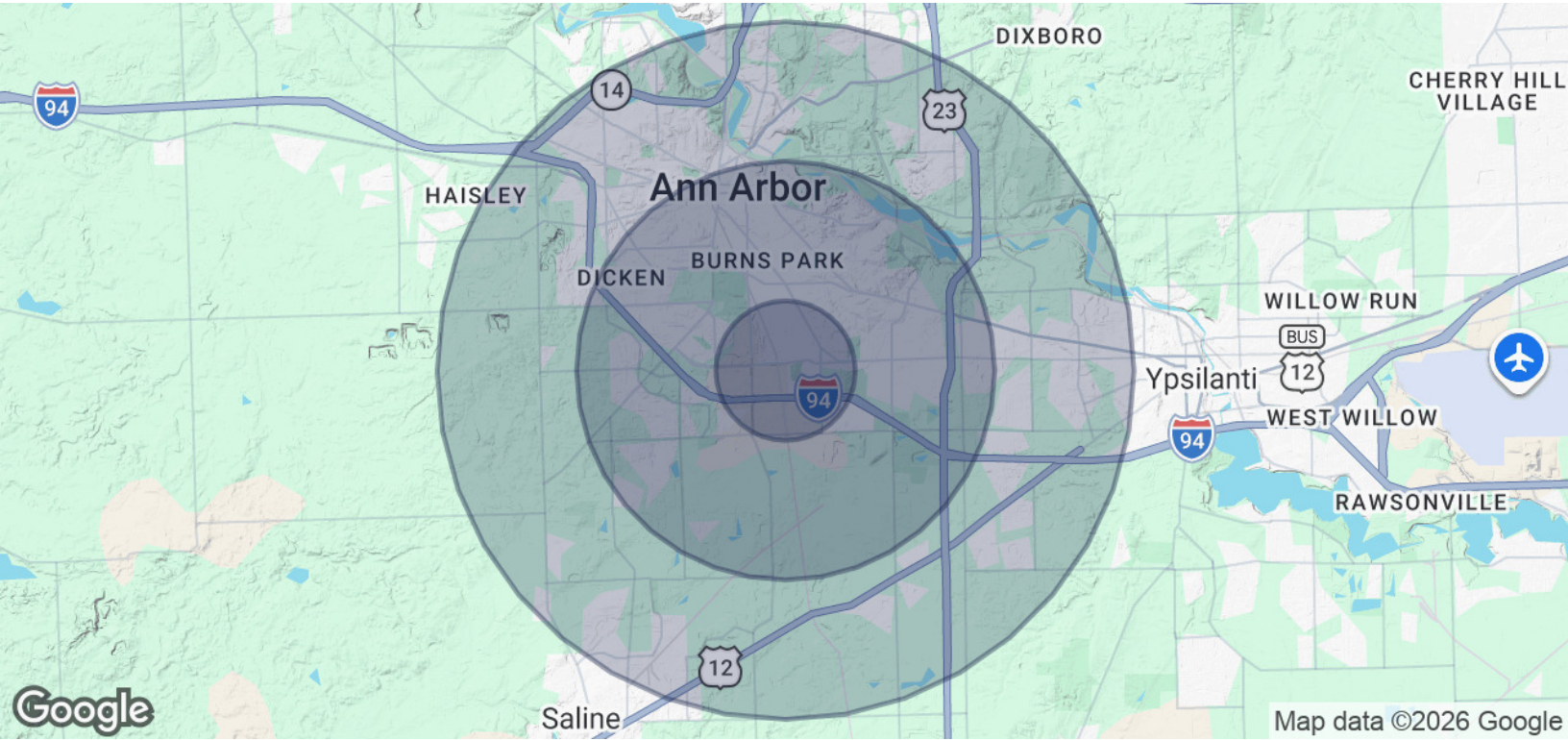
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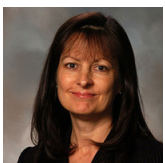
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,700	92,256	192,880
Average Age	32.6	30.7	32.5
Average Age (Male)	32.8	30.6	32.2
Average Age (Female)	32.4	30.8	32.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,958	34,700	75,614
# of Persons per HH	2.2	2.7	2.6
Average HH Income	\$59,627	\$76,094	\$78,039
Average House Value	\$187,422	\$347,005	\$318,012

2020 American Community Survey (ACS)



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