

Oxford Companies
734.665.6500
oxfordcompanies.com



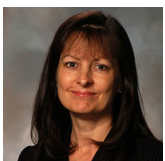
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Office Building For Lease

Eisenhower Commerce Bldg 3
1300 Eisenhower Pl, Suite 1390
Ann Arbor, MI 48104

6,240 SF
\$15.00 SF/yr (NNN)
Available 8/1/2026



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

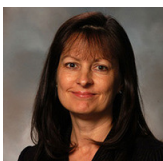
Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	6,240 SF
Year Built:	1985
Ceiling Height:	11'3"
Height to Deck:	13'4"
Zoning:	M-1
Submarket:	South Ann Arbor

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

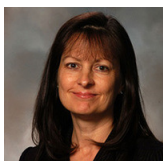
Heating	Forced air
Cooling	16-Roof top units
HVAC Units	16
Hot Water Heaters	Available tanks located above ceiling by each restrooms
Fire Prevention	Pull -station alarm system- Reports to smoke detectors (All Star Alarm), Wet Fire suppression System (Arbor Inspection)
Electricity	-800amp 600v 3 phase -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



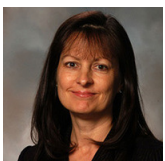
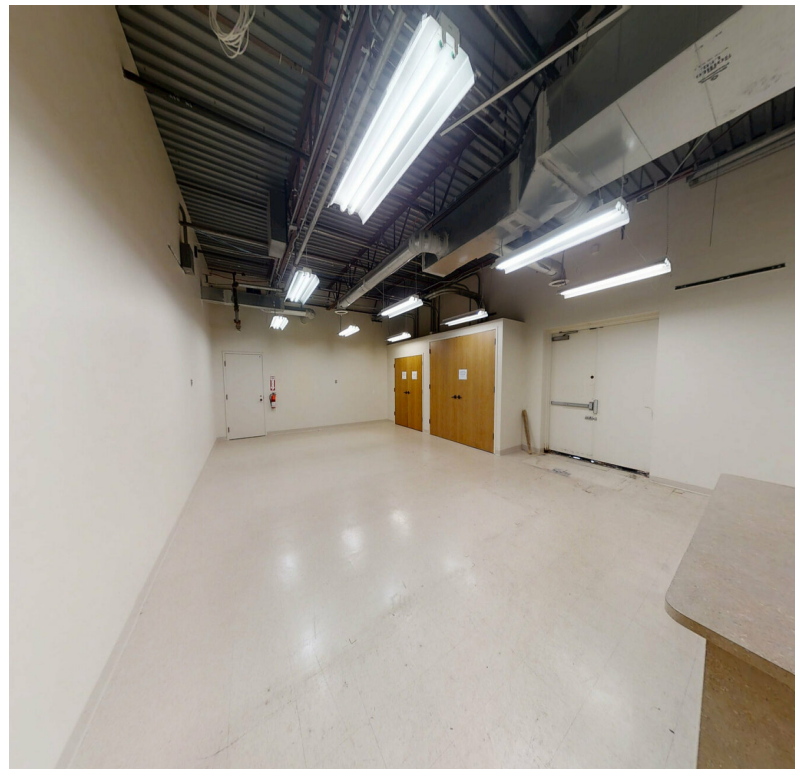
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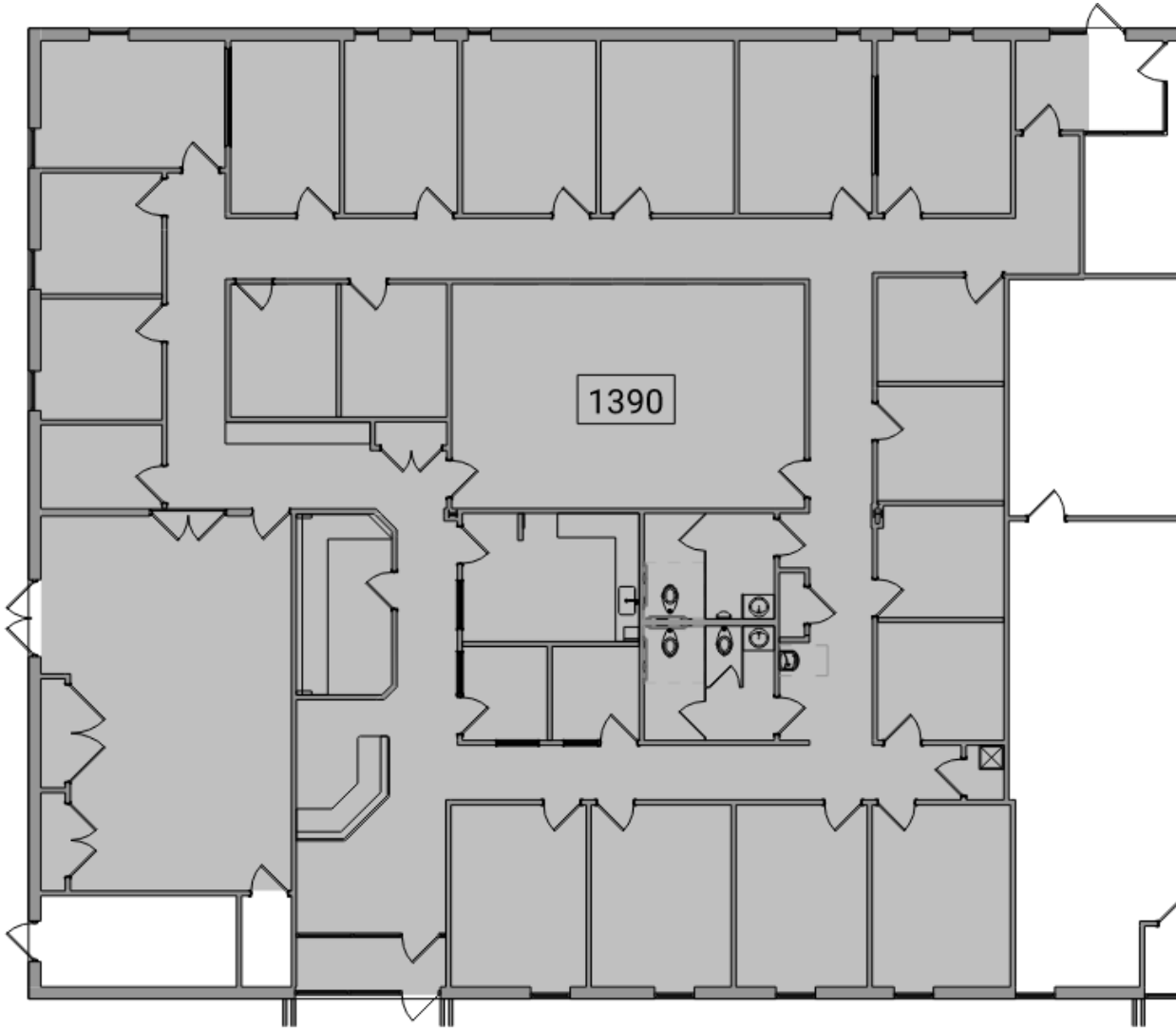
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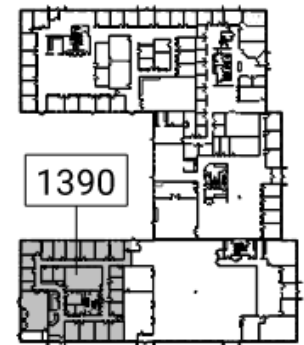
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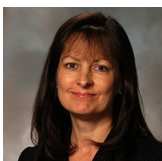
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2 Suite 1390 - Partial Level 1 Existing Floor Plan
1390 8' 16' 32' 1/16" = 1'-0"



1 Key Plan - Level 1
1390 160' 320' 1" = 160'-0"



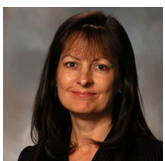
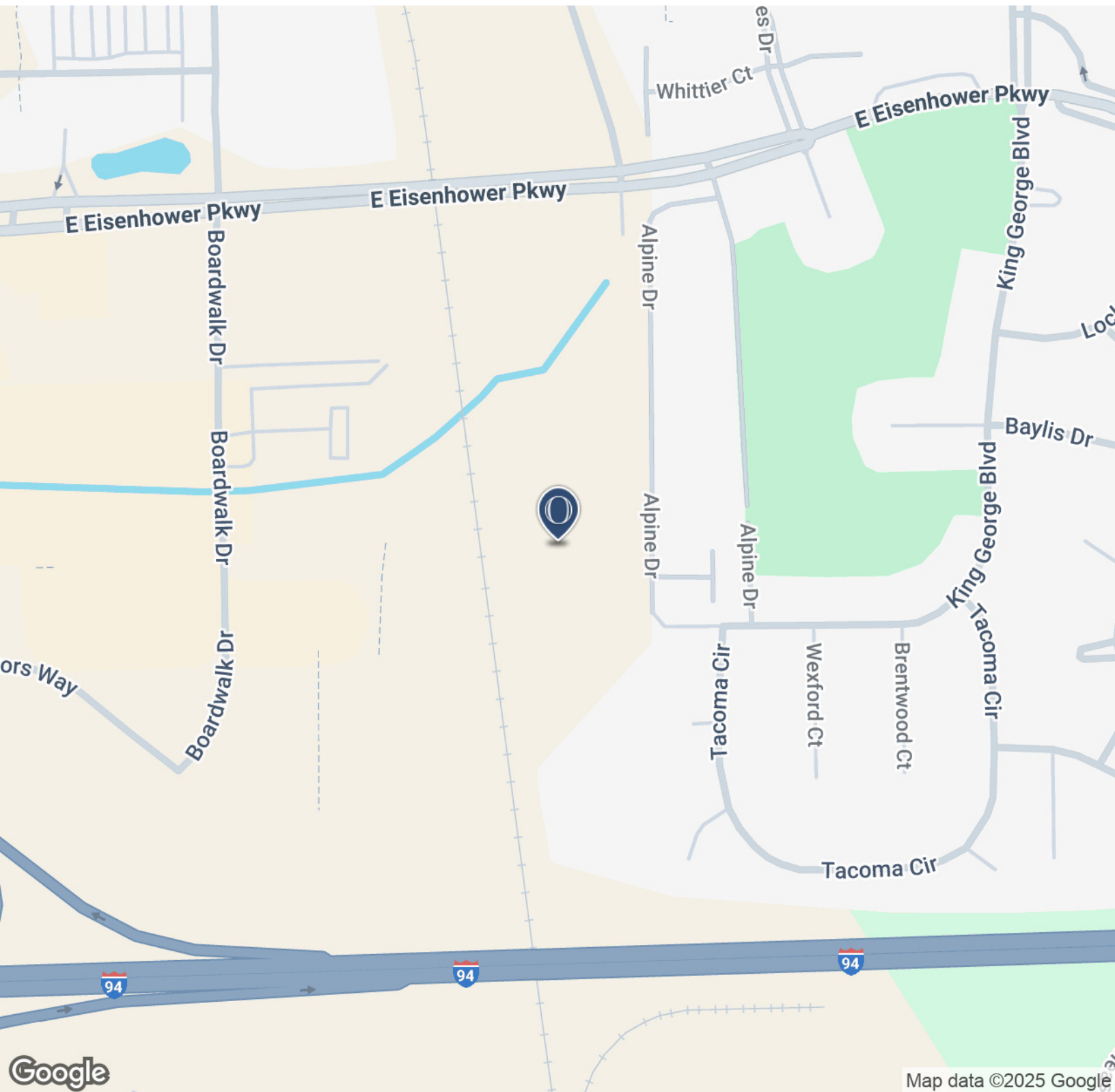
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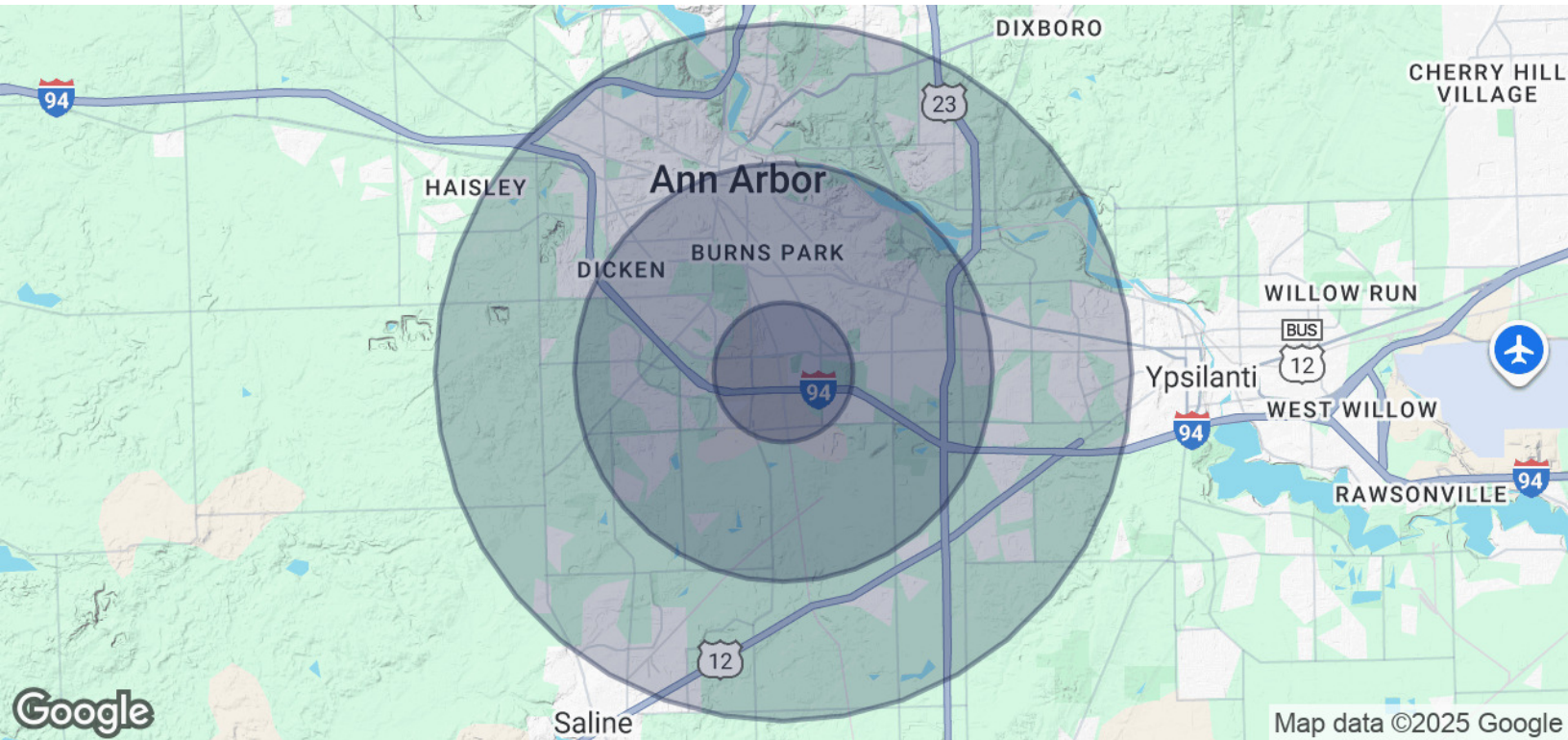
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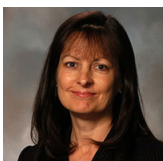


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,450	89,943	190,746
Average age	32.4	30.9	32.6
Average age (Male)	32.6	30.8	32.3
Average age (Female)	32.2	30.9	32.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,834	34,014	74,649
# 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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