

Oxford Companies  
734.665.6500  
oxfordcompanies.com



Integrated  
Real Estate  
Services



## Office Building For Lease

Atrium I

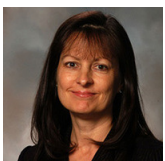
900 Victors Way

Ann Arbor, MI 48108

9,158 SF

\$28.00 SF/yr (MG)

Available 4/1/2026



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

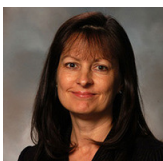
Lease Rate:	\$28.00 SF/yr (MG)
Available SF:	9,158 SF
Year Built:	1987
Renovated:	2007
Zoning:	TC1
Submarket:	South Ann Arbor

## PROPERTY OVERVIEW

The Atrium Office Center offers beautiful, secluded Ann Arbor office space on a private drive just off South State Street in the Ann Arbor Southside neighborhood. The Atrium buildings are within walking distance of over a dozen hotels and restaurants including Buffalo Wild Wings, Red Robin, Anna's House and more. Atrium I has three floors of class-A office space with jaw-dropping windows aligning the grand lobby.

## PROPERTY HIGHLIGHTS

- Offers a flexible work environment with collaborative work spaces, private offices, two conference rooms and a kitchen
- Directly adjacent to the I-94 State Street exit and minutes from downtown Ann Arbor
- Expansive window line provides plenty of natural light
- Impeccably landscaped, including indoor gardens
- Plenty of free parking adjacent to the building
- Streamlined leasing experience for convenience and ease
- Locally owned and managed with 24/7 on-call emergency maintenance



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#### BUILDING MECHANICAL SYSTEM

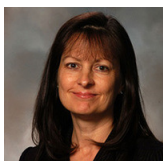
Heating	Forced air
Cooling	3- Roof top units
HVAC Control System	n/a
HVAC Units	3
Hot Water Heaters	Three (3) available tanks (1st, 2nd, and 3rd floor janitorial)
Fire Prevention	Pull station alarms, Wet fire suppression system (Elite Fire Safety)
Electricity	n/a
Emergency Lighting	T8, T12, LED cans (1st floor lobby)
Lighting System	Photocell controlled exterior lighting system (Vedder Electric)
Security	Elite Fire Safety - Fire and Alarm
Roof	60 mil EPDM, ballasted roofing system

#### UTILITY PROVIDERS

Gas	Constellation
Electric	DTE
Water	City of Ann Arbor

#### REAL ESTATE TAX INFORMATION (YEAR)

Parcel Number	09-12-09-201-017
State Equalized Value	\$5,721,800
Taxable Value	\$5,721,800



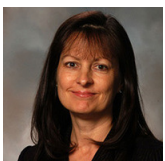
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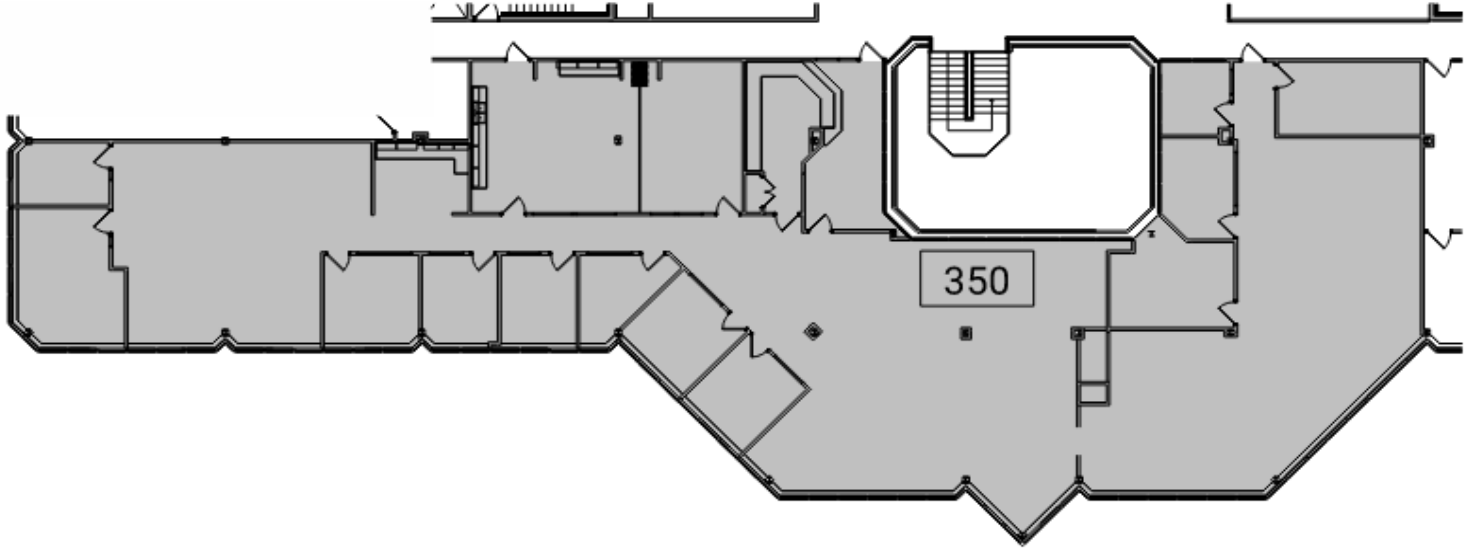
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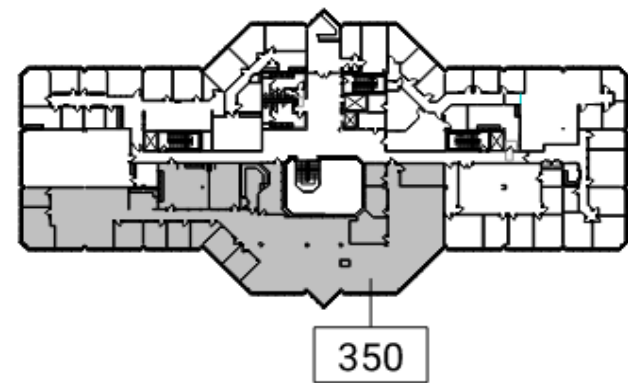
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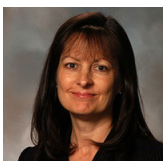
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N  
2  
350  
Suite 350 - Level 3 Partial Existing Floor Plan  
30' 1" = 30'-0"



N  
1  
350  
Key Plan - Level 3  
100' 1" = 100'-0"



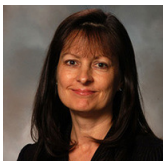
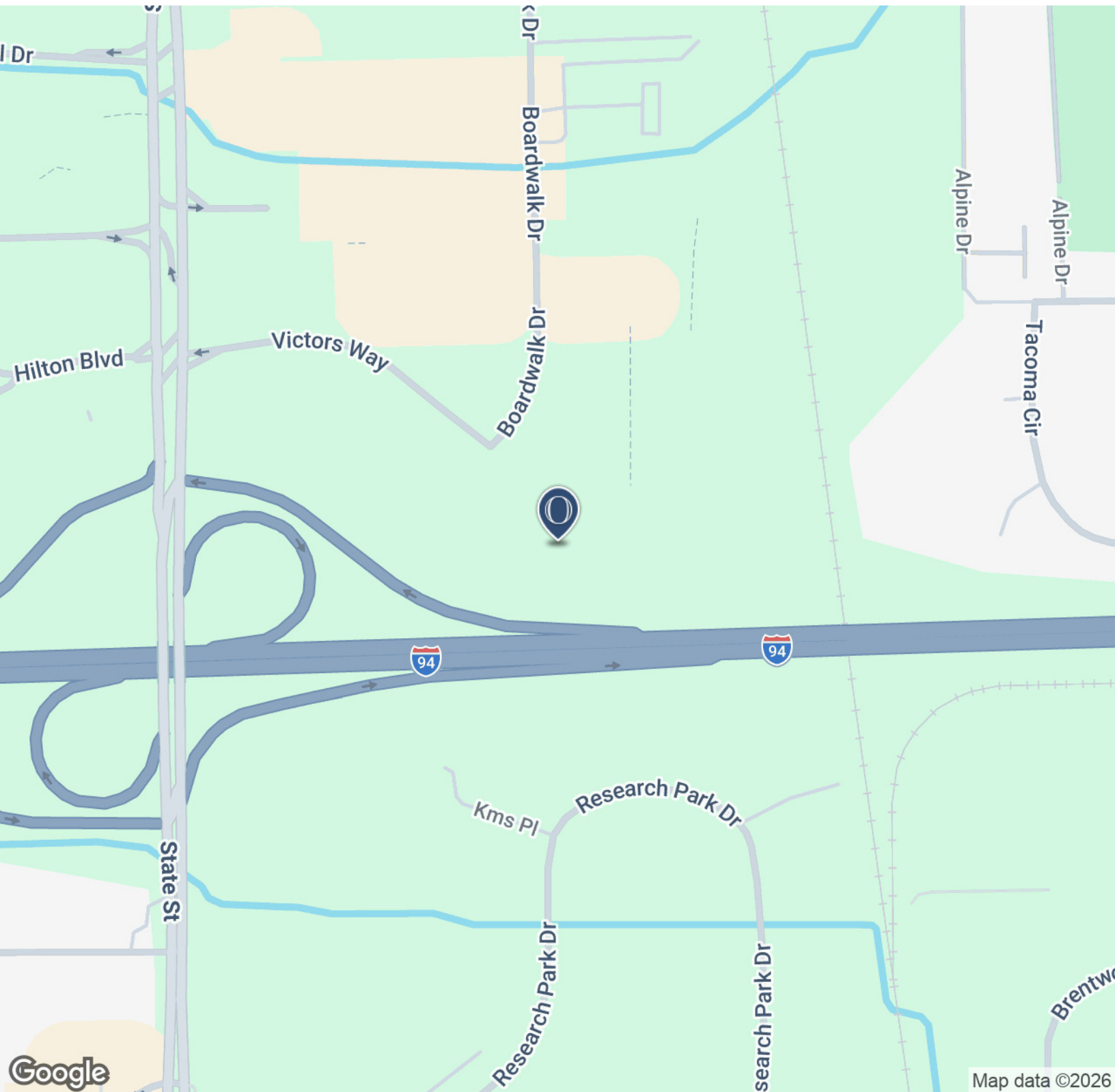
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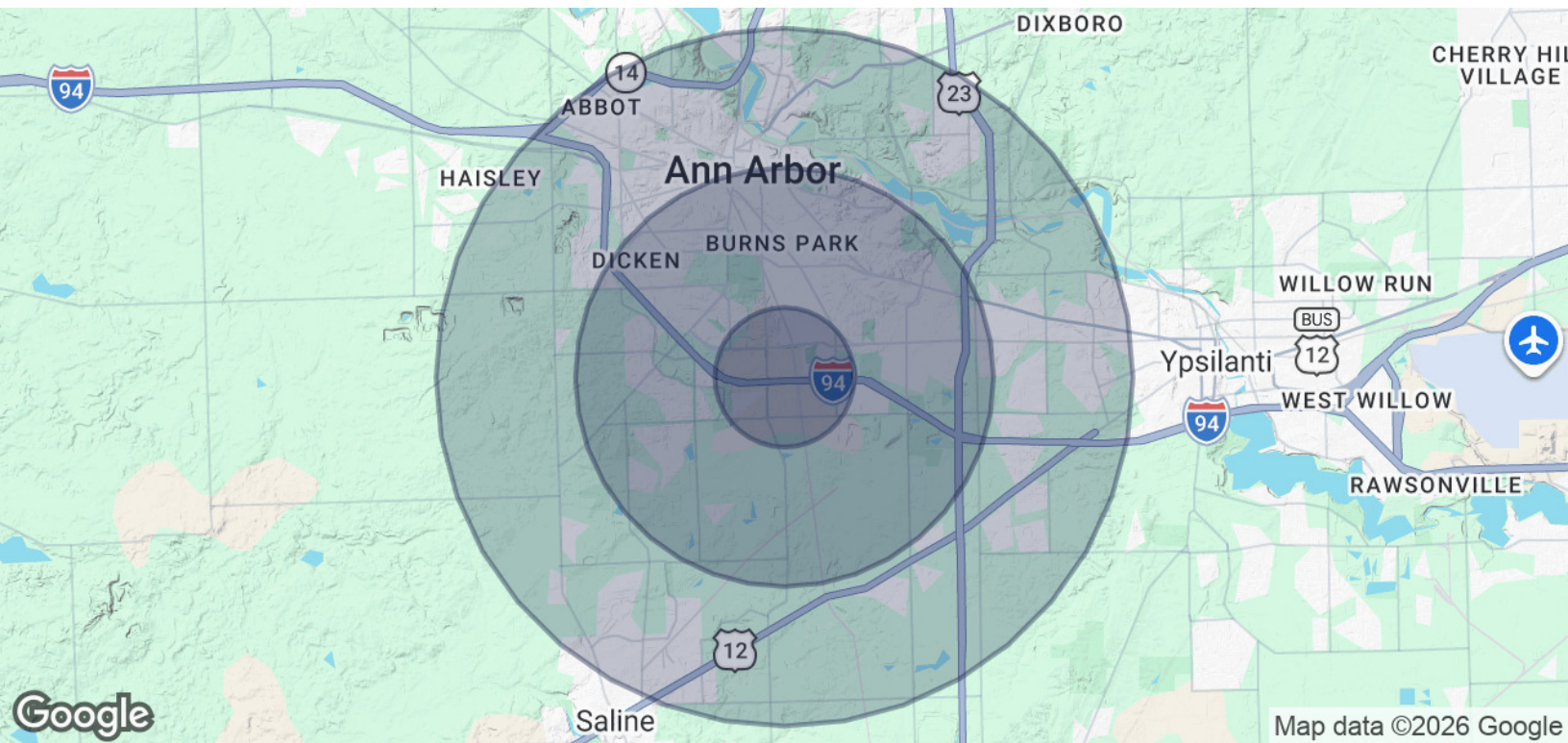
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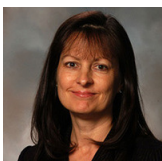


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,912	83,778	184,945
Average Age	32.0	31.6	32.6
Average Age (Male)	32.2	31.5	32.3
Average Age (Female)	31.6	31.6	32.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,193	32,597	72,408
# of Persons per HH	2.1	2.6	2.6
Average HH Income	\$58,914	\$78,359	\$78,590
Average House Value	\$116,549	\$331,928	\$317,667

2020 American Community Survey (ACS)



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