

Oxford Companies  
734.665.6500  
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Services



## Office Building For Lease

Concord Center

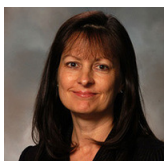
455 E. Eisenhower Pkwy, Suite 50

Ann Arbor, MI 48104

1,477 SF

\$26.75 SF/yr (MG)

Available 9/1/2027



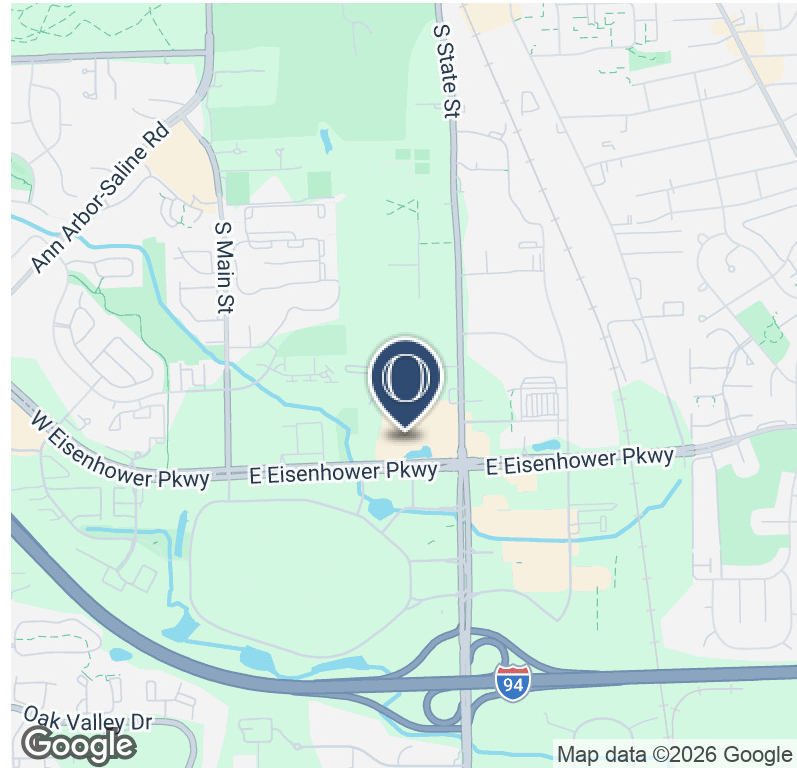
Contact Karen O'Neil for  
more information or to  
schedule a tour.

Office: 734.665.6500  
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## OFFERING SUMMARY

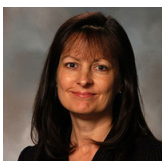
Lease Rate:	\$26.75 SF/yr (MG)
Building Size:	48,020 SF
Available SF:	1,477 SF
Year Built:	1987
Parking Ratio:	5.8
Zoning:	PUD
Submarket:	South Side Ann Arbor

## PROPERTY OVERVIEW

Concord Center is a three-story, mixed-use building offering beautiful Ann Arbor office space in the center of Ann Arbor's bustling Southside. Its beautiful brick exterior and location on the corner of E. Eisenhower and S. State provides remarkable visibility, as well as fantastic views for employees and clients. Well-maintained walkways and a picturesque pond add to Concord's welcoming environment. Multiple amenities are also onsite including restaurants, shopping and a beauty salon.

## PROPERTY HIGHLIGHTS

- Recent common area renovations including new paint and carpet on lower-level
- Located on the corner of S. State St. and E. Eisenhower Pkwy.
- Immediate access to I-94
- Across from Briarwood Mall & minutes from downtown & U-M
- Less than a mile away from multiple hotels and restaurants, including these within the building itself: Olive Garden, Mediterrano, Anna's House, and Cottage Inn
- Ample parking adjacent to building
- Streamlined leasing experience for convenience and ease
- Locally-owned and professionally managed



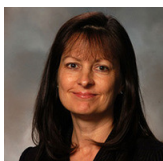
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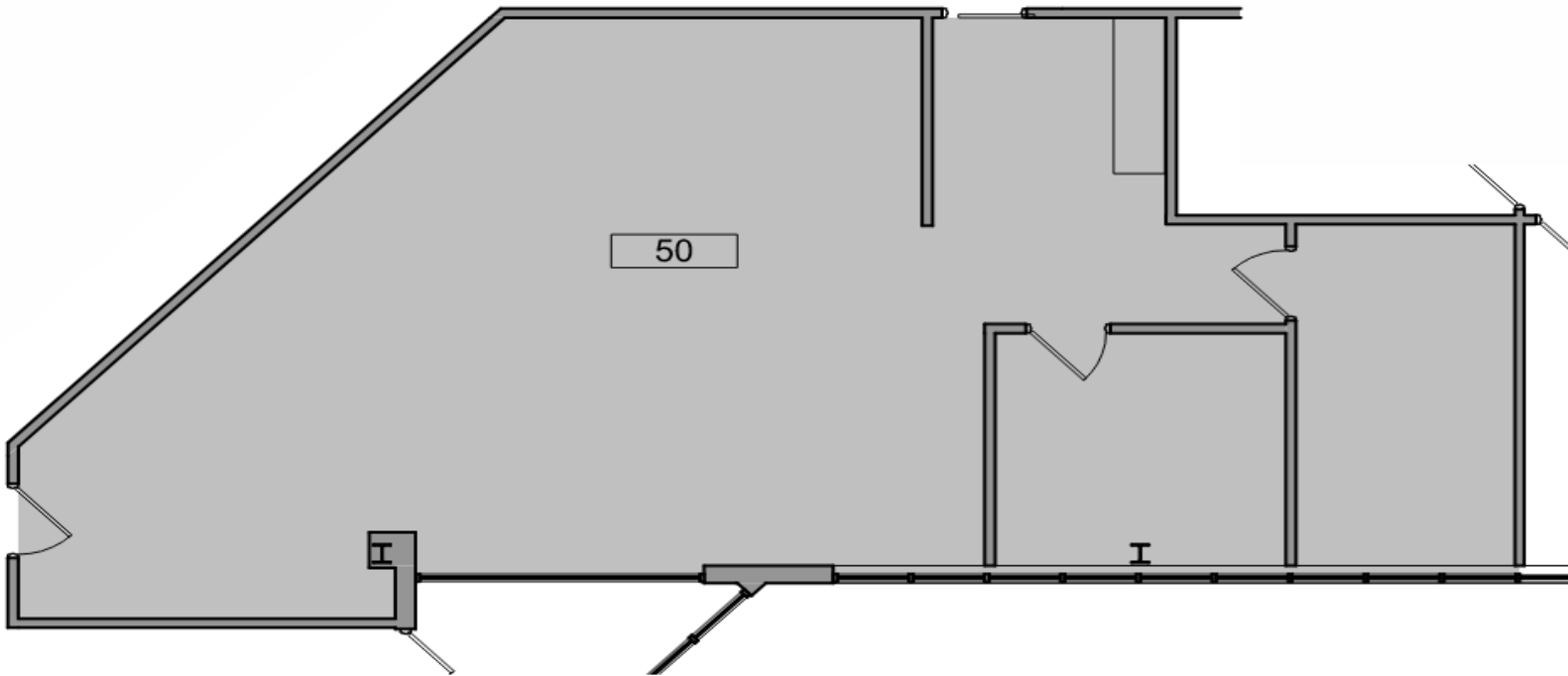
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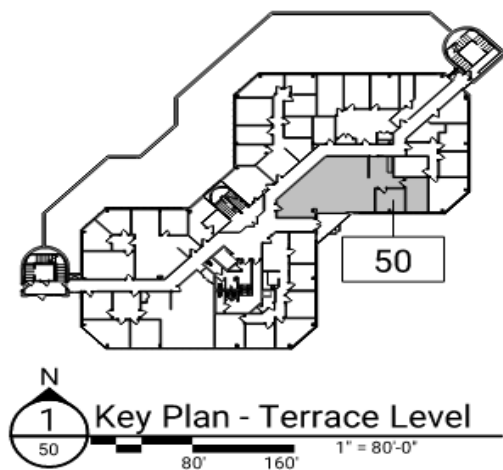


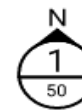
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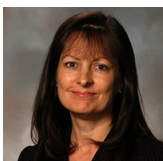
 N  
2  
50  
4' 8' 16' 1/8" = 1'-0"

Suite 50 - Partial Terrace Level Existing Floor Plan



 N  
1  
50  
80' 160' 1" = 80'-0"

Key Plan - Terrace Level



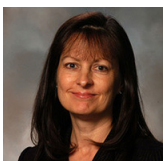
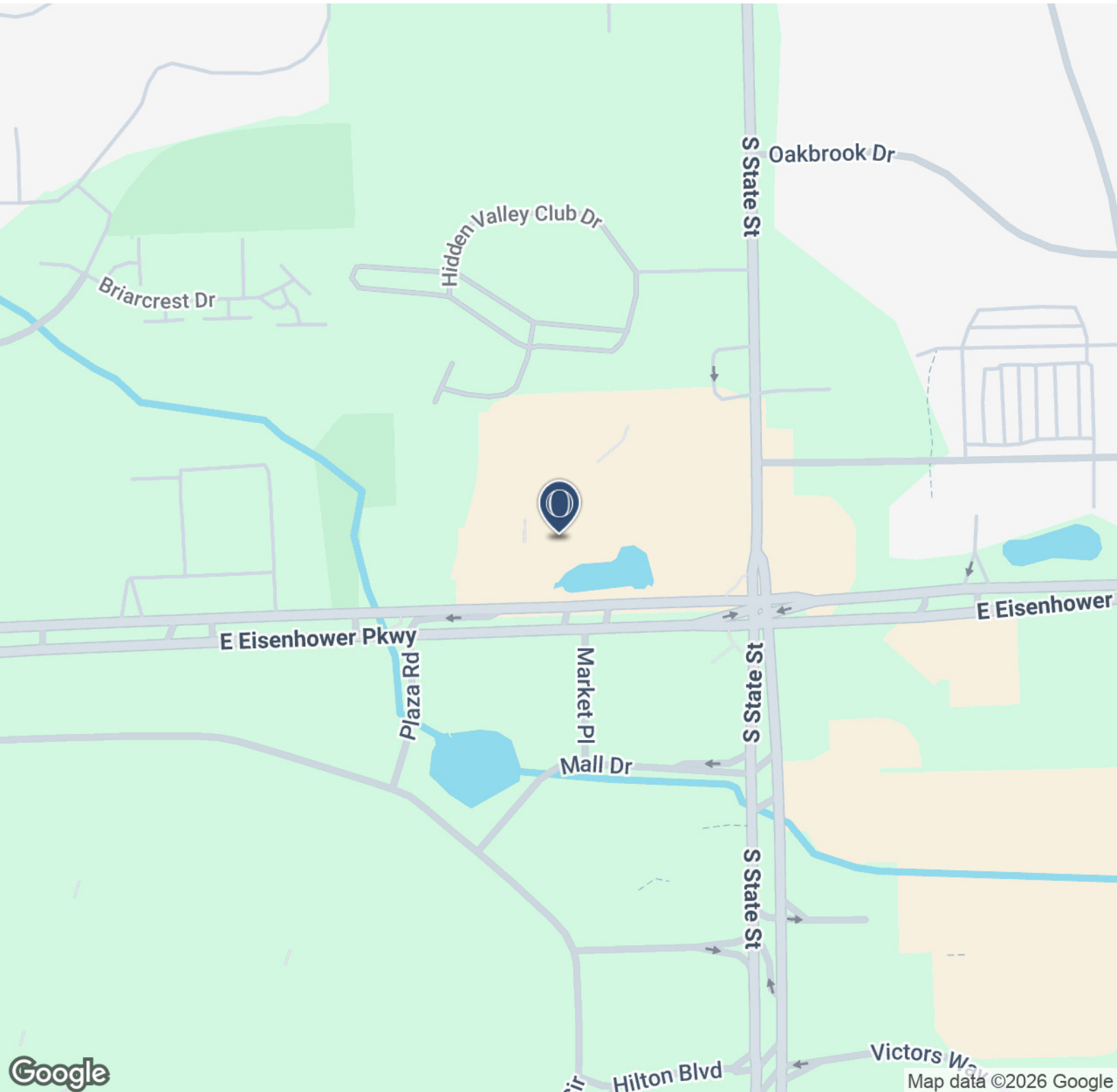
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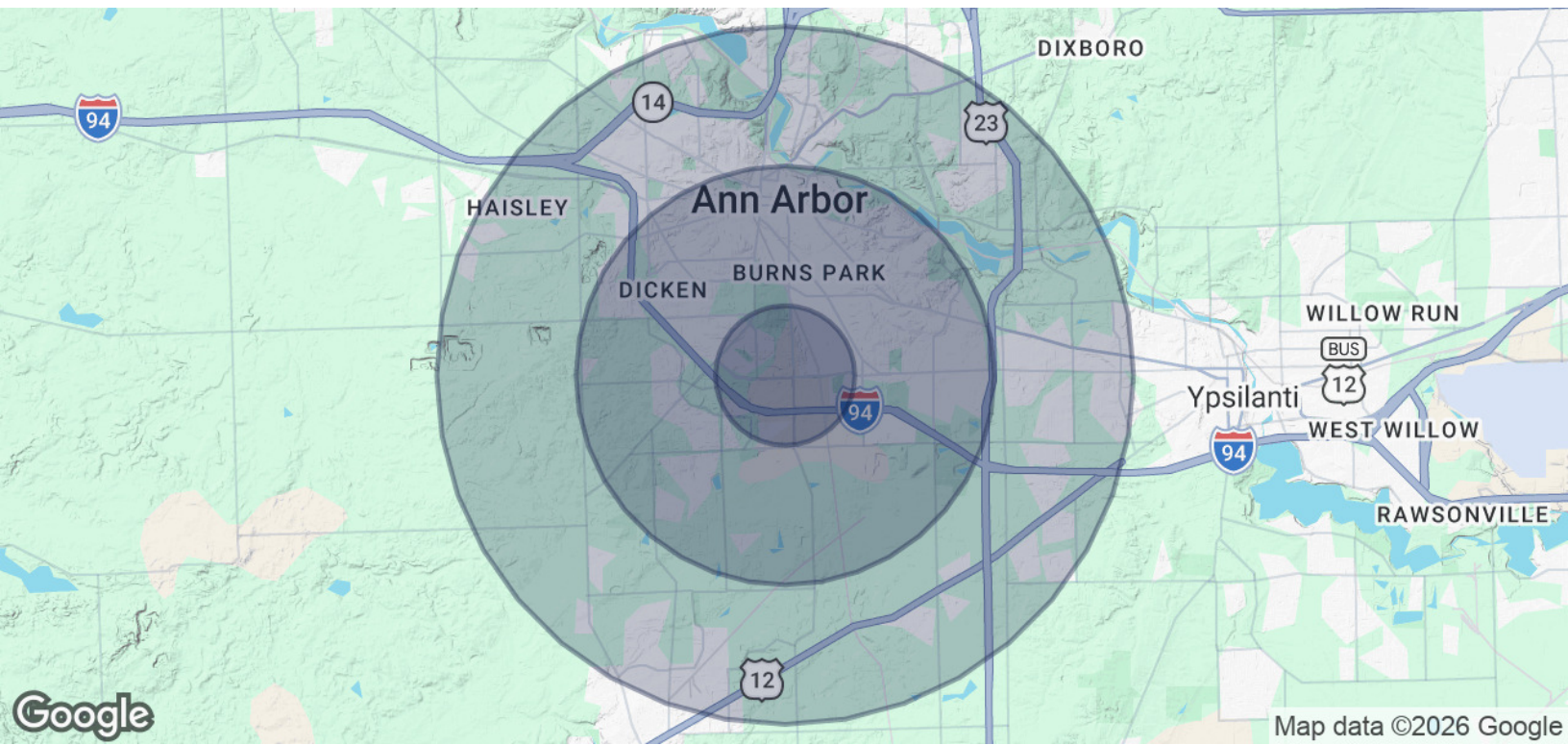
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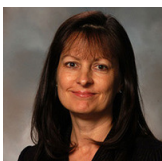


<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	9,584	99,417	184,932
Average age	31.5	31.0	32.8
Average age (Male)	31.8	30.9	32.4
Average age (Female)	31.0	31.1	33.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,828	37,880	71,962
# of persons per HH	2.0	2.6	2.6
Average HH income	\$59,703	\$76,078	\$79,716
Average house value	\$117,477	\$321,320	\$322,530

\* Demographic data derived from 2020 ACS - US Census



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