

Oxford Companies
734.665.6500
oxfordcompanies.com

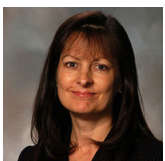


Integrated
Real Estate
Services



Office Building For Lease
Eisenhower Corporate Park
2725 S Industrial Hwy, Suite 350
Ann Arbor, MI 48104

9,952 SF
\$14.00 SF/yr (NNN)



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

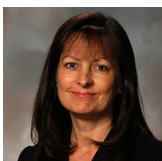
Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	9,952 SF
Lot Size:	3.3 Acres
Year Built:	1997
Ceiling Height:	9'11"
Parking Ratio:	2.34
Zoning:	M1
Submarket:	Washtenaw W of 23 Ind

PROPERTY OVERVIEW

Eisenhower Corporate Park is located just four minutes from downtown Ann Arbor and the University of Michigan. Each of these three Ann Arbor office buildings allow for unique flex-office configurations, offer private suite entrances, and boast well-manicured landscaping and parking.

PROPERTY HIGHLIGHTS

- Open floor plans, customizable for each tenant
- Quick access to I-94 and downtown Ann Arbor
- Directly along Ann Arbor public bus line (AAATA)
- Close proximity to Briarwood Mall and multiple dining options
- Private entrances and ample parking
- High ceilings and great natural light
- High speed internet available
- Local ownership and professional property management with 24/7 on-call maintenance
- Streamlined leasing experience for convenience and ease



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**BUILDING
 MECHANICAL
 SYSTEM**

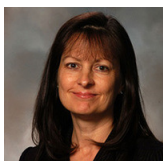
Heating	Forced air
Cooling	12- Roof top units
HVAC Units	12
Hot Water Heaters	Three (3) available tanks: ste 100, ste 300, ste 500
Fire Prevention	Pull station alarms (All Star), wet fire suppression system (Arbor Inspection)
Electricity	3 Panels: 1-200 amp 1-225 amp 1-400 amp
Emergency Lighting	T8, T12
Lighting System	Photocell controlled exterior lighting system
Security	Fire Alarms (All Star)
Roof	60 mil EPDM

**UTILITY
 PROVIDERS**

Gas	DTE
Electric	DTE
Water	City of Ann Arbor

**REAL ESTATE TAX
 INFORMATION (YEAR)**

Parcel Number	09-12-04-303-017
State Equalized Value	\$3,450,900 (2025)
Taxable Value	\$1,841,272 (2025)



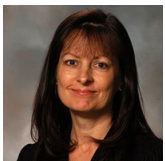
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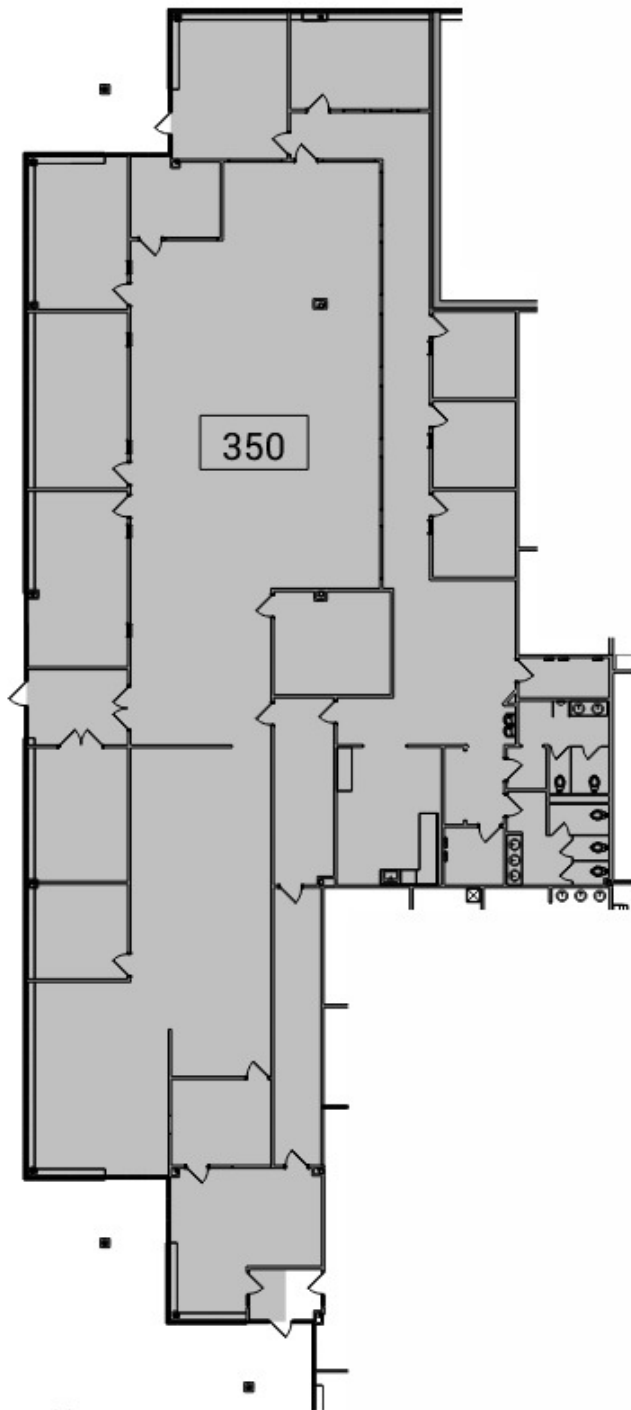
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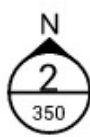
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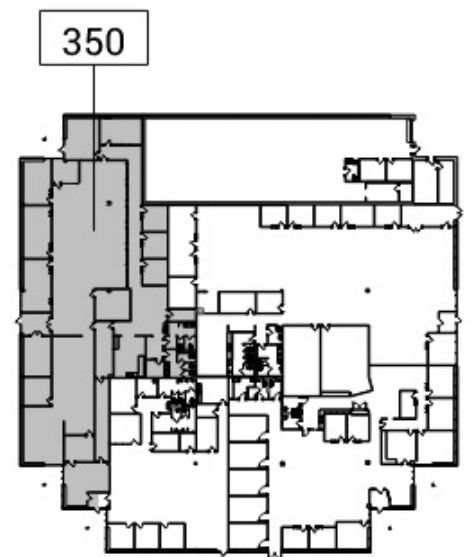
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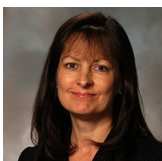
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 **2** Suite 350 - Partial Existing Floor Plan
350 30' 1" = 30'-0"



 **1** Key Plan
350 100' 1" = 100'-0"



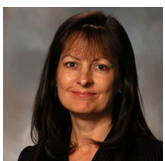
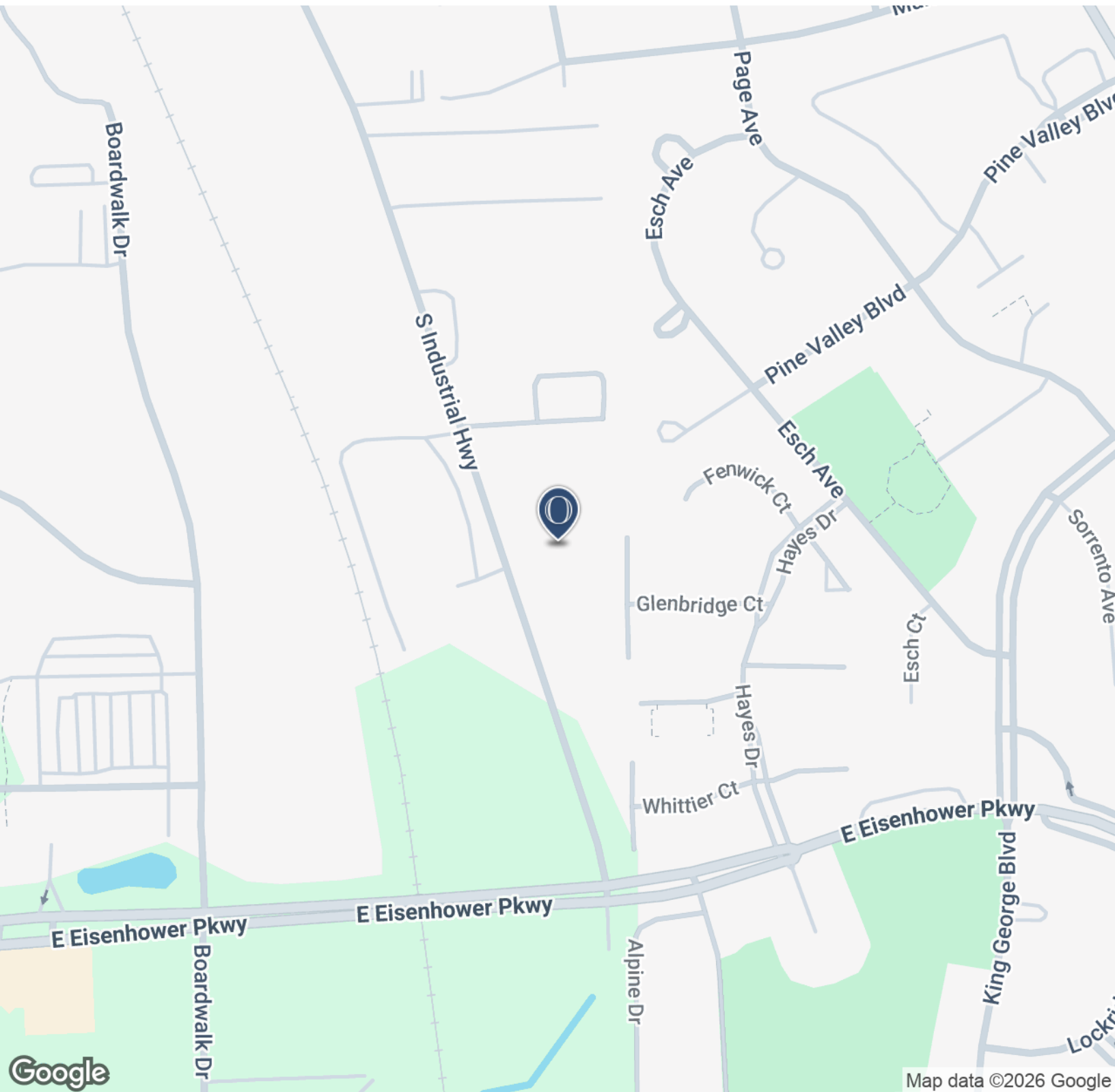
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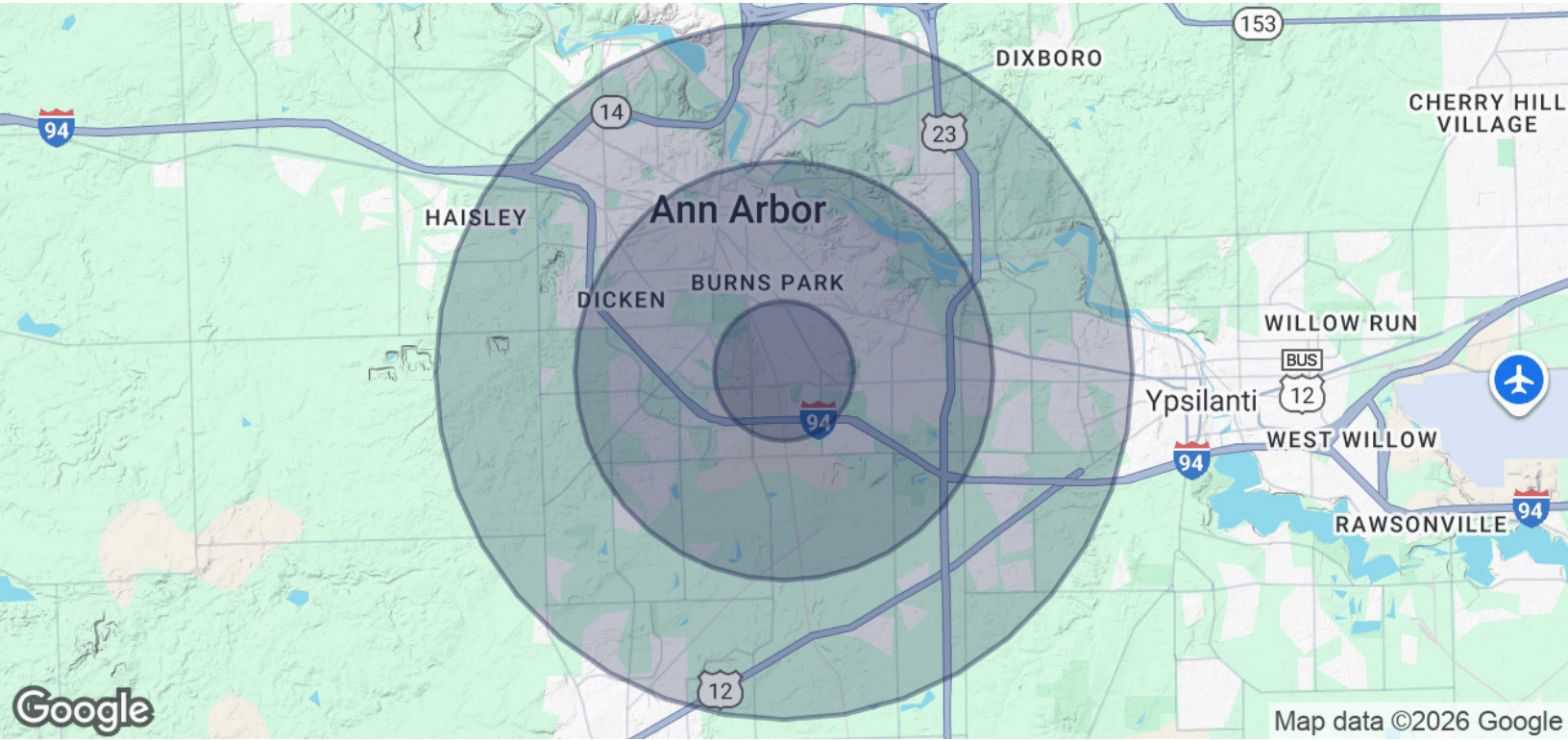
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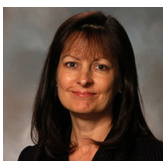


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,637	101,592	195,173
Average Age	33.6	30.4	32.5
Average Age (Male)	33.9	30.3	32.2
Average Age (Female)	33.5	30.5	32.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,983	37,590	76,456
# of Persons per HH	2.1	2.7	2.6
Average HH Income	\$65,700	\$74,904	\$78,281
Average House Value	\$244,611	\$342,778	\$320,666

* Demographic data derived from 2020 ACS - US Census



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