

Oxford Companies
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Integrated
Real Estate
Services



Industrial Property For Lease
Prime Tech Flex Office
400 W Morgan Rd, Suite 200
Ann Arbor, MI 48108

9,419 SF
\$10.95 SF/yr (NNN)
Available 11/1/2025



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

Office: 734.665.6500
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OFFERING SUMMARY

| | |
|----------------|-----------------------|
| Available SF: | 9,419 SF |
| Lease Rate: | \$10.95 SF/yr (NNN) |
| Building Size: | 24,325 SF |
| Lot Size: | 2.5 Acres |
| Year Built: | 1997 |
| Zoning: | BP |
| Submarket: | Washtenaw W of 23 Ind |

PROPERTY OVERVIEW

This high-end office is available November 1st, 2025. Recently renovated with a combination of open areas, offices, and warehouse space with an overhead door, this suite presents an ideal flex opportunity. Nicely situated at the corner of South State and West Morgan Road, this location offers great visibility along with an excellent location with easy access to I-94 and downtown Ann Arbor. This suite has ample parking out its front door and is move-in ready.

PROPERTY HIGHLIGHTS

- Prime location on the corner of South State and West Morgan Road
- Easy access to I-94 and downtown Ann Arbor
- Ample parking
- High speed internet
- Overhead door
- High ceilings
- Lots of natural light
- Multiple conference rooms and kitchen



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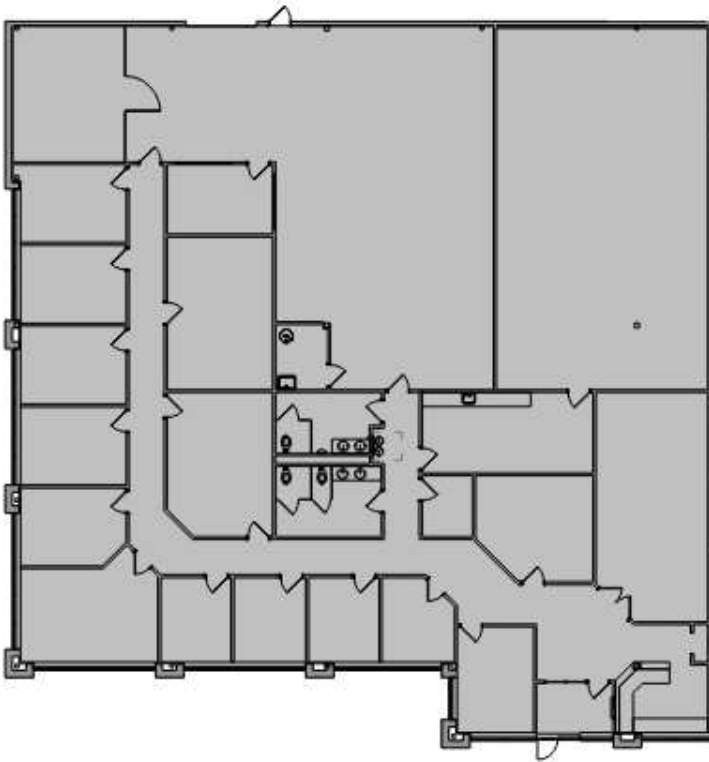
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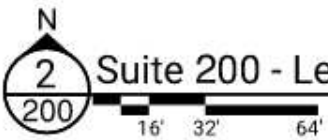
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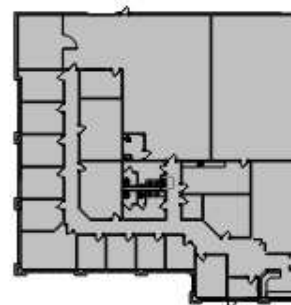
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 N
2
200
16' 32' 64' 1/32" = 1'-0"



 N
1
200
80' 160' 1" = 80'-0"



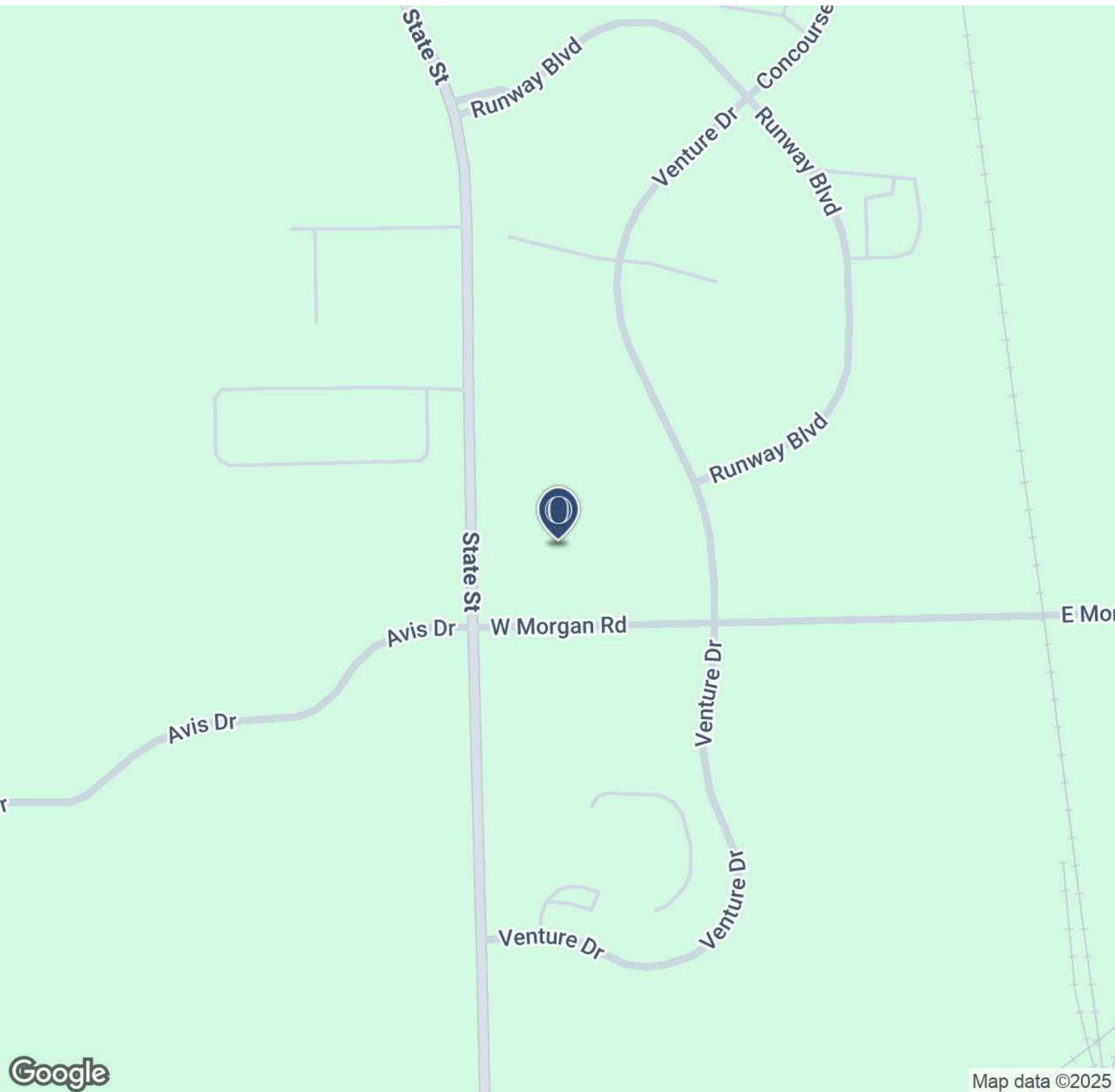
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Map data ©2025



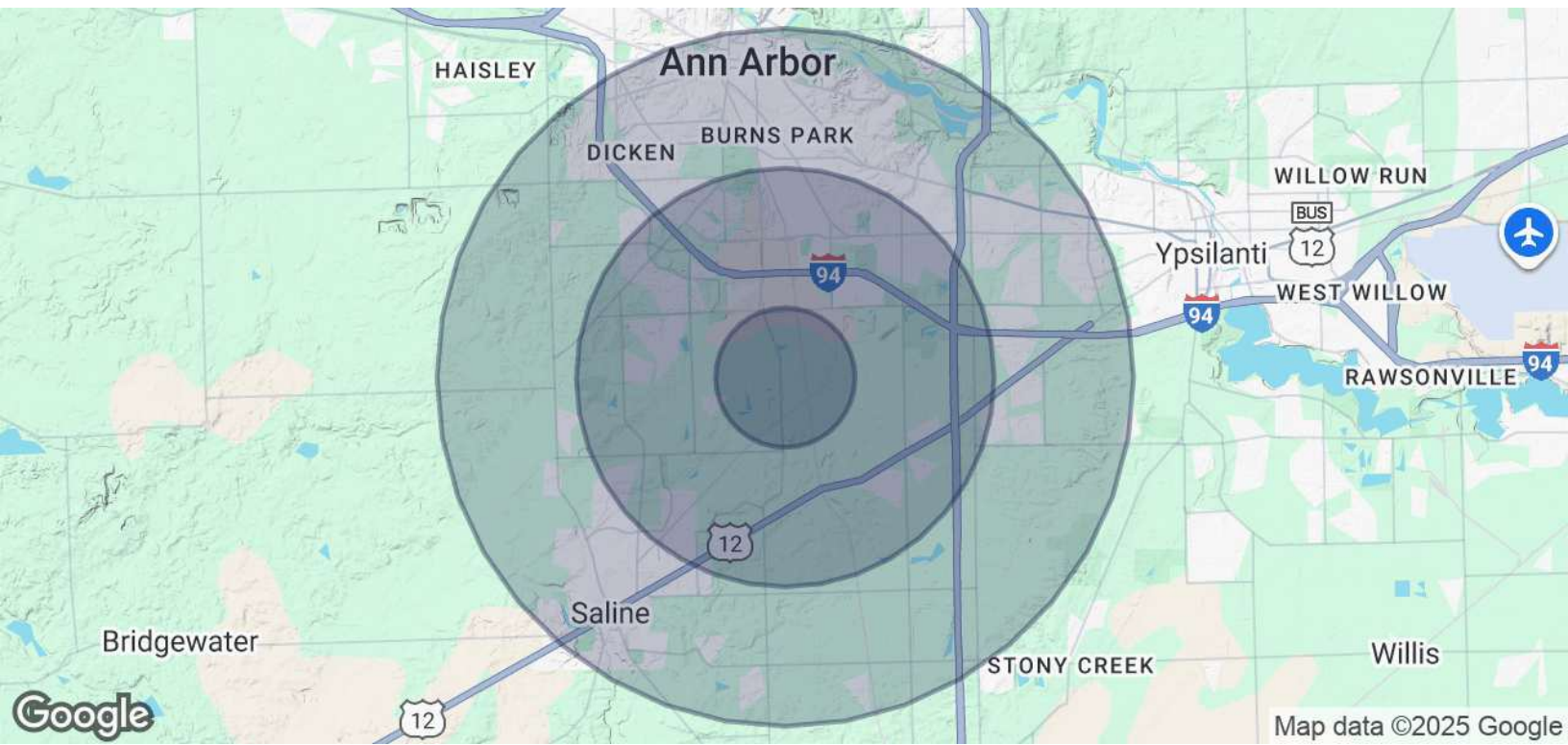
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 993 | 40,640 | 157,063 |
| Average Age | 41 | 41 | 37 |
| Average Age (Male) | 40 | 40 | 37 |
| Average Age (Female) | 42 | 42 | 38 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Households | 452 | 18,135 | 64,220 |
| # of Persons per HH | 2.2 | 2.2 | 2.4 |
| Average HH Income | \$151,982 | \$138,442 | \$121,383 |
| Average House Value | \$437,762 | \$425,455 | \$468,740 |

Demographics data derived from AlphaMap



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