

Oxford Companies
734.665.6500
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Integrated
Real Estate
Services



Office Building For Lease

Atrium I

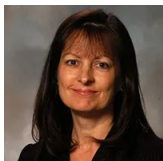
900 Victors Way, Suite 130

Ann Arbor, MI 48108

3,875 SF

\$28.00 SF/yr (MG)

Available



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

Office: 734.665.6500
Cell: 734.323.4263
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OFFERING SUMMARY

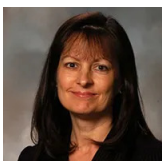
Lease Rate:	\$28.00 SF/yr (MG)
Available SF:	3,875 SF
Year Built:	1987
Renovated:	2007
Ceiling Height:	8'
Parking Ratio:	4.09
Zoning:	TC1
Submarket:	South Ann Arbor

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 gardens in its grand lobby.

PROPERTY HIGHLIGHTS

- Directly adjacent to the I-94 State Street exit and minutes from downtown Ann Arbor
- At the hub of the Ann Arbor's growing southside corridor
- Abundant windows and natural light
- Impeccably landscaped, including indoor gardens
- Plenty of free parking adjacent to the building
- Attractive glass and brick exterior



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BUILDING MECHANICAL SYSTEM

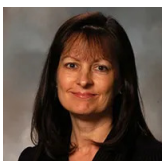
Heating	Forced air
Cooling	3- Roof top units
HVAC Units	3
Hot Water Heaters	Three (3) available tanks (1st, 2nd, and 3rd floor janitorial)
Fire Prevention	Pull station alarms, Wet fire suppression system (Elite Fire Safety)
Emergency Lighting	T8, T12, LED cans (1st floor lobby)
Lighting System	Photocell 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



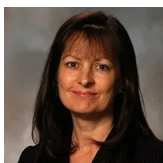
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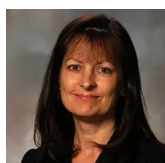
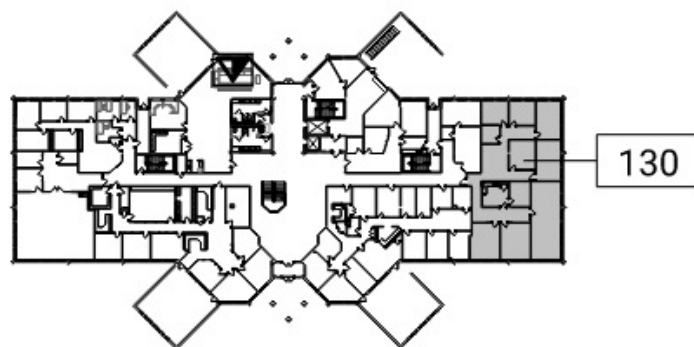
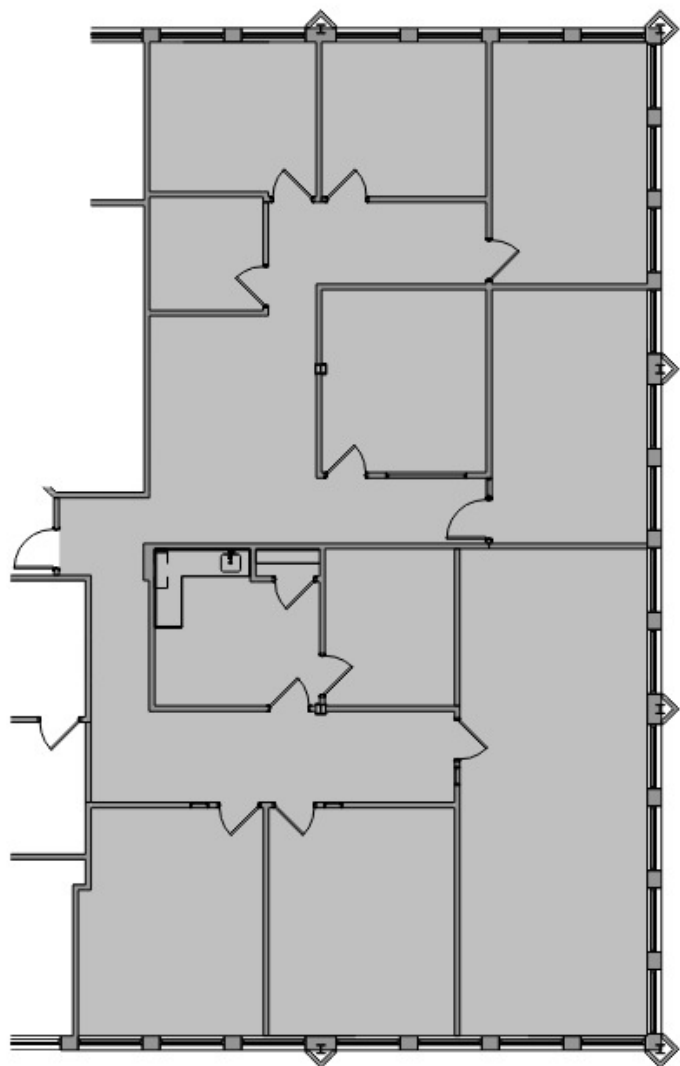
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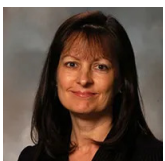
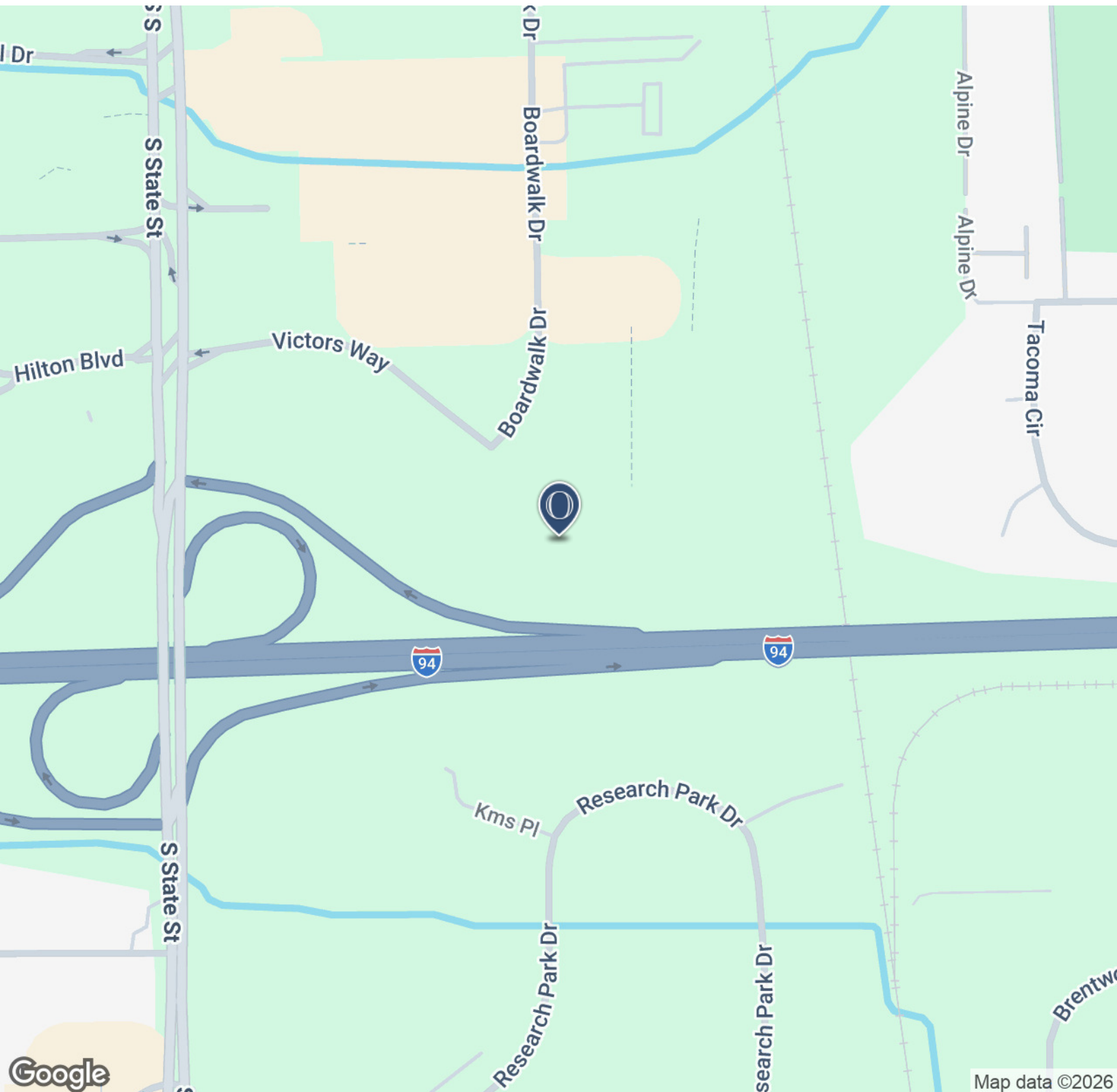
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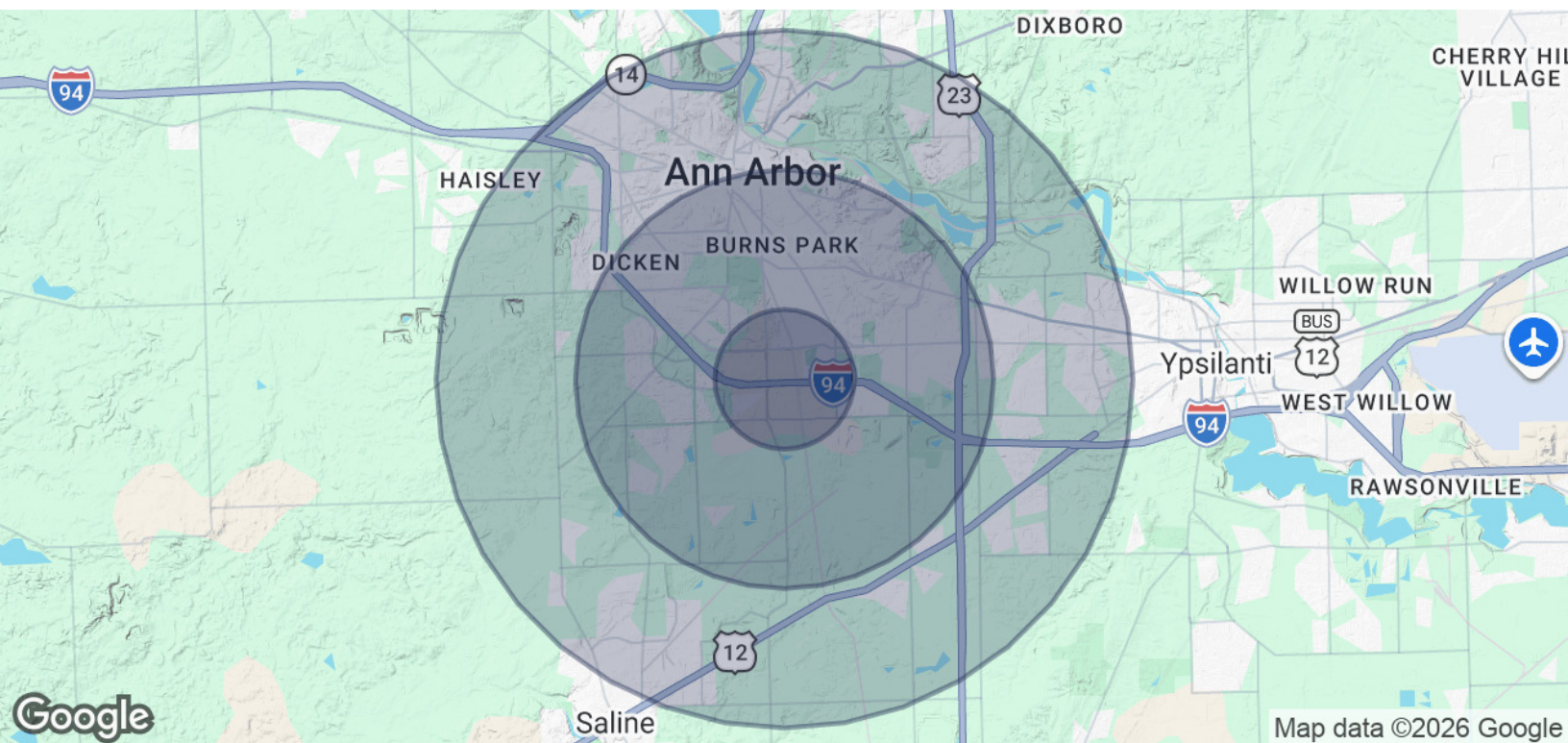
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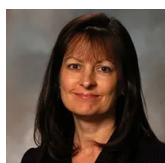
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,912	83,778	184,945
Average Age	32.0	31.6	32.6
Average Age (Male)	32.2	31.5	32.3
Average Age (Female)	31.6	31.6	32.9

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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