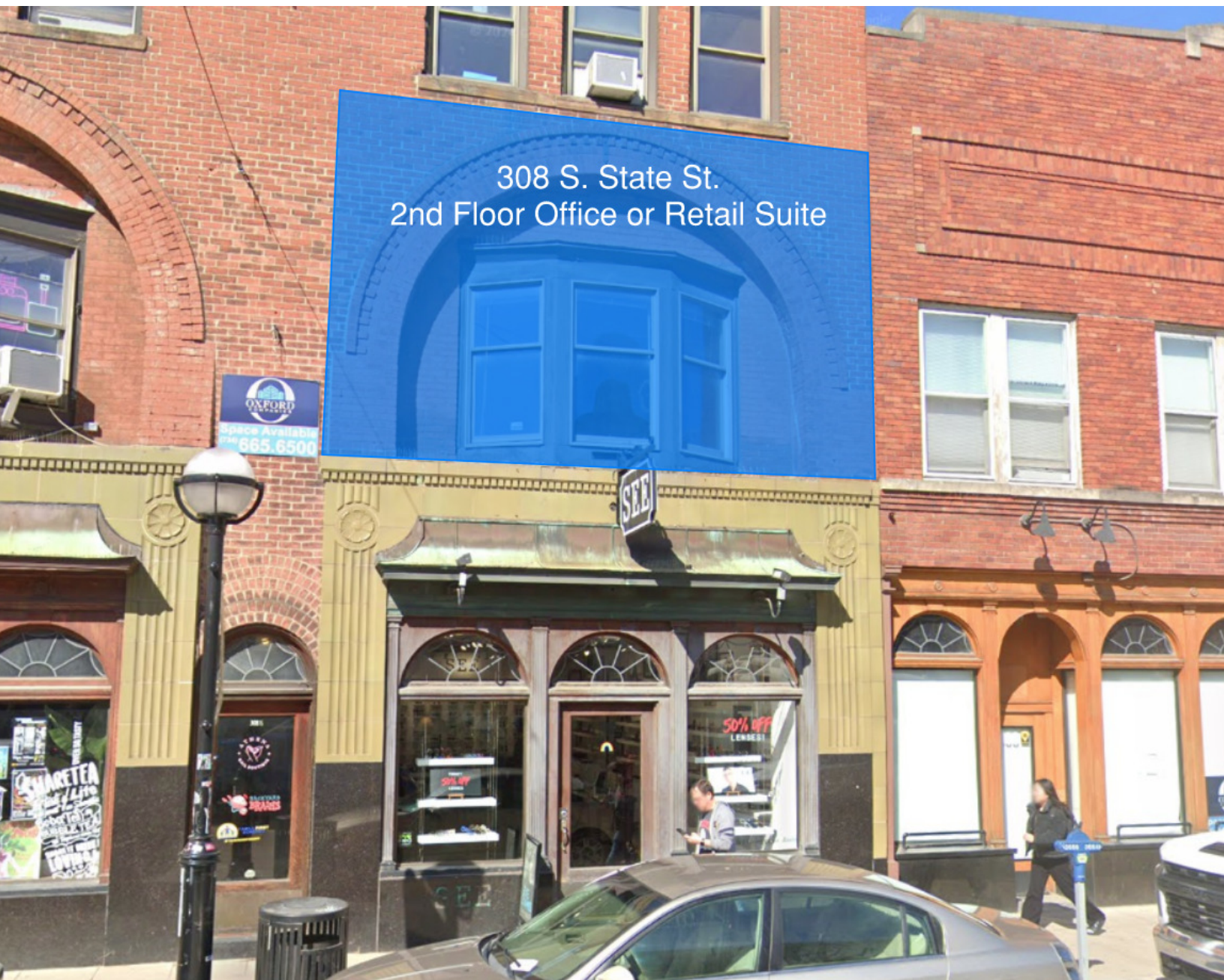


Oxford Companies
734.665.6500
oxfordcompanies.com



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Services



Office Building For Lease
Office Space Available
308 S State St - Suite 20
Ann Arbor, MI 48104

1,374 SF
\$25.00 SF/yr (MG)
Available 1/1/2027



Contact Brad Fenkell for
more information or to
schedule a tour.

Office: 734.665.6500
Cell: 734.395.7135
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OFFERING SUMMARY

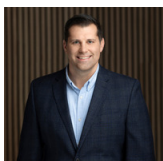
Available:	1/1/2027
Lease Rate:	\$25.00 SF/yr (MG)
Available SF:	1,374 SF
Lot Size:	0.1 Acres
Cap Rate:	0.0%
NOI:	\$0
Year Built:	1901
Zoning:	D1
Submarket:	Washtenaw W of 23

PROPERTY OVERVIEW

308 S. State's stunning office spaces are located on one of Ann Arbor's most well-trafficked streets by both pedestrians and drivers. It sits directly across from the University of Michigan's central campus and is surrounded by several bustling restaurants and retail stores. The unique architecture at this building adds distinguishing characteristics that creates memorable experiences for customers and employees.

PROPERTY HIGHLIGHTS

- Unbeatable downtown Ann Arbor location
- Directly across from University of Michigan's central campus
- Beautiful brick building with lots of charm and character
- Surrounded by popular restaurants and retail shops
- Streamlined leasing experience for convenience and ease
- Locally owned and professionally managed
- 24/7 on-call emergency maintenance



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**BUILDING
 MECHANICAL
 SYSTEM**

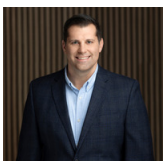
Heating	1 Boiler, 310 has forced air
Cooling	2nd & 3rd floor tenants use window AC units
HVAC Control System	Neumotics and digital
HVAC Units	310 AC unit in kitchen, 308 furnace in kitchen
Hot Water Heaters	3 Available tanks
Fire Prevention	Wet fire Suppression System
Electricity	Panels located on 2nd floor hallway leading to back door, west wall
Emergency Lighting	Multiple (F-32s, T-12s, 8s)
Lighting System	Photocell controlled exterior lighting system
Security	Video- Recorded camera system- second floor location
Roof	60 mil EPDM

UTILITY PROVIDERS

Gas	DTE
Electric	DTE
Water	City of Ann Arbor

REAL ESTATE TAX INFORMATION (YEAR)

Parcel Number	09-09-29-400-014
State Equalized Value	\$1,211,600 (2025)
Taxable Value	\$790,474 (2025)



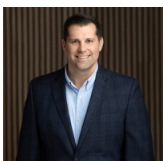
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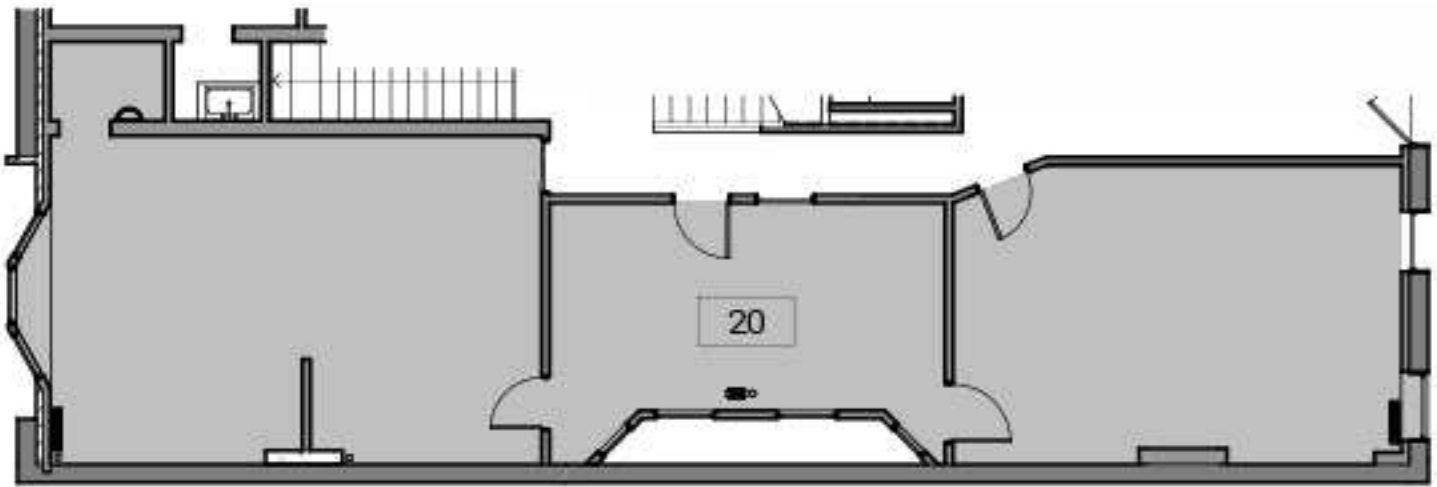
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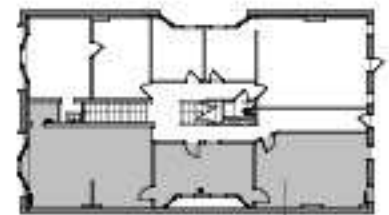
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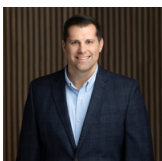
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2 Suite 20 - Partial Level 2 Existing Floor Plan
1" = 10'-0"



1 Key Plan - Level 2
1" = 40'-0"



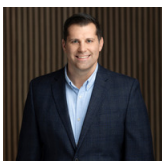
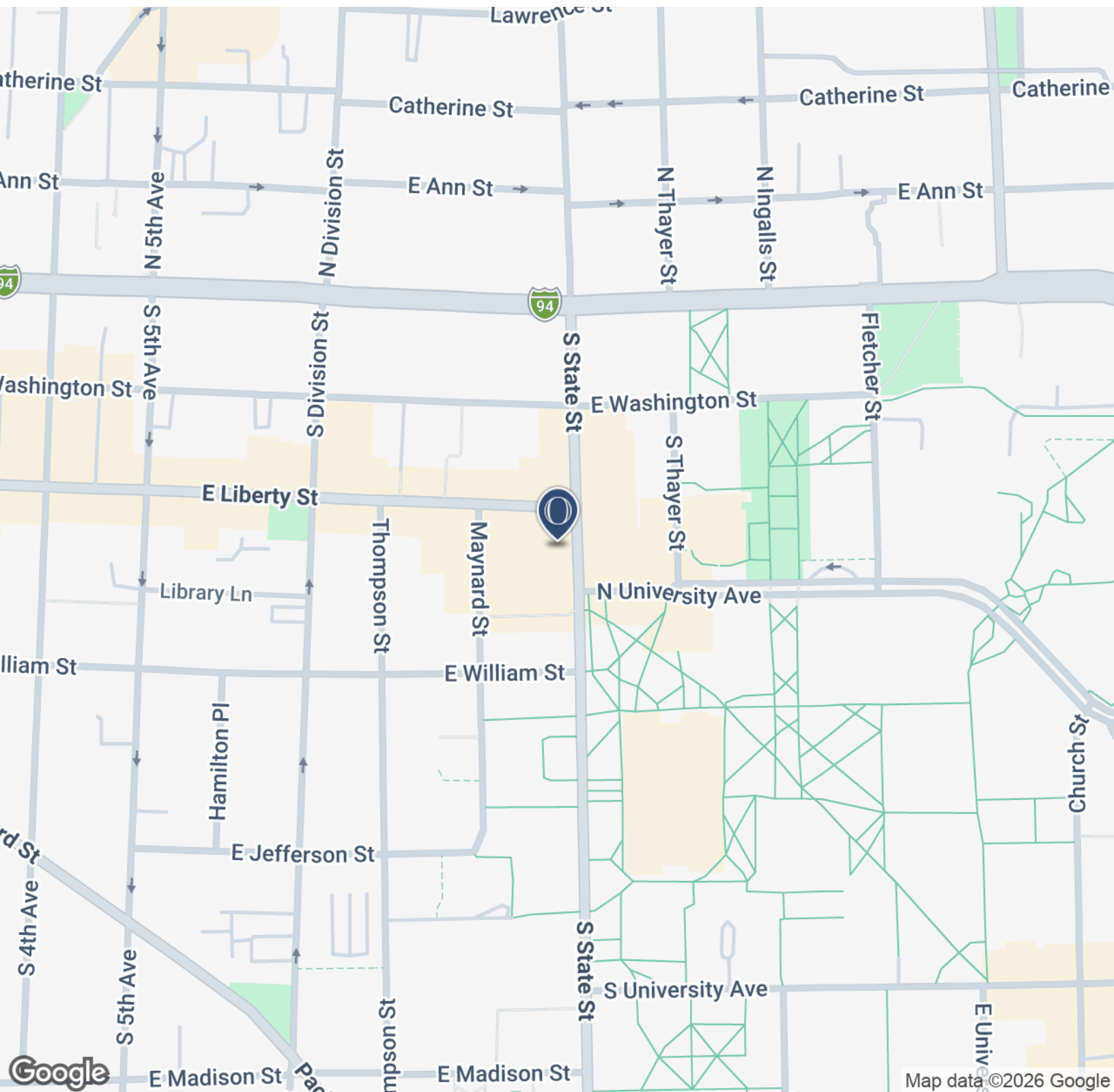
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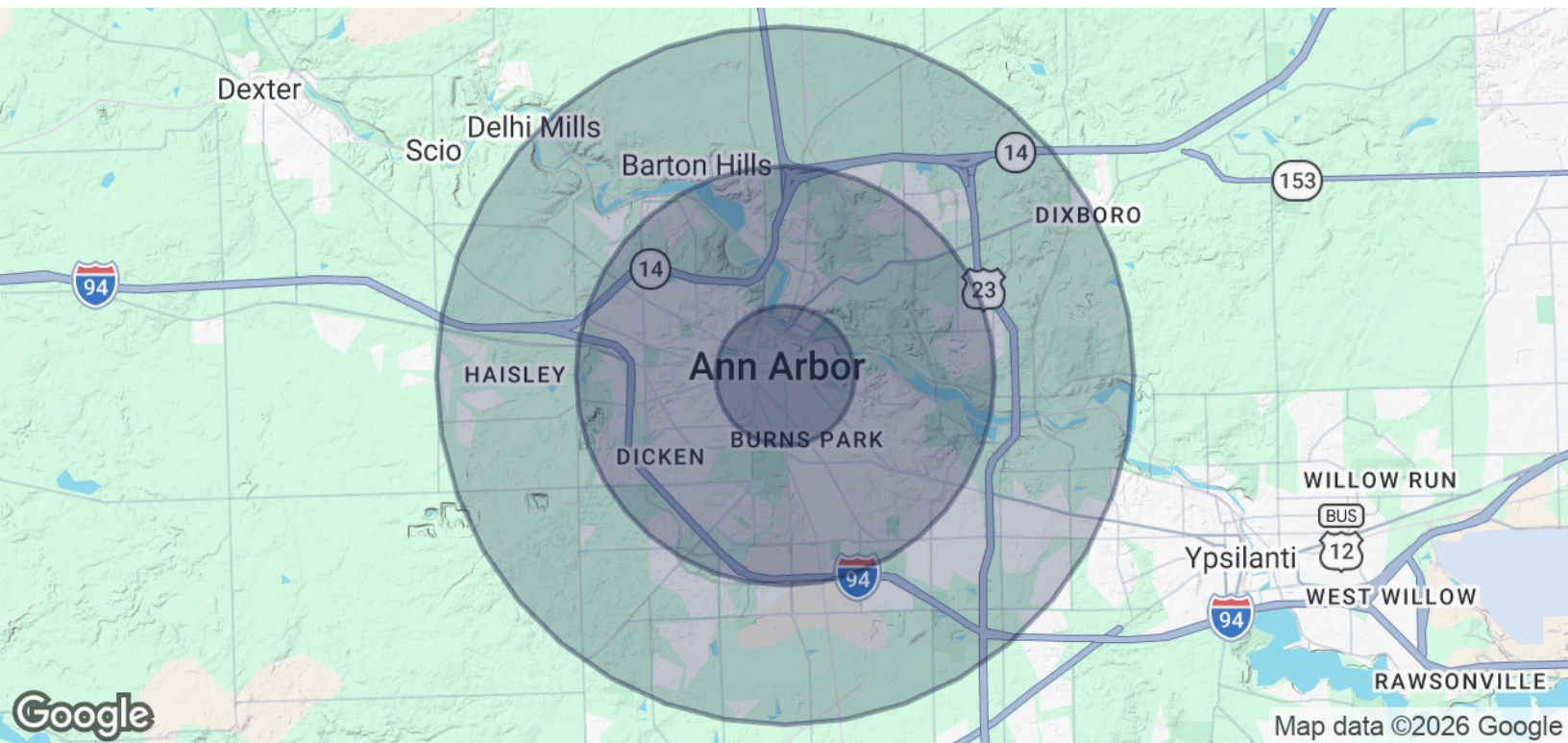
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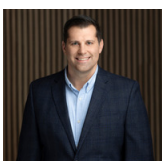


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	35,253	109,911	165,930
Average age	28	35	37
Average age (Male)	28	35	36
Average age (Female)	28	36	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	12,414	44,745	69,169
# of persons per HH	2.8	2.5	2.4
Average HH income	\$71,656	\$120,442	\$125,343
Average house value	\$551,888	\$535,867	\$497,185

* Demographic data derived from 2020 ACS - US Census



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