

Oxford Companies
734.665.6500
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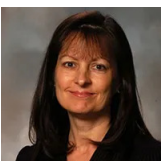


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Office Building For Lease
Forest Cove
3019 Miller Rd.
Ann Arbor, MI 48103

2,644 SF
\$28.00 SF/yr (MG)
Available 7/1/2027



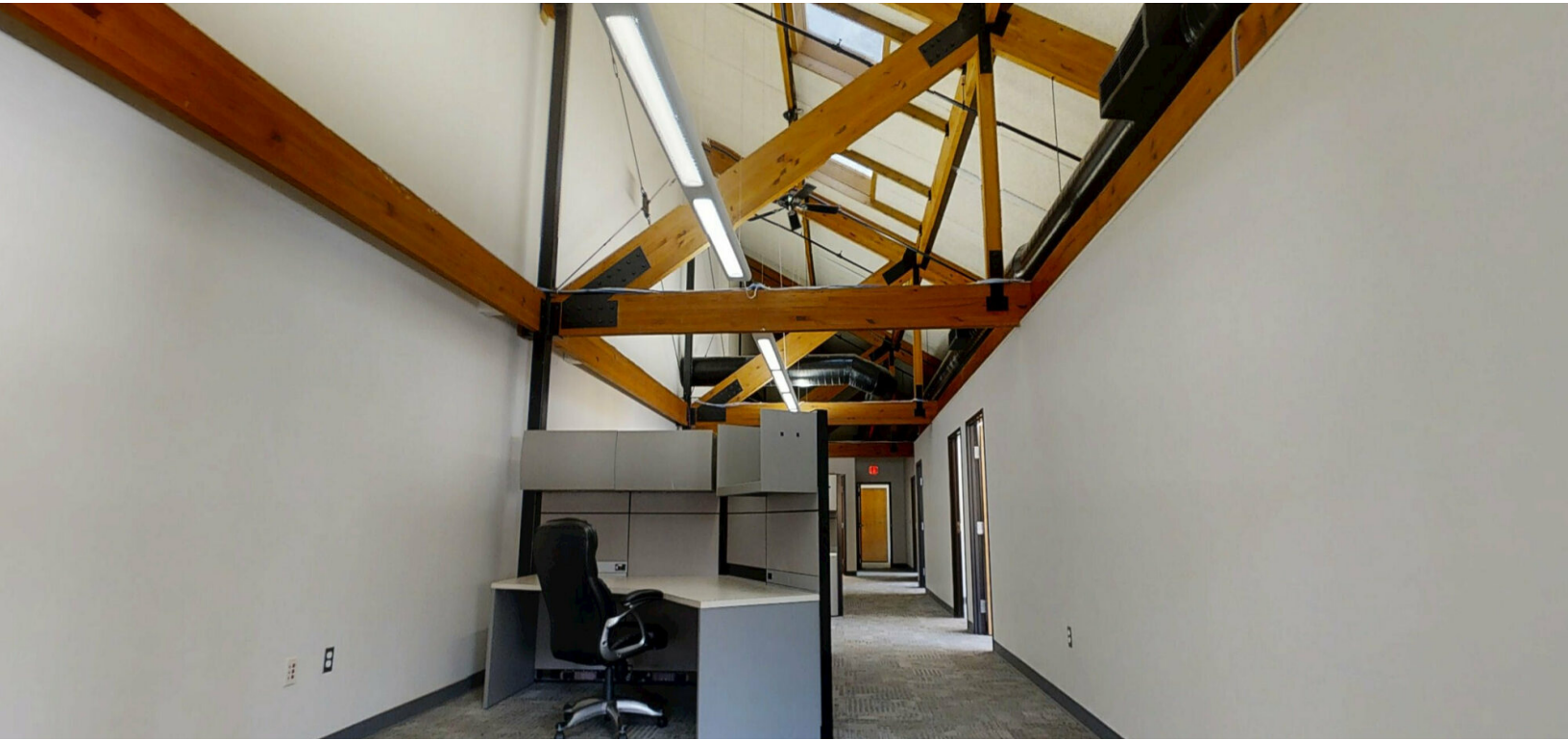
Contact Karen O'Neil for
more information or to
schedule a tour.

Office: 734.665.6500
Cell: 734.323.4263
koneil@oxfordcompanies.com

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OFFERING SUMMARY

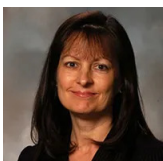
Lease Rate:	\$28.00 SF/yr (MG)
Available SF:	2,644 SF
Lot Size:	6.5 Acres
Parking Ratio:	3.6
Year Built:	2000
Zoning:	O
Submarket:	Northwest Ann Arbor

PROPERTY OVERVIEW

Forest Cove is a visually stunning office complex that must be seen to be believed! Located in a serene setting on the west side of Ann Arbor, Forest Cove offers Ann Arbor office space that's both tucked-away and extraordinarily convenient to both downtown and M-14. With a look and feel often described as akin to a ski lodge or tech office in the Pacific Northwest, Forest Cove features high vaulted ceilings and jaw-dropping views of the adjacent nature preserve.

PROPERTY HIGHLIGHTS

- Extraordinarily-designed office complex on the west side of Ann Arbor
- Serene, private setting
- Beautiful, sprawling landscaping
- Ample parking
- Unique spaces with high-end finishes
- Locally owned and professionally managed
- 24/7 on-call maintenance
- Streamlined leasing experience for convenience and ease



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BUILDING MECHANICAL SYSTEM

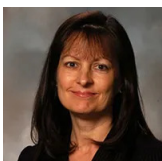
Heating	2- Condensing units
Cooling	7- Units
HVAC Control System	7- Package roof top units. Additional (4) furnaces, and (2) condensing units
HVAC Units	(7)
Hot Water Heaters	1- Heater located in riser room within suite 3015
Fire Prevention	Wet fire suppression system, with additional dry system in attic areas- Ann Arbor Fire Protection
Lighting System	Photocell controll T12s, T8s, LEDs, CFRs and high pressure sodium
Security	Keypad access system, no cameras or alarm system
Roof	Flat EPDM roof, 24 Skylights line south side of roof

UTILITY PROVIDERS

Gas	Constellation
Electric	DTE Energy
Water	City of Ann Arbor

REAL ESTATE TAX INFORMATION (2026)

Parcel Number	09-08-24-202-004
State Equalized Value	\$1,423,200
Taxable Value	\$854,941



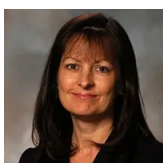
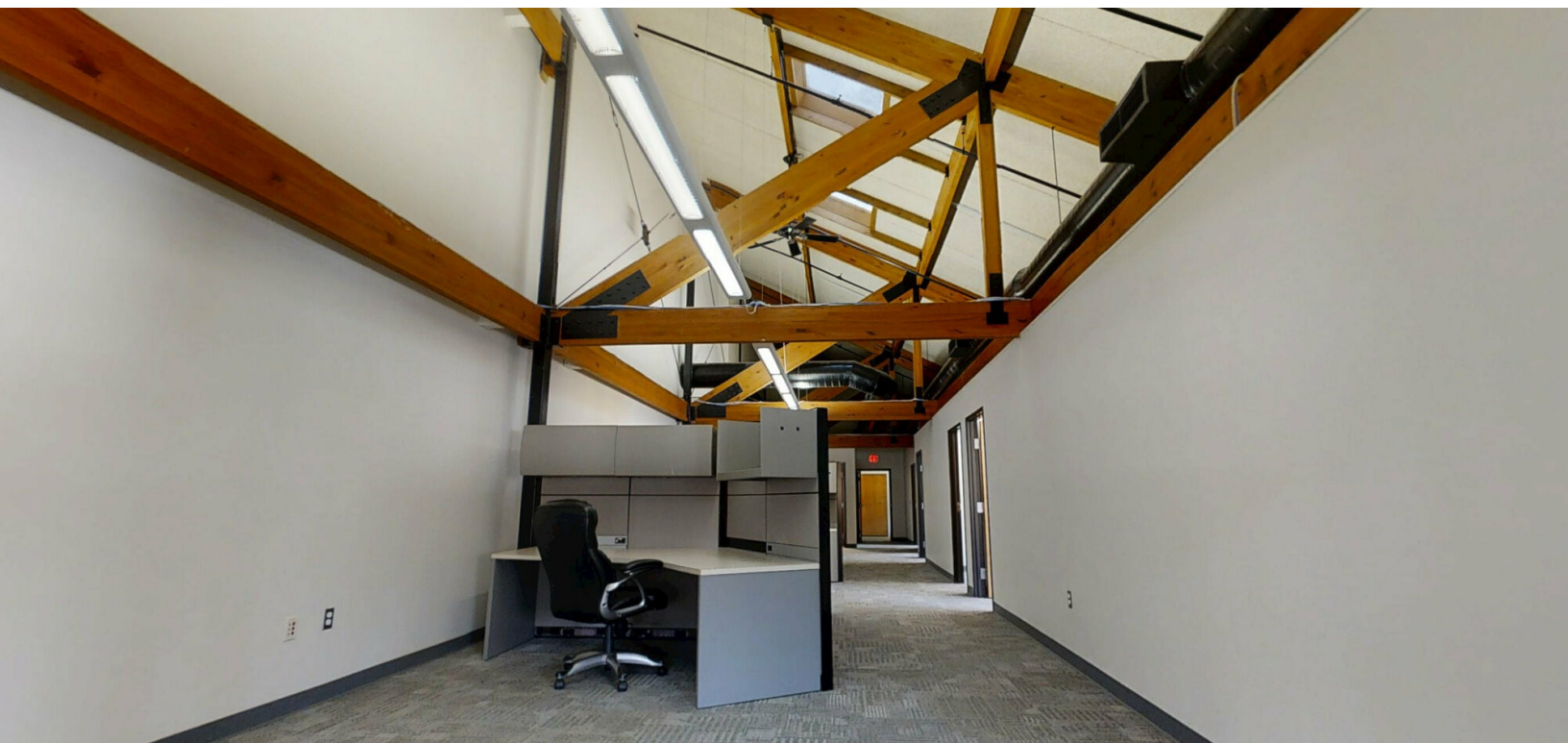
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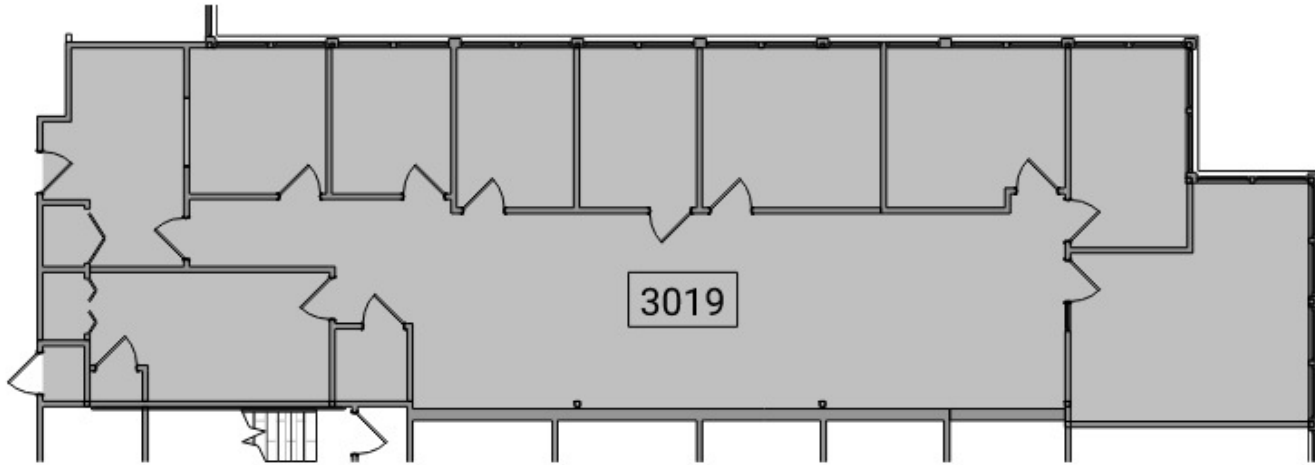
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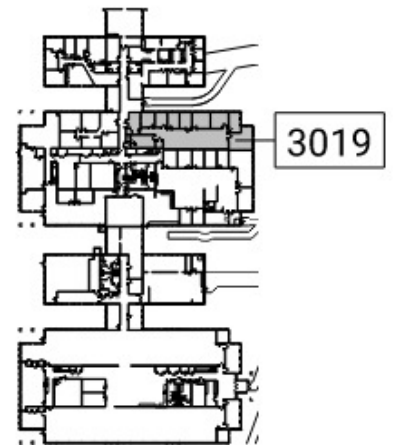
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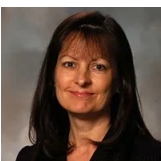
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N
2 Suite 3019 - Partial Existing Level 1 Floor Plan
3019 12' 24' 36' 1/16" = 1'-0"



N
1 Key Plan - Level 1
3019 160' 320' 1" = 160'-0"



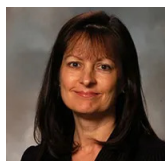
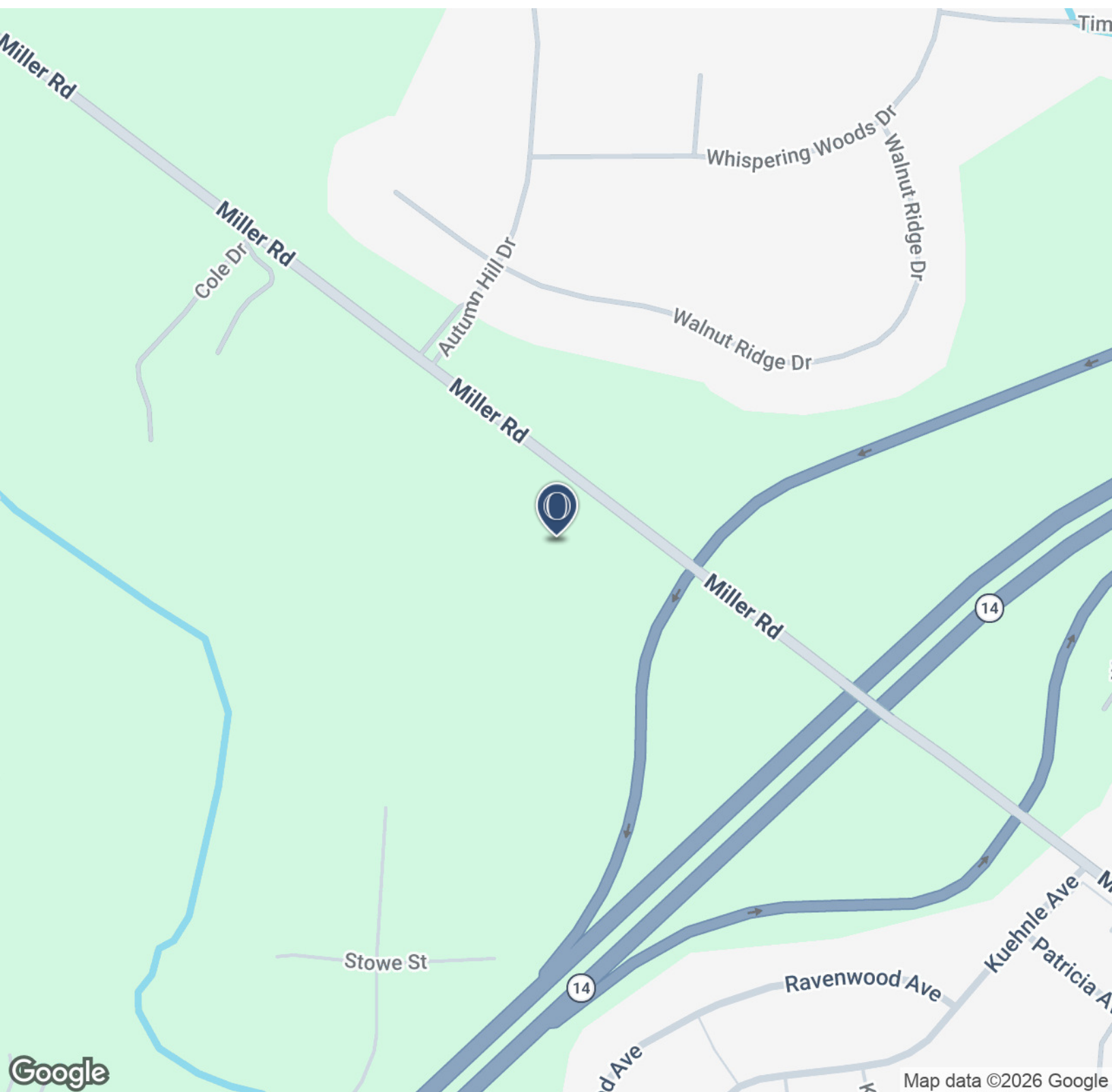
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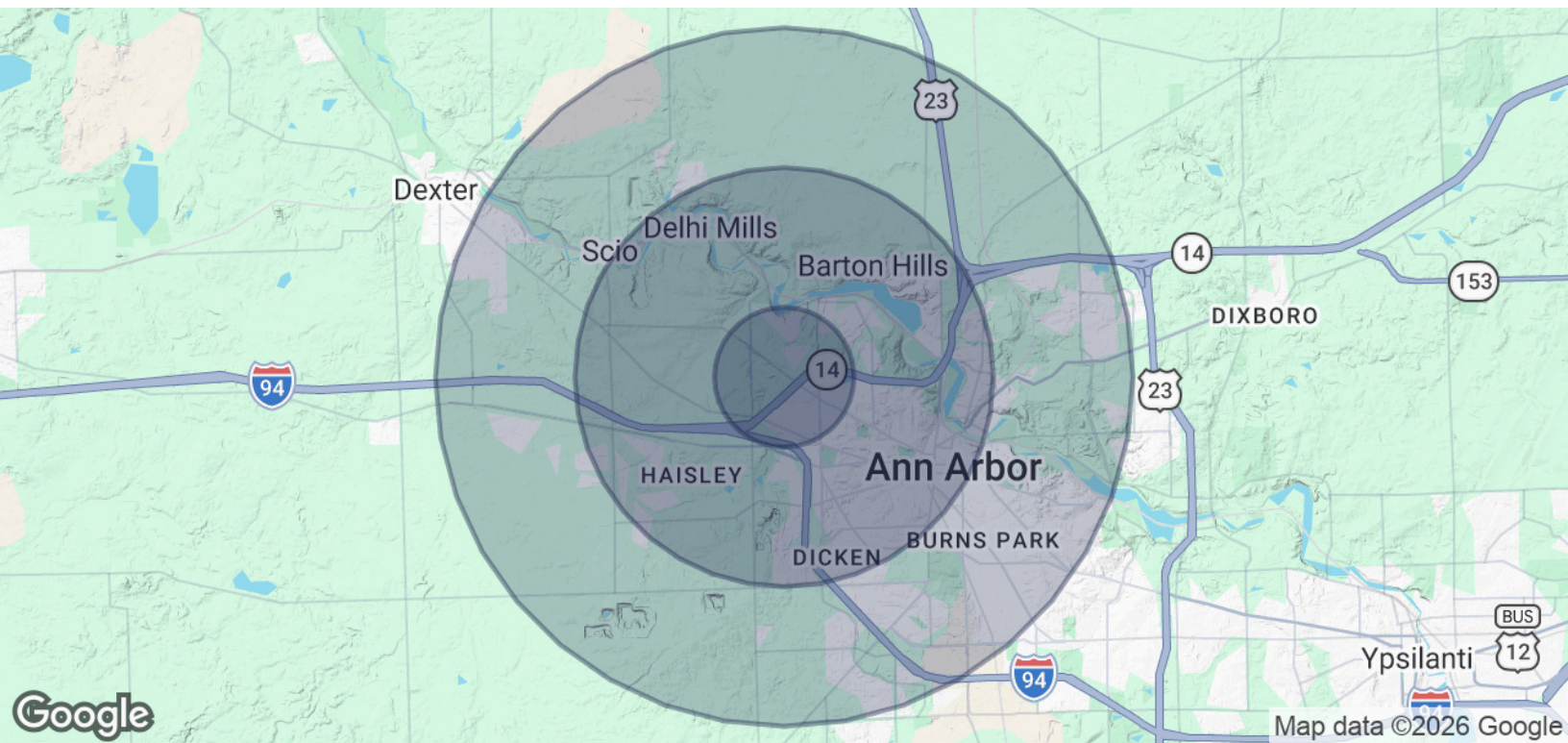
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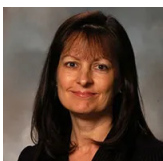
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,514	48,773	128,858
Average age	42	40	36
Average age (Male)	42	39	36
Average age (Female)	43	40	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,318	22,128	51,240
# of persons per HH	2.4	2.2	2.5
Average HH income	\$175,901	\$145,781	\$131,347
Average house value	\$546,484	\$570,410	\$540,334

* Demographic data derived from 2020 ACS - US Census



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