

Oxford Companies
734.665.6500
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Integrated
Real Estate
Services



Office Building For Lease

555 Briarwood Circle

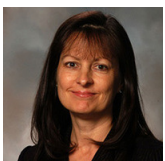
Suite 116

Ann Arbor, MI 48108

1,219 SF

\$26.75 SF/yr (MG)

Available 1/1/2027



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

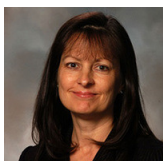
| | |
|-----------------|----------------------|
| Lease Rate: | \$26.75 SF/yr (MG) |
| Available SF: | 1,219 SF |
| Year Built: | 1986 |
| Renovated: | 2014 |
| Ceiling Height: | 8' |
| Parking Ratio: | 3.9 |
| Zoning: | TC1 |
| Submarket: | South Side Ann Arbor |

PROPERTY OVERVIEW

Directly at the hub of Ann Arbor's bustling Southside neighborhood, 555 Briarwood Circle is ideal for organizations looking for a superior Ann Arbor office location and nearby amenities. Adjacent to the transformational Briarwood Mall redevelopment, the building offers dining, shopping, and lodging all within walking distance. With immediate access to I-94 and just 10 minutes from downtown Ann Arbor, 555 Briarwood Cir is conveniently located for both employees and clients. Free parking surrounds the building adding to the convenience of this work environment.

PROPERTY HIGHLIGHTS

- Located adjacent to Briarwood Mall with immediate access to I-94 via S. State St. entrance
- 10 minutes to downtown Ann Arbor & U-M
- Within walking distance to hotels and restaurants including: Buffalo Wild Wings, Red Robin, Olive Garden, Anna's House & more
- Streamlined leasing experience for convenience and ease
- Locally-owned and professionally managed
- 24/7 on-call emergency maintenance



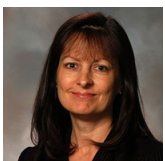
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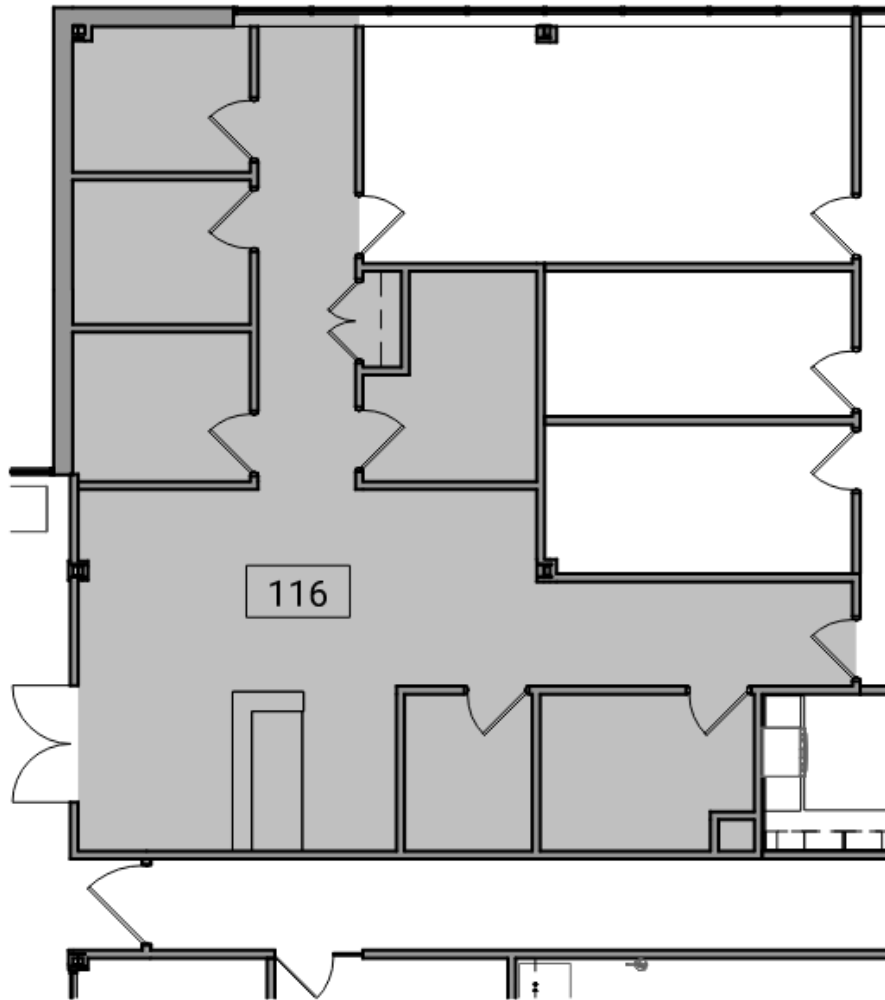
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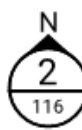
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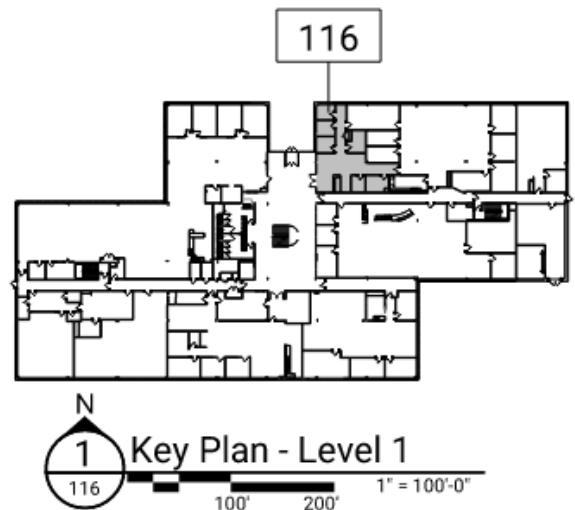
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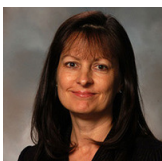
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 **2** Suite 116 - Partial Level 1 Existing Floor Plan
116 4' 8' 12' 3/32" = 1'-0"



 **1** Key Plan - Level 1
116 100' 200' 1" = 100'-0"



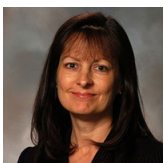
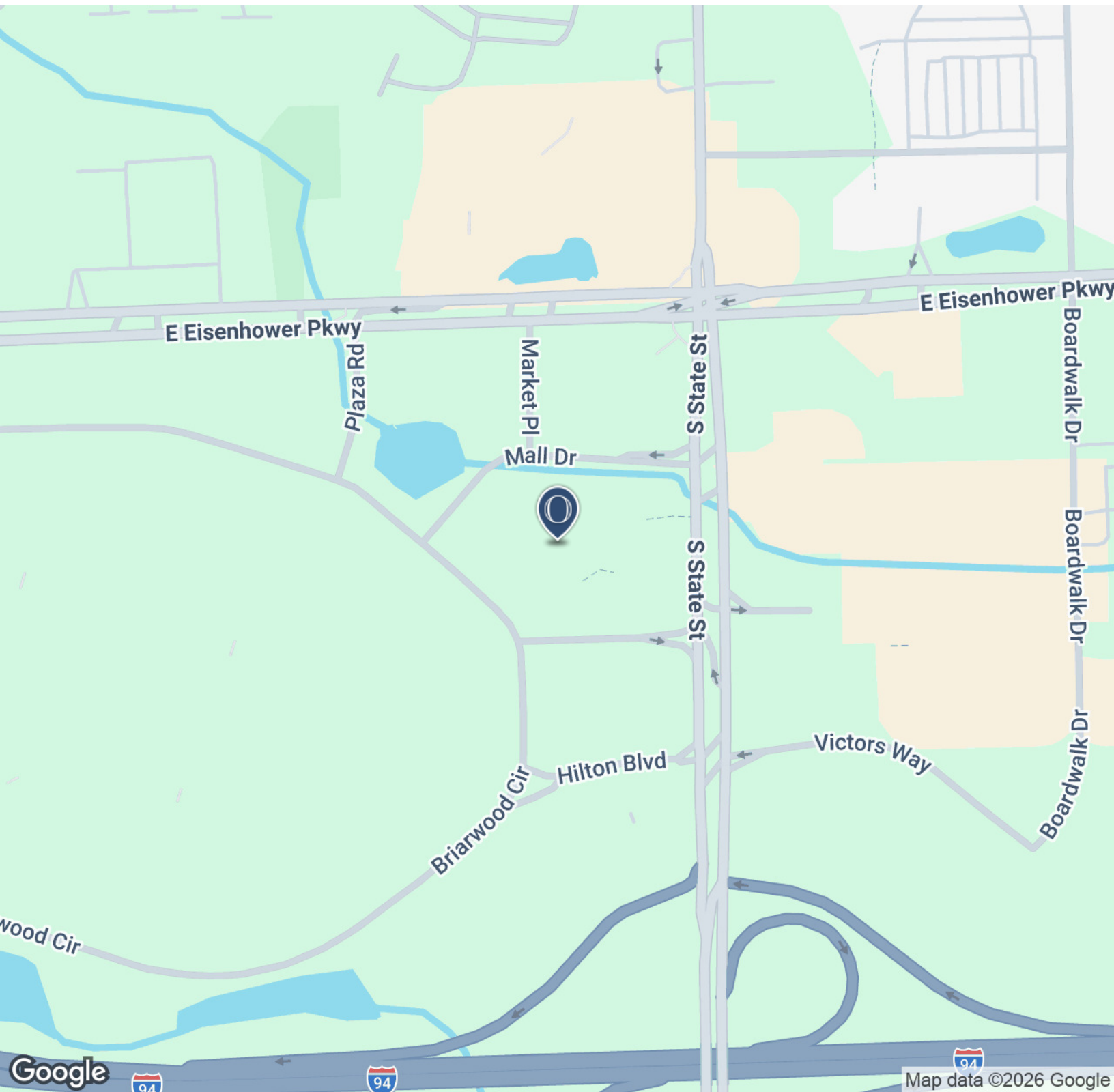
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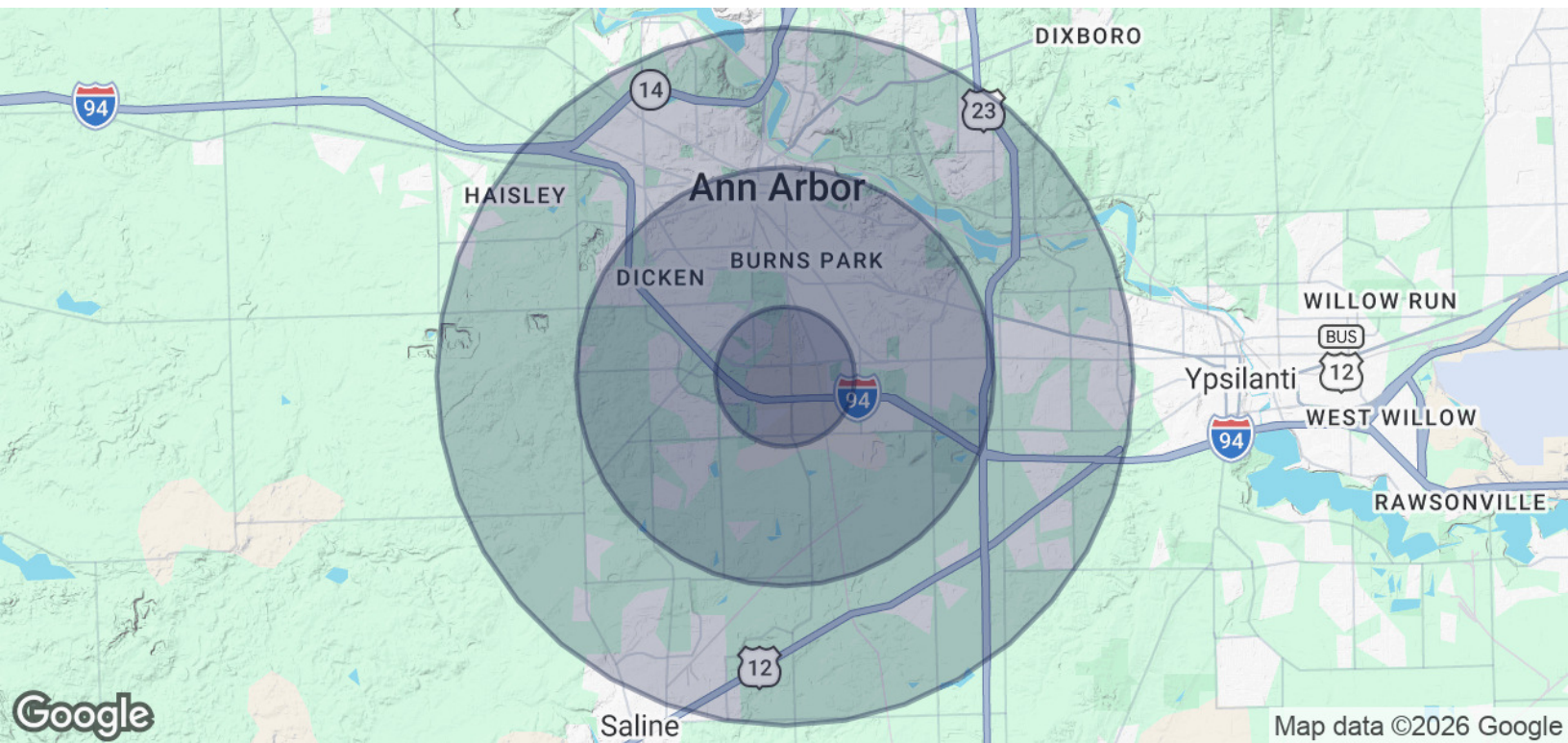
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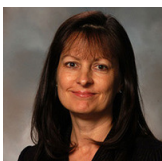
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 9,311 | 93,090 | 182,997 |
| Average age | 31.6 | 31.4 | 32.8 |
| Average age (Male) | 31.9 | 31.3 | 32.5 |
| Average age (Female) | 31.1 | 31.4 | 33.2 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total households | 4,650 | 35,915 | 71,140 |
| # of persons per HH | 2.0 | 2.6 | 2.6 |
| Average HH income | \$59,804 | \$77,332 | \$79,472 |
| Average house value | \$117,554 | \$321,105 | \$320,385 |

* Demographic data derived from 2020 ACS - US Census



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