

For Sale

1100 Eisenhower Place
Ann Arbor, MI
39,450 SF

Owner-Occupant
Opportunity in Ann
Arbor Office Park

Contact

Karen O'Neil
734.665.6500
koneil@oxfordcompanies.com



Offering Process

All interested parties are invited to contact Karen O'Neil at Oxford Companies to arrange for a tour.

You are invited to submit an offer that addresses the requirements outlined below:

- Offers shall be made in writing and submitted to Karen O'Neil at koneil@oxfordcompanies.com
- Purchaser shall use Seller's form of purchase agreement.
- Submit terms and conditions of closing, including a schedule of timing and events to complete the transaction.
- Include the additional due diligence required, if any, for the purchase to be unconditional.

Prospective purchasers should note that the Owner is under no obligation to respond to or accept any LOI. The Owner reserves the right, in its sole discretion and at any time, to amend, extend or terminate the sale process. The Owner further reserves the right to decline to permit any interested party to participate in the sale process, to terminate discussions with any or all interested parties, to reject any or all LOIs and to negotiate with any party with respect to proposed transaction.

THERE WILL BE NO GENERAL PUBLIC NOTICE GIVEN WHEN AN OFFER HAS BEEN ACCEPTED.

Disclaimer

The material contained in this Offering Memorandum is to be kept strictly confidential, is intended solely for the intended recipients review, and furnished to the intended recipients solely for the purpose of considering the acquisition of the Property.

Oxford Commercial has been retained by Blackbird Ann Arbor LLC, Owner, as its exclusive agent, for the sale of Property.

This is not a market analysis nor an appraisal, and was prepared by a licensed real estate broker or associate broker, not a licensed appraiser. The guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice have not been incorporated. Any broker opinion of value or price opinion contained herein, if any, is based upon information provided to us, and has not been verified, and while we do not doubt its accuracy, we make no guarantee, warranty, or representation about it. Prospective purchasers must make their own investigations, projections, and conclusions, and must conduct their due diligence of the Property, independently and without reliance upon the broker, Owner, or material contained herein. This Offering Memorandum is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The parties agree that this Offering Memorandum is not intended to create any agreement or obligation by either party to negotiate a definitive purchase and sale agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith.

All data and information contained herein is from sources regarded as reliable. However, no representations or warranties are made as to the completeness or accuracy of any such information, which may be subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Measurements are approximate and all information is subject to verification. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. All rights to photographs and graphics are reserved. Advice of legal and accounting professionals for all legal and tax matters is recommended. Independent analysis of the information provided herein, and investigation and verification is advised with respect to all factors relevant to your decision. Copyright © 2025 Oxford Commercial. All rights reserved.



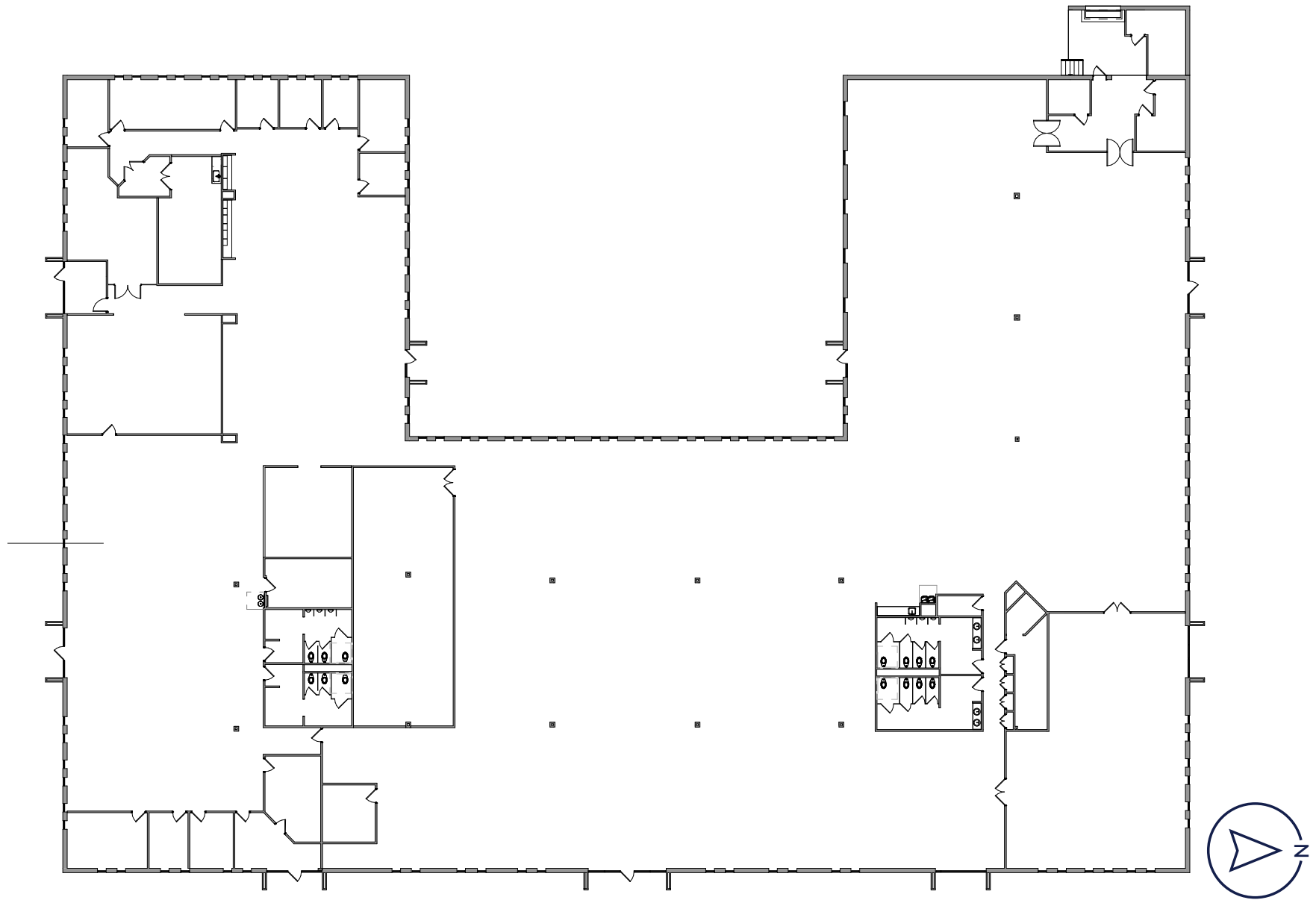
Executive Summary

Set in a quiet, wooded environment on Ann Arbor's south side, 1100 Eisenhower offers the perfect blend of functionality and curb appeal. Located minutes from downtown and with immediate access to I-94 and US-23, the building is surrounded by Ann Arbor's leading research and technology companies.

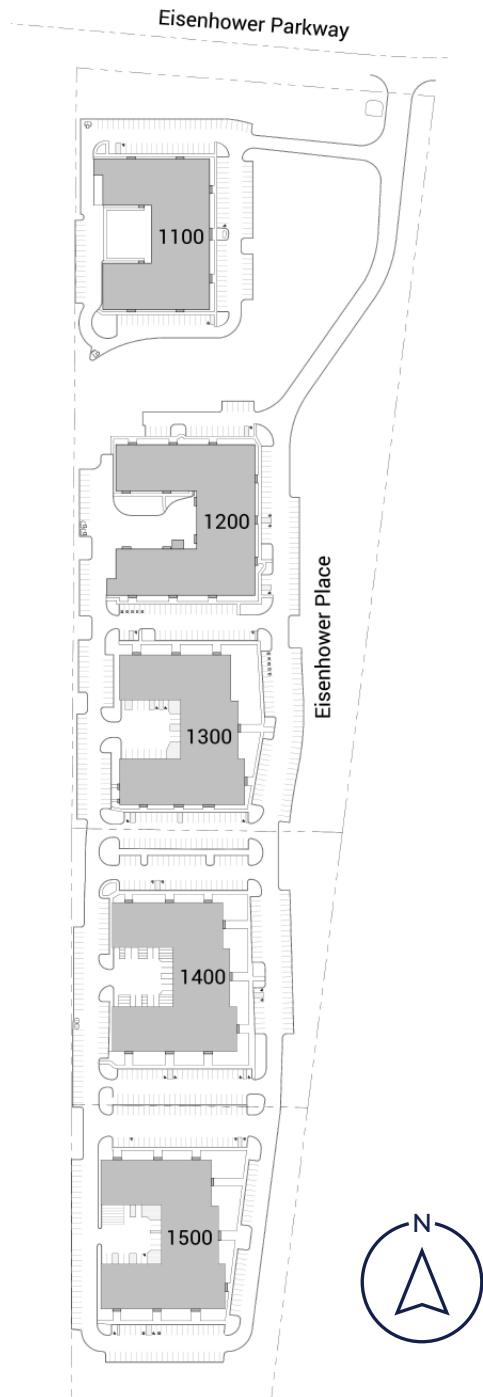
- Modern high-tech space with full building generator and 1200 amps of power
- Convenient loading via 10' overhead door and dock
- Exceptional brick exterior and natural landscaping
- 10'8" beam height / 12'4" deck height
- Ample free parking adjacent to the building
- Located in a well-connected business park near hotels and major employers
- Quick access to I-94, US-23, and downtown Ann Arbor

Pictured: Interior with Qiagen furniture (since vacated).

Floor Plan



Site Plan



1100 and 1200 currently for sale.



Site Plan



1200

1100

1100 and 1200 currently for sale.



1100 EISENHOWER
→ Deliveries & Shipping
← Main Entrance





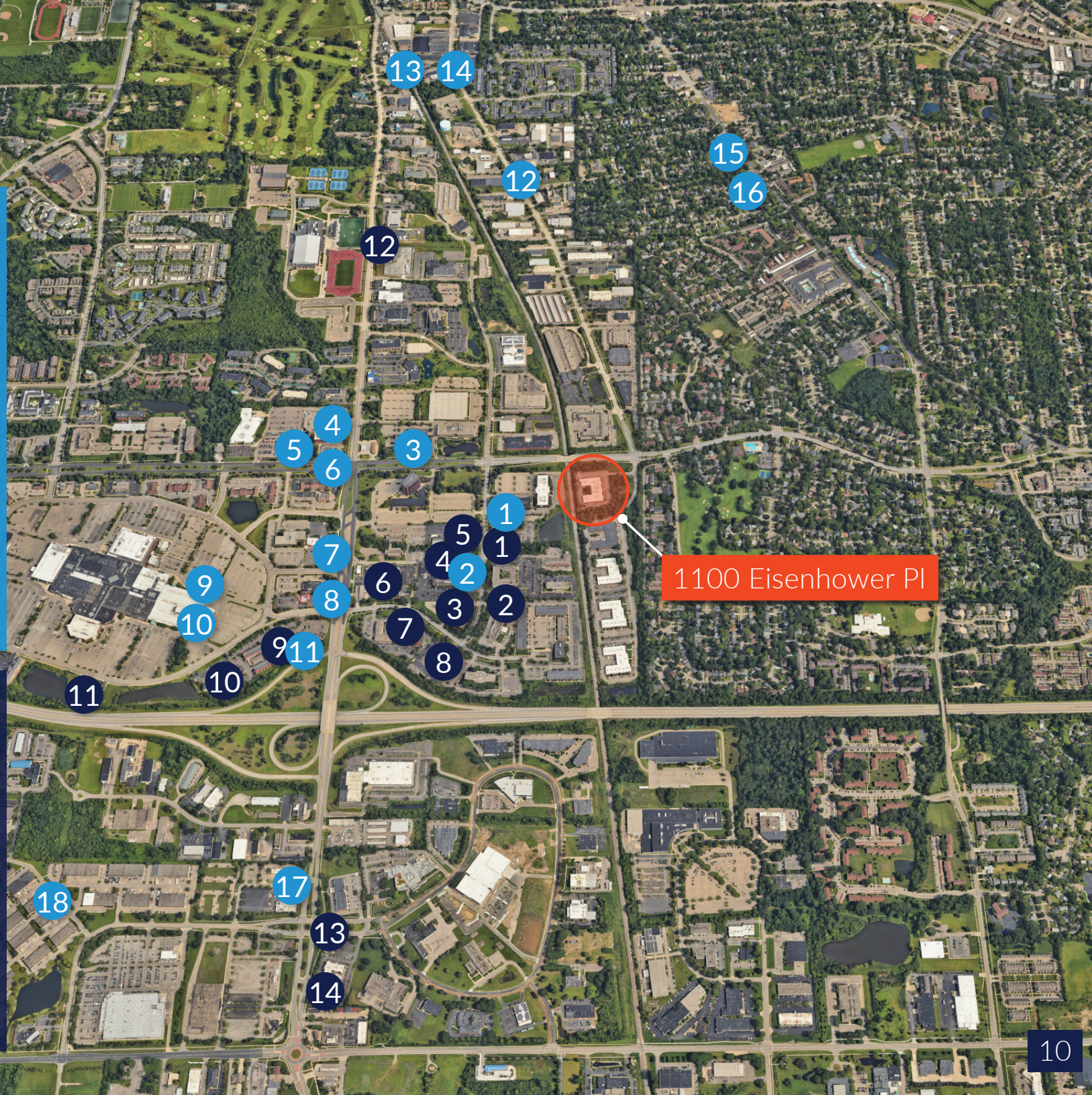
Pictured: Interiors with Qigen furniture (since vacated).

Nearby Restaurants

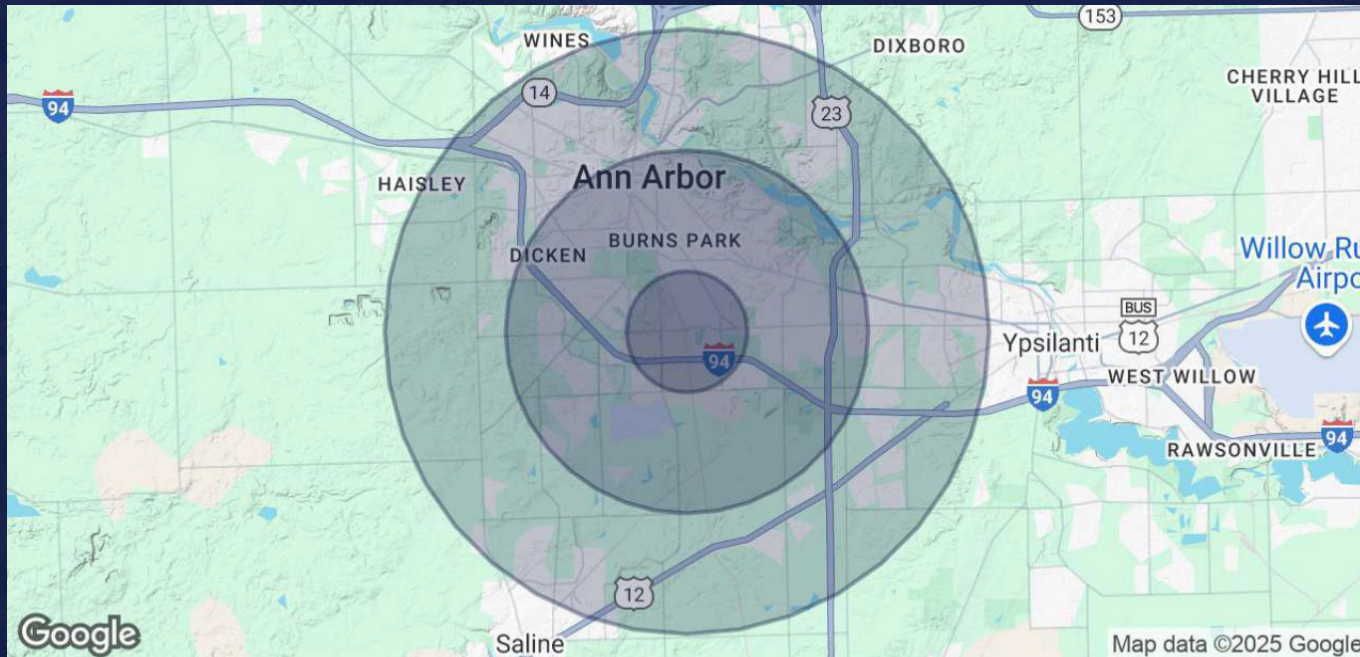
- 1 Seoul Garden
- 2 Buffalo Wild Wings
- 3 Sweetwaters Coffee & Tea
- 4 Mediterrano
- 5 Olive Garden
- 6 Anna's House
- 7 Red Robin
- 8 Don Juan Los Amigos
- 9 California Pizza Kitchen
- 10 Texas de Brazil
- 11 Rel•ish
- 12 RoosRoast Coffee
- 13 Biercamp
- 14 Venue by 4M
- 15 York
- 16 Ricewood
- 17 Black Rock Bar & Grill
- 18 Zingerman's Bakehouse

Nearby Hotels

- 1 Holiday Inn & Suites
- 2 Hampton Inn
- 3 Sheraton
- 4 Courtyard by Marriott
- 5 Extended Stay America
- 6 Red Roof Inn
- 7 Comfort Inn & Suites
- 8 Hyatt Place
- 9 The Kensington
- 10 EVEN Hotel
- 11 Towneplace Suites
- 12 Homewood Suites
- 13 Holiday Inn Express
- 14 Staybridge Suites



Demographics



Population Demographics	1 Mile	3 Miles	5 Miles
Total Population	10,623	95,418	192,037
Average Age	32.7	30.6	32.6
Bachelor's Degree or Higher	73%	67%	65%
Total Households	4,967	35,700	75,757
Number of Persons Per Household	2.1	2.7	2.5
Average Household Income	\$ 60,186	\$ 75,740	\$ 78,451
Average House Value	\$ 190,928	\$ 343,639	\$ 320,378

Ann Arbor Area

Located just 45 miles west of Detroit, Ann Arbor is celebrated for its worldclass education, vibrant downtown, and rich cultural scene. The city boasts a diverse array of art, award-winning restaurants, and outdoor activities. Ann Arbor is an urban business hub with a reputation for outstanding quality of life and lower cost of living.

Home to the University of Michigan, one of the world's top universities, Ann Arbor offers an unparalleled blend of academic excellence and dynamic campus culture. The presence of this renowned university contributes to a highly skilled and diverse talent pool.

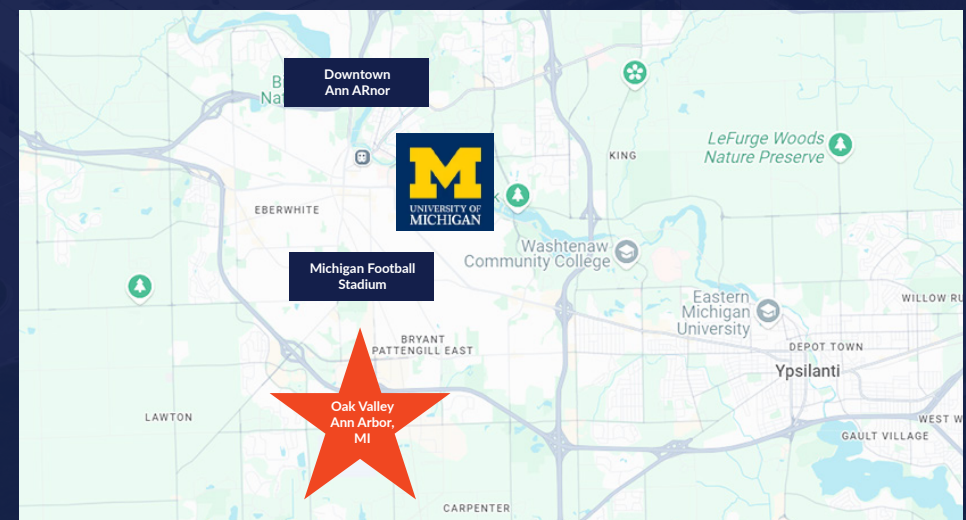
Supported by a steady stream of STEM graduates, Ann Arbor's business base is focused on technology and engineering. The city is a leader in advanced industries such as automotive, information technology, biotech and life sciences, advanced manufacturing, and research and development. Additionally, the region is recognized for its exceptional healthcare systems, including Michigan Medicine, Trinity Health St. Joseph Mercy Ann Arbor, and the VA Ann Arbor Healthcare System.

Ann Arbor boasts a strong economic environment due to its diverse mix of industries, startup culture, and heavy concentration of local businesses.

Southeastern Michigan Map



Ann Arbor Map



Ann Arbor Area

Business Culture

The greater Ann Arbor region's business culture blends Silicon Valley innovation with Midwest values. Residents and workers here appreciate the impact of strong business activity, from job creation to local investments.

Local Talent

A wealth of highly qualified professionals, offering a rich talent pool for your hiring needs

Collaborative Atmosphere

A deeply collaborative business atmosphere, driving innovation through shared expertise and connections

Funding Opportunities

Ann Arbor offers an array of local funding opportunities to support business growth

Industry Mix

A thriving business community with abundant networking, conferences, and resources

A2Tech360

A week of events celebrating Ann Arbor's spirit of innovation

Prime Location Advantage with Strong Urban Connectivity

Ann Arbor is easily accessed and offers outstanding connectivity via Interstate 94 (I-94), U.S. Highway 23 (US-23) and M-14, allowing for seamless travel throughout the state and nearby major Midwest cities. Detroit's Metropolitan Airport, which serves as a hub for Delta Airlines and offers domestic and international flights daily, is located 20-minutes from the Property.

Cities	Distance to Ann Arbor
Detroit, MI	33 miles
Toledo, OH	43 miles
Canadian Border	45 miles
Cleveland, OH	121 miles
Chicago, IL	203 miles
Indianapolis, IN	208 miles
Cincinnati, OH	223 miles
Toronto, CAN	239 miles



Ann Arbor Accolades

Named the *best place to live* in Michigan

U.S. News and World Report, 2025

Ranked *#1 most educated city* in America

U.S. News and World Report, 2025

Voted the *#1 city with the best quality of life* in the U.S.

U.S. News and World Report, 2025

Ranked *#7 startup city* in America

U.S. News and World Report, 2025

Ann Arbor Area

Major Employers

Cities	Business Sector	# of Employees
University of Michigan	Public University	37,400 - 37,499
Trinity Health Michigan	Health Care System	5,500 - 5,599
Ann Arbor Public Schools	Public School District	2,700 - 2,799
VA Ann Arbor Health System	Health Care System	2,700 - 2,799
IHA Health Services Corp.	Physician Group Practice	1,600 - 1,699
Washtenaw County Government	Government	1,300 - 1,399
Toyota Motor North America	OEM Research	1,200 - 1,299
Domino's Pizza	Corporate Headquarters	1,200 - 1,299
RealTruck	Automotive Manufacturer	800 - 899
City of Ann Arbor	Government	700 - 799
KLA Corporation	Research Center	700 - 799
Zingerman's Family of Business	Food Production	700 - 799
ProQuest	Data and Information	600 - 699
Washtenaw Community College	Community College	500 - 599
Thomas Reuters	Intelligent Business Services	400 - 499
Google AdWords	Advanced IT	400 - 499
National Vehicle and Fuel Emissions Lab	Research	400 - 499
NNT Data	Advanced IT	400 - 499
Duo Security	Advanced IT	400 - 499
Terumo Cardiovascular Group	Medical Device Manufacturing	300 - 399

Source: Ann Arbor Spark, 2025

Top Corporate Employers



TOYOTA



Domino's



Contact Karen O'Neil with questions
and to schedule a tour.



Karen O'Neil

Commercial Leasing Associate

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