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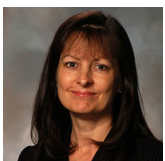
Integrated  
Real Estate  
Services



Covered Parking Available!

Office Building For Lease  
Burlington Office Center  
315 E Eisenhower Parkway, Suite 110  
Ann Arbor, MI 48108

5,142 SF  
\$29.50 SF/yr (MG)  
Available



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

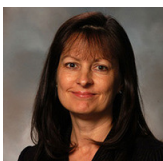
Lease Rate:	\$29.50 SF/yr (MG)
Available SF:	5,142 SF
Year Built:	1986
Renovated:	2013
Zoning:	TC1
Submarket:	South Ann Arbor

#### PROPERTY OVERVIEW

The Burlington Office Center is one of the most prominent business centers in Ann Arbor's desirable Southside businesses corridor. Burlington is situated on more than five acres of walkable, private wooded land and provides approximately 200,000 square feet of upscale, class A office space. Home to the largest private pond in the area, Burlington integrates incomparable scenic beauty with a professional Ann Arbor office environment. This three-building office center is unsurpassed in good looks, location, and convenience. Spaces at Burlington offer floor-to-ceiling windows with spectacular views and renovated common areas, including bathrooms and new awnings – the perfect blank slate for building out your ideal office space. May be combined with Suite 115 for up to 8,239 SF of contiguous space.

#### PROPERTY HIGHLIGHTS

- Beautiful Class A three-building office center with floor to ceiling windows with spectacular views
- Ample parking with covered parking available
- Fiber optic internet
- Five minutes to downtown Ann Arbor, immediate access to I-94 via S. State St. & Ann Arbor-Saline Rd.
- Locally owned and professionally managed with 24/7 on-call emergency maintenance



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**BUILDING  
 MECHANICAL  
 SYSTEM**

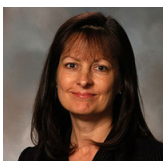
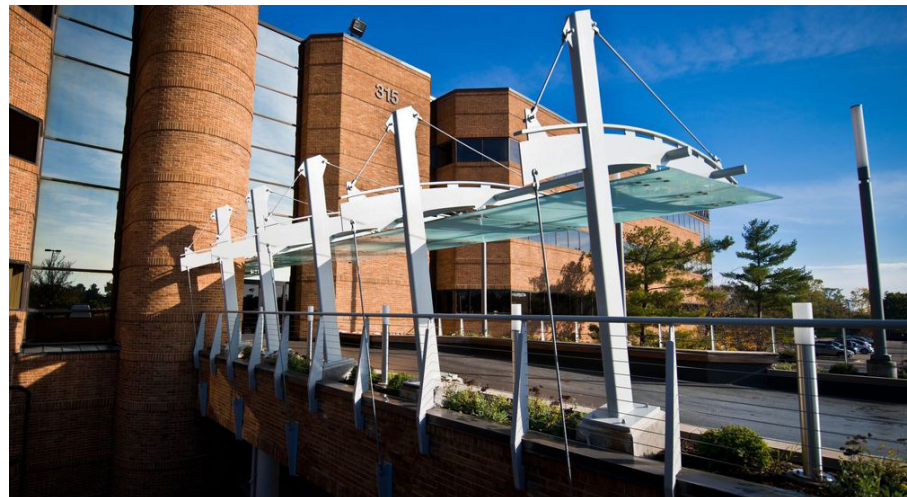
Heating	Forced air
HVAC Control System	Eleven (11) RTUs
Hot Water Heaters	One (1) available tank - 3rd floor roof access closet
Fire Prevention	Pull station alarms (Eagle Security), Wet Fire Suppression System (Ann Arbor Fire Protection)
Electricity	120/208
Emergency Lighting	30 different bulb types, 6 different ballasts/battery backup
Lighting System	Timer Controlled Exterior Lighting System (Snider Electric)
Security	Mag locks main doors
Roof	EPDM

**UTILITY PROVIDERS**

Gas	Constellation
Electric	DTE Energy
Water	City of Ann Arbor

**REAL ESTATE TAX INFORMATION (YEAR)**

Parcel Number	09-12-05-400-154
State Equalized Value	\$6,796,700 (2026)
Taxable Value	\$6,046,427 (2026)



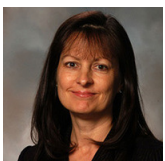
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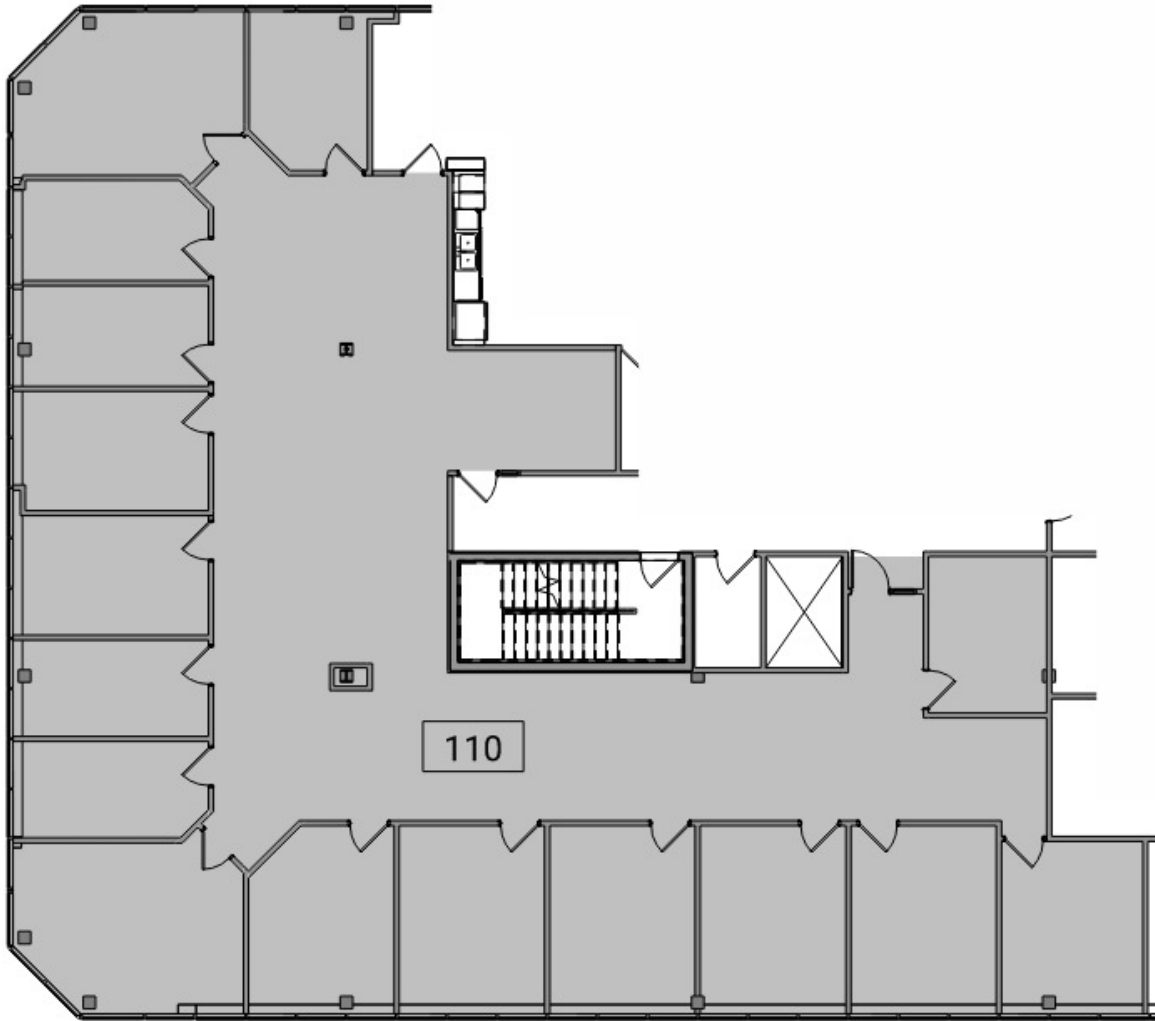
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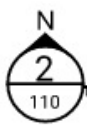
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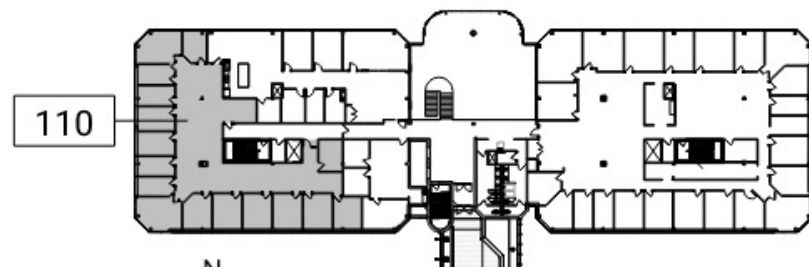


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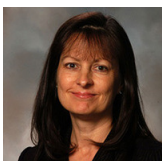
 Suite 110 - Partial Level 1 Existing Floor Plan

8' 16' 1/16" = 1'-0"



 Key Plan - Level 1

80' 1" = 80'-0"



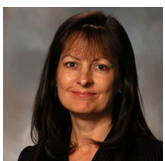
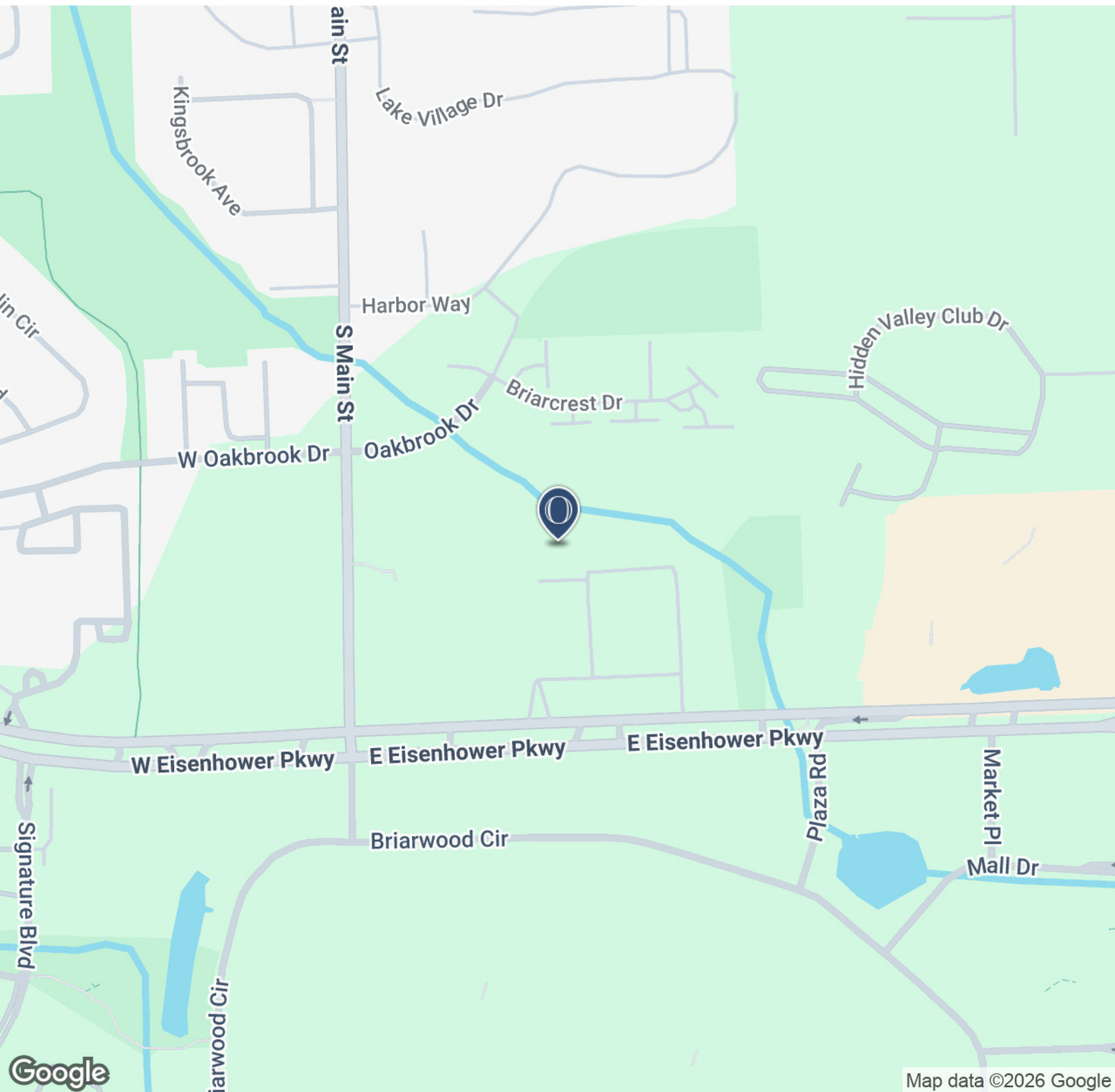
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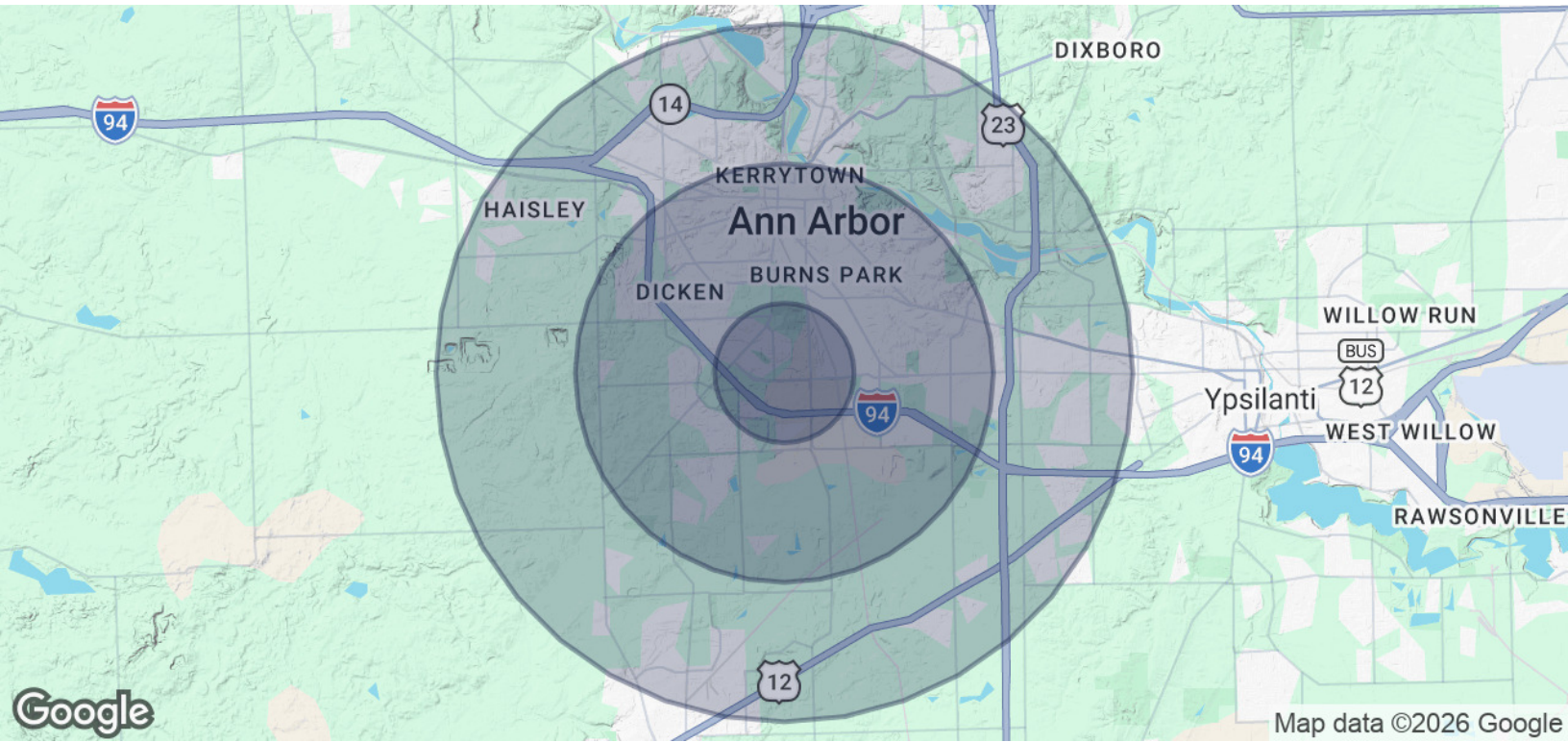
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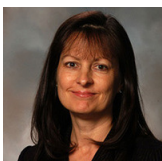


<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,564	92,324	171,314
Average Age	41	36	37
Average Age (Male)	39	35	36
Average Age (Female)	43	37	38

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,060	38,235	71,097
# of Persons per HH	1.9	2.4	2.4
Average HH Income	\$136,171	\$120,649	\$123,909
Average House Value	\$439,452	\$512,126	\$485,047

2020 American Community Survey (ACS)



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