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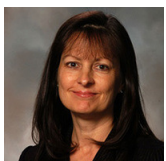


Integrated
Real Estate
Services



Office Building For Lease
Burlington Office Center
315 E Eisenhower Parkway, Suite 6
Ann Arbor, MI 48108

1,321 SF
\$28.00 SF/yr (MG)
Available 9/1/2027



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

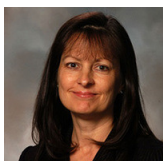
Lease Rate:	\$28.00 SF/yr (MG)
Available SF:	1,321 SF
Ceiling Height:	10' to support beams, 13'6" to bottom of deck
Parking Spaces:	236
Parking Ratio:	3.0
Year Built:	1986
Renovated:	2013
Zoning:	TC1
Submarket:	South Ann Arbor

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 lake 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.

PROPERTY HIGHLIGHTS

- Beautiful Class A three-building office center with floor to ceiling windows with spectacular views
- Three private offices, a reception area and a kitchenette
- Ample parking with covered parking available
- Fiber optic internet
- Immediate access to I-94 and minutes from downtown Ann Arbor
- Locally owned and professionally managed with 24/7 on-call emergency maintenance



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**BUILDING
 MECHANICAL
 SYSTEM**

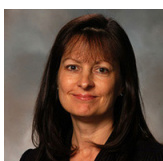
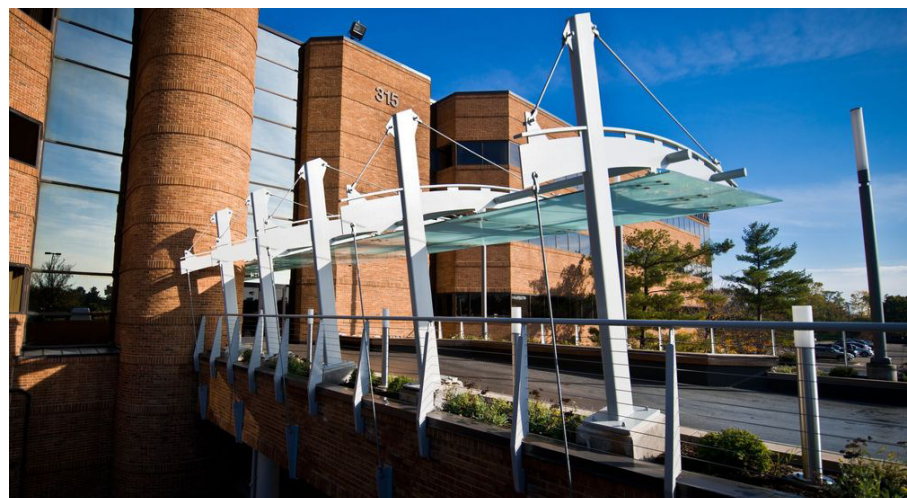
Heating	Forced air
HVAC Units	11 RTUs
Hot Water Heaters	One (1) available tank - 3rd floor roof access closet
Fire Prevention	Pull station alarms (Eagle Security), Wet Fire Suppression System (Ann Arbor Fire Protection)
Electricity	120/208
Emergency Lighting	30 different bulb types, 6 different ballasts/battery backup
Lighting System	Timer Controlled Exterior Lighting System (Snider Electric)
Security	Mag locks main doors
Roof	EPDM installed in 2010

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)



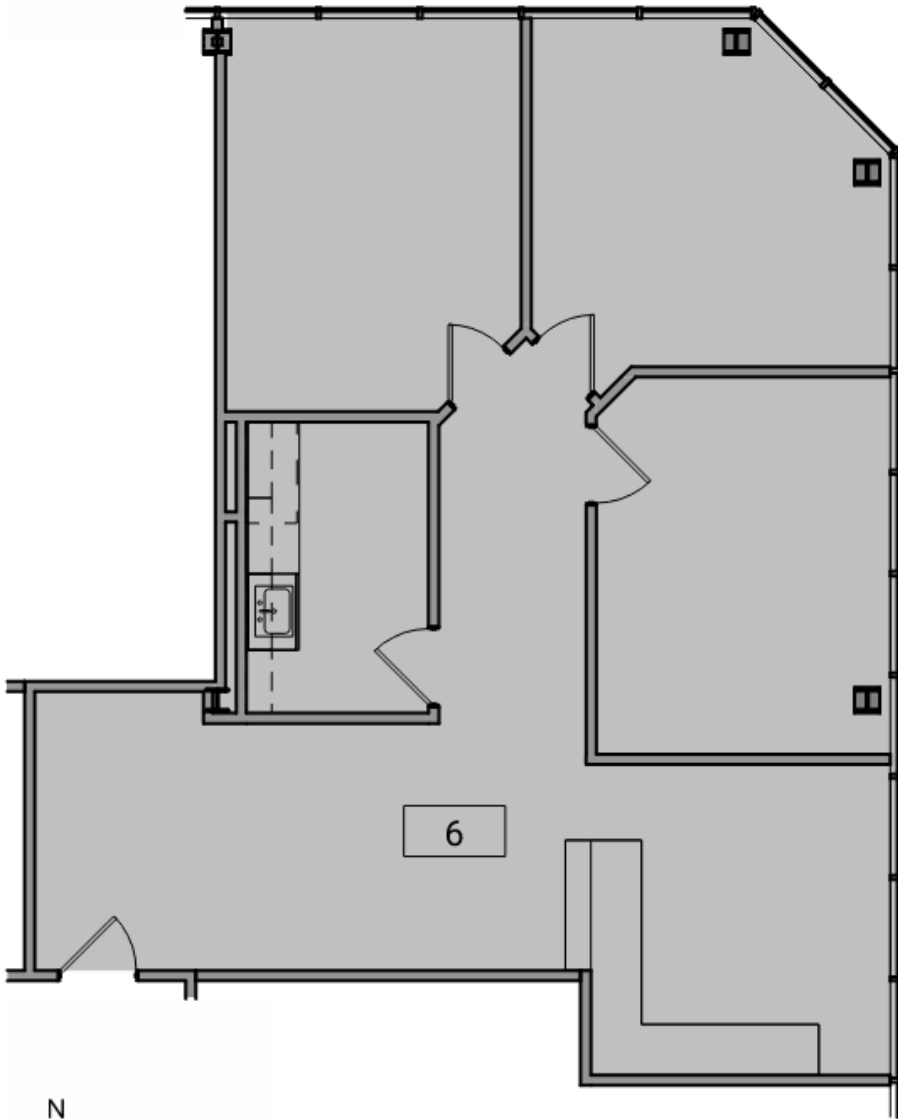
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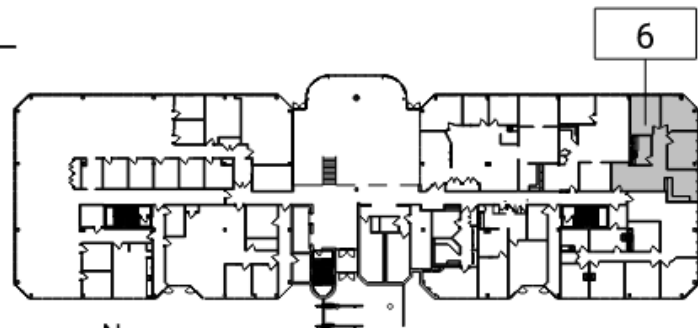
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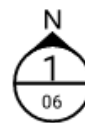


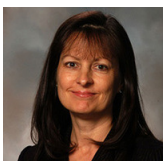
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 **2** Suite 6 - Partial Existing Garden Level Floor Plan
06 4' 8' 1/8" = 1'-0"



 **1** Key Plan - Garden Level
06 80' 1" = 80'-0"



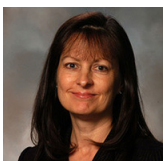
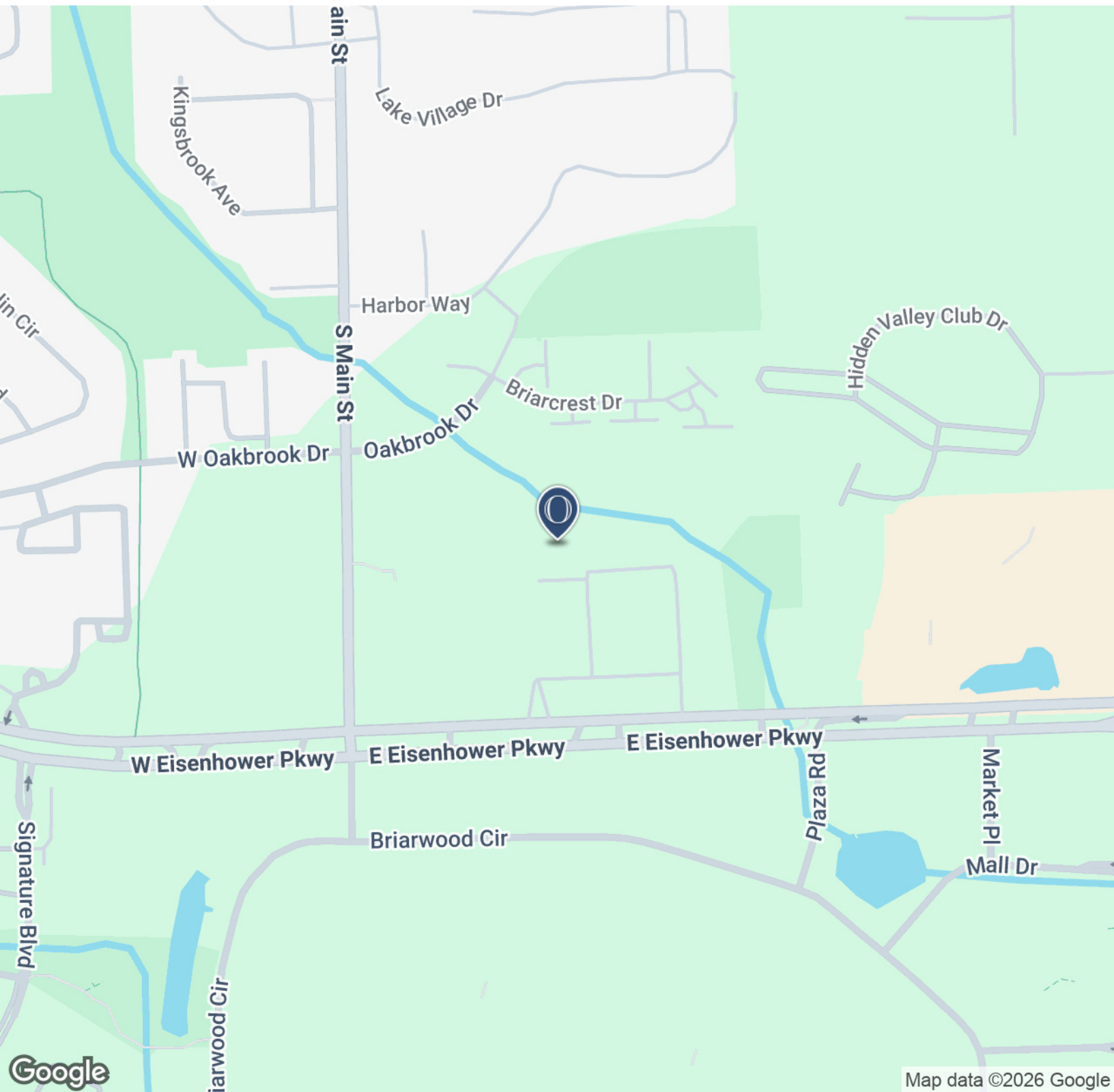
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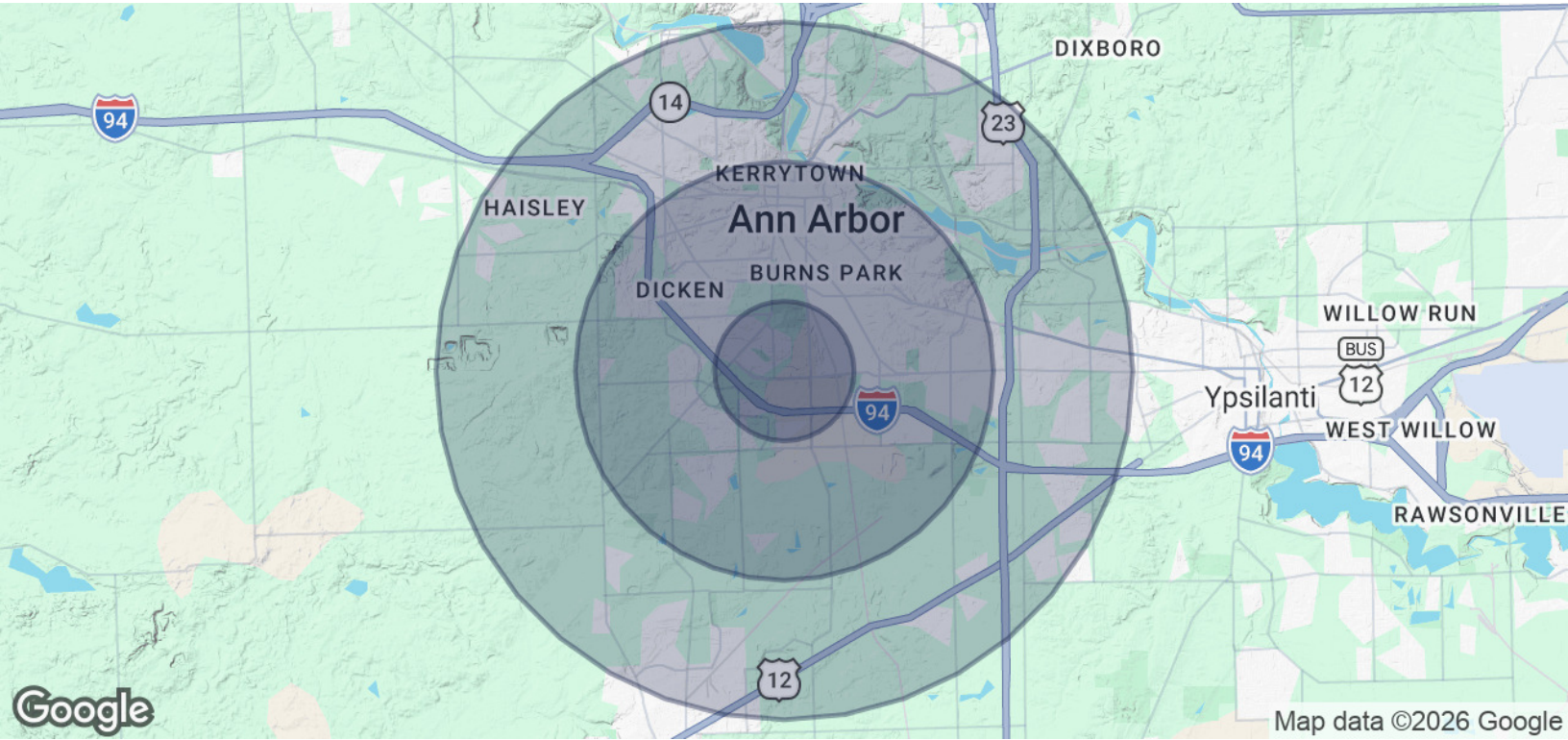
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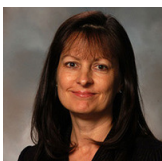
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,564	92,324	171,314
Average Age	41	36	37
Average Age (Male)	39	35	36
Average Age (Female)	43	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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

Demographics data derived from AlphaMap



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