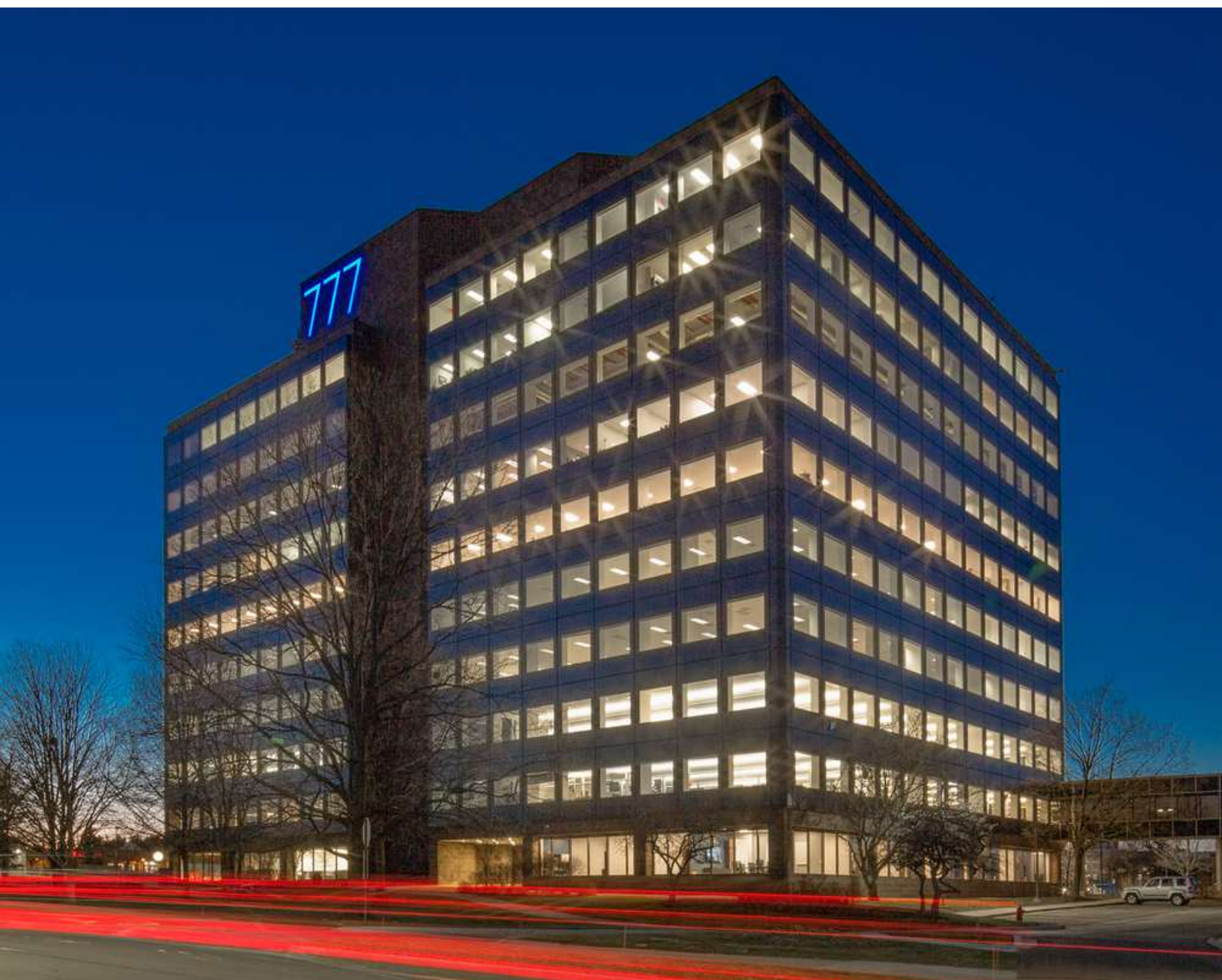


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## Office Building For Lease

The 777 Building

777 E Eisenhower Parkway, Suite 720

Ann Arbor, MI 48108

5,042 SF

\$31.00 SF/yr (MG)

Available



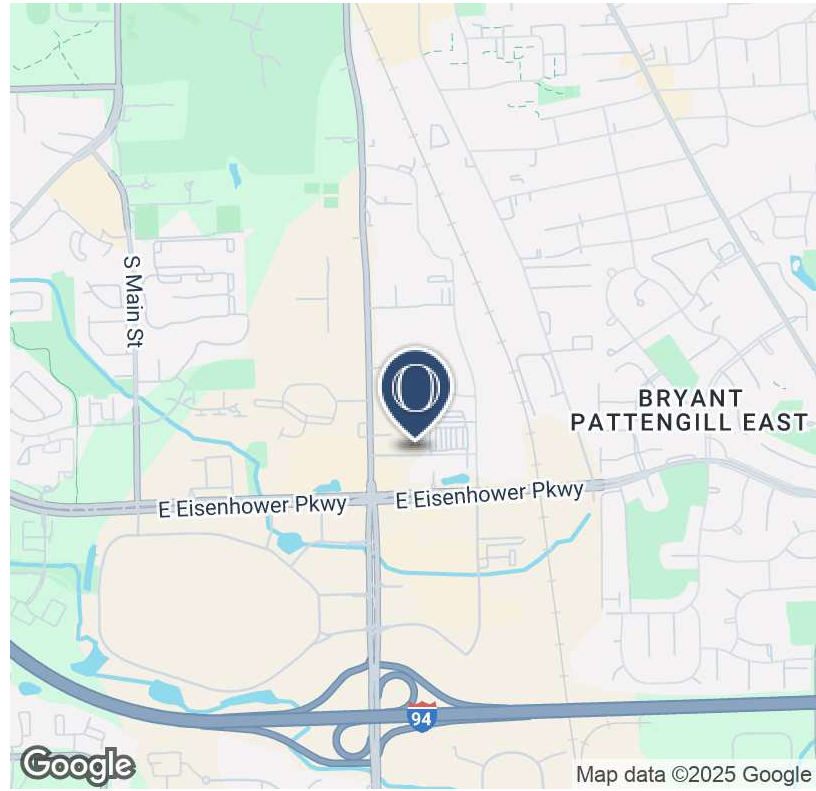
Contact Karen O'Neil for  
more information or to  
schedule a tour.

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Ann Arbor, MI 48108



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## OFFERING SUMMARY

Lease Rate:	\$31.00 SF/yr (MG)
Available SF:	5,042 SF
Year Built:	1975
Renovated:	2000
Ceiling Height:	9'
Parking Ratio:	3.6
Zoning:	TC1
Sub market:	South Side Ann Arbor

## PROPERTY OVERVIEW

The 777 Building is one of the area's most iconic commercial properties, and businesses now have the rare opportunity to lease Ann Arbor office space in one of the city's only high-rises. 777's tenant roster includes national tech, finance, and professional services corporations. The entrance and lobby were renovated in 2022 and feature Class A finishes throughout. An on-site coffee shop and sushi restaurant provide tenants with exceptional dining options while also bringing in a steady stream of visitors. Several other dining and retail options are easily within walking distance. Visibility at 777 is among the highest in Ann Arbor, thanks to its 10 story, 300,000 SF footprint and fantastic location at the corner of E. Eisenhower Parkway and S. State Street. Secluded, paved walkways surround the property and are maintained year-round.

## PROPERTY HIGHLIGHTS

- On-site Sweetwaters coffee shop and Kanbu sushi restaurant
- On-site property management with 24/7 on-call emergency maintenance
- Abundant surface parking & available covered parking
- Modern high-speed elevators
- Multiple fiber providers
- Immediate access to I-94



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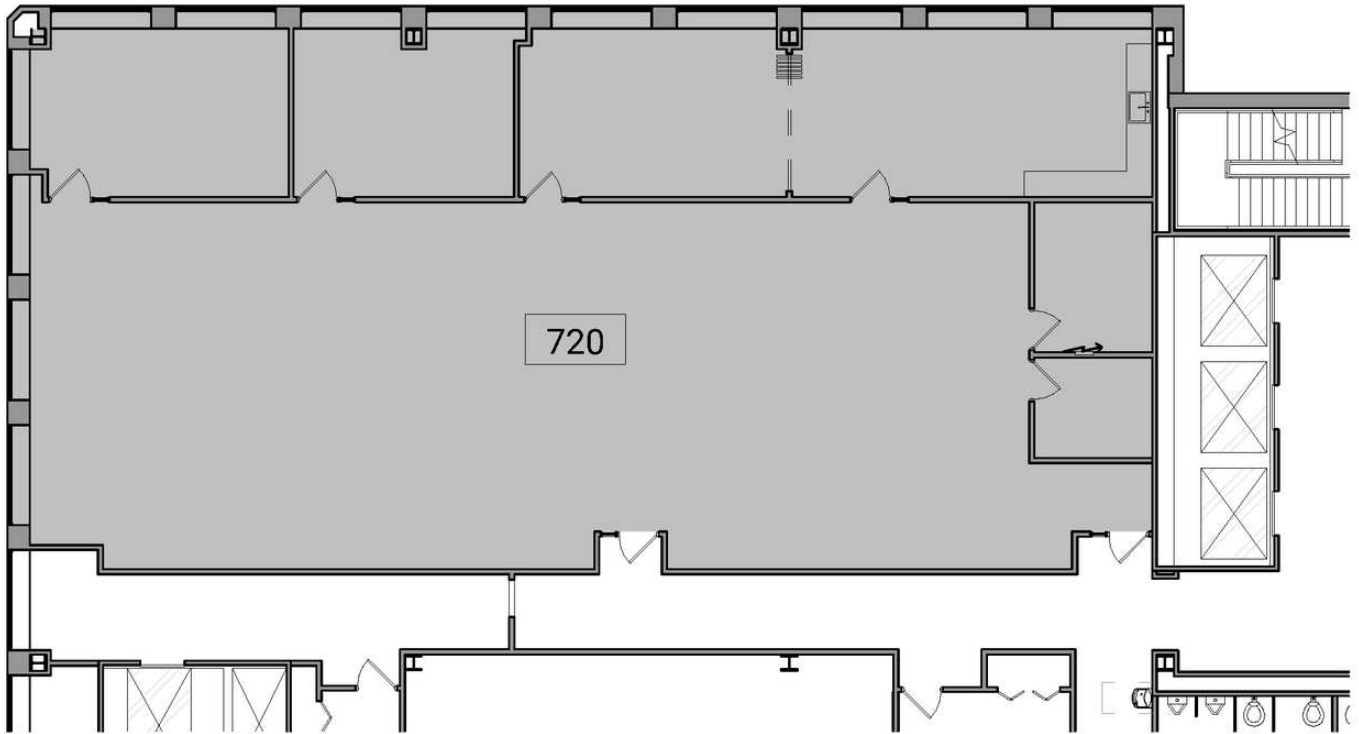
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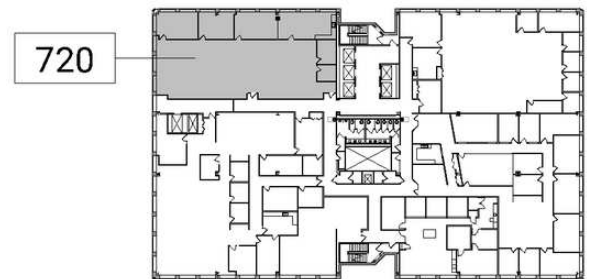
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 N  
2 Suite 720 - Partial Level 7 Existing Floor Plan  
720 8' 16' 32' 1/16" = 1'-0"



 N  
1 Key Plan - Level 7  
720 100' 200' 1" = 100'-0"



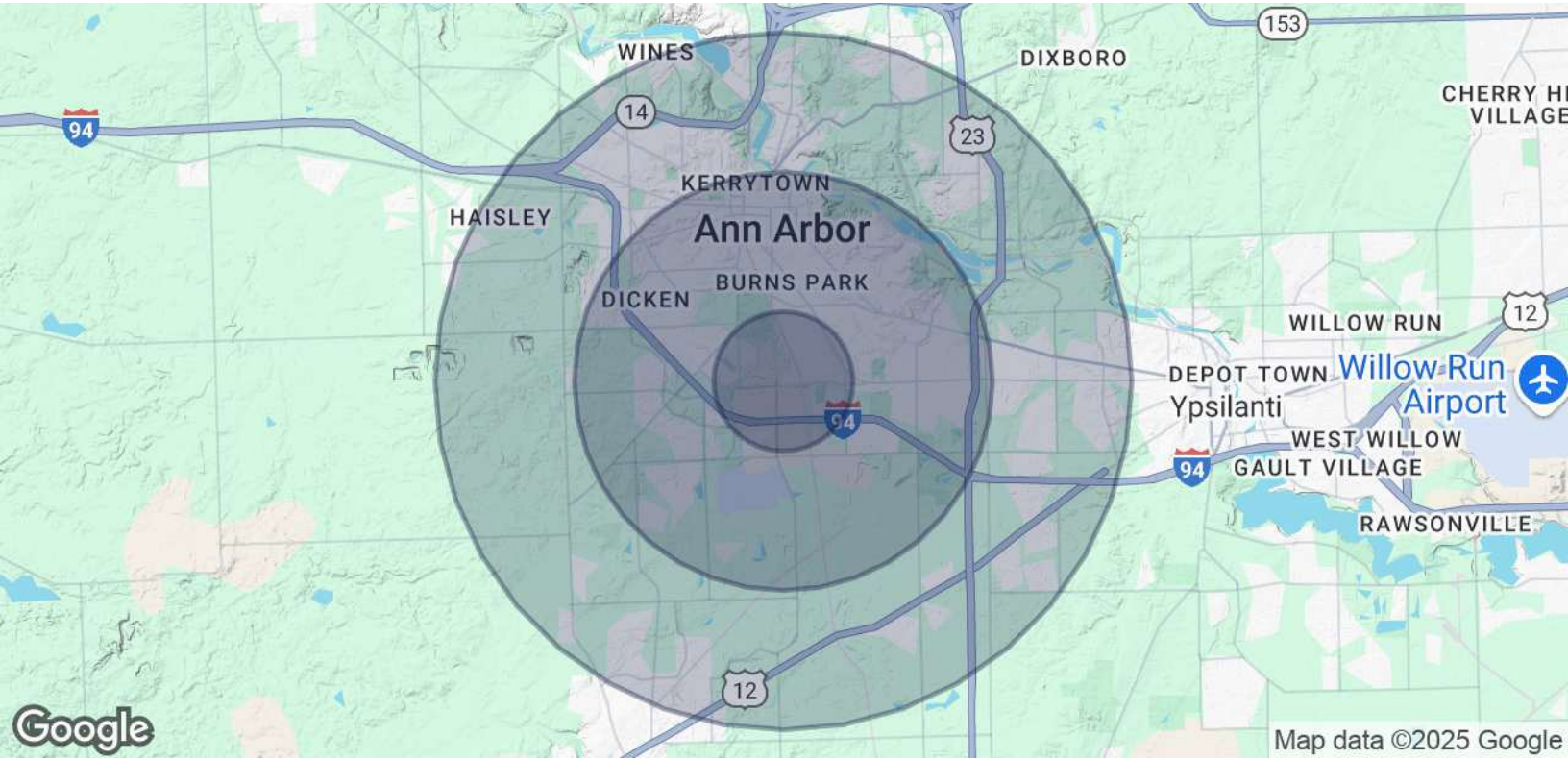
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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	9,841	100,415	188,752
Average age	32.0	30.9	32.7
Average age (Male)	32.2	30.8	32.4
Average age (Female)	31.7	31.0	33.1

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,831	37,864	74,075
# of persons per HH	2.0	2.7	2.5
Average HH income	\$59,810	\$76,540	\$79,336
Average house value	\$117,606	\$329,758	\$323,070

\* Demographic data derived from 2020 ACS - US Census



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