

Oxford Companies  
734.665.6500  
oxfordcompanies.com

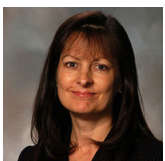


Integrated  
Real Estate  
Services



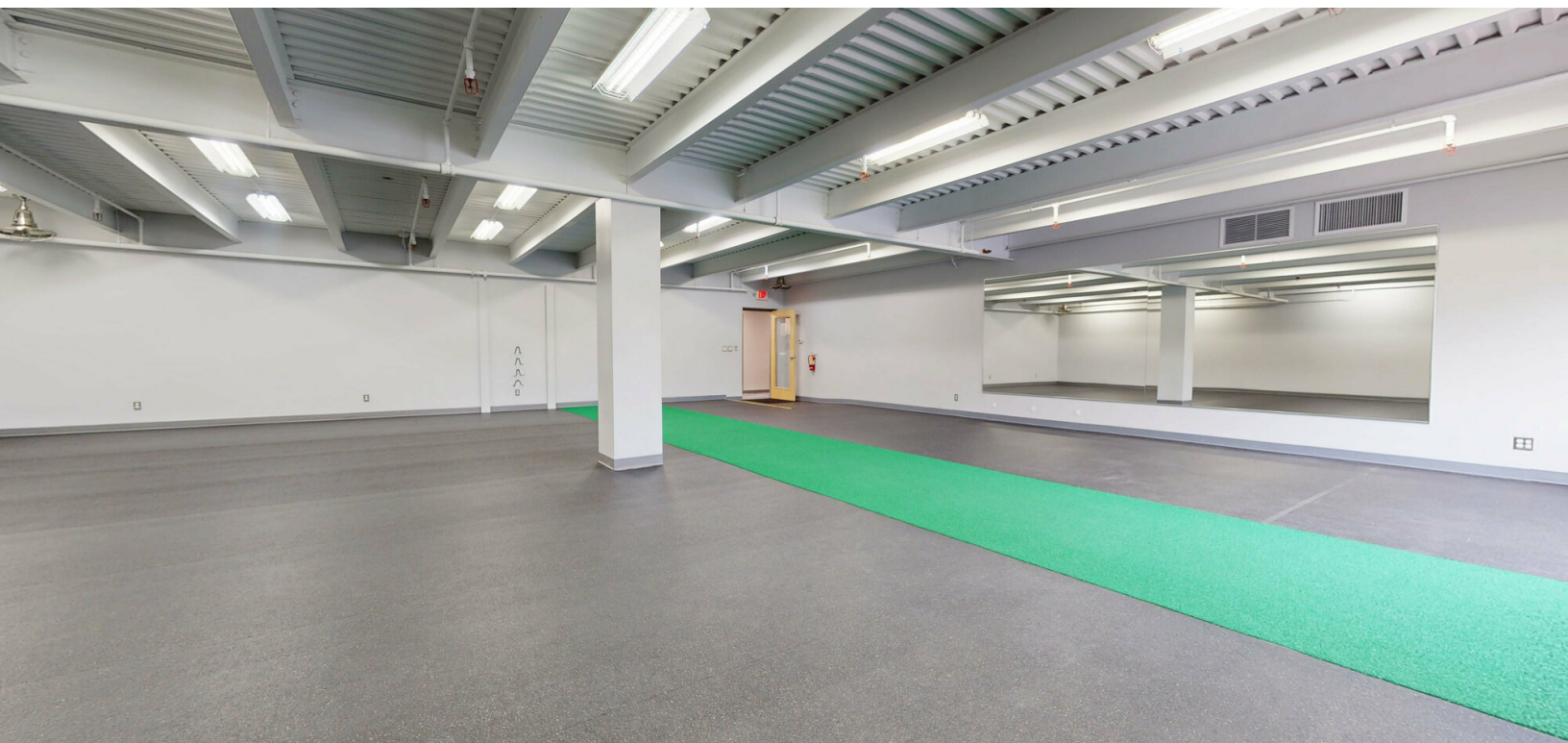
**Office Building For Lease**  
Boardwalk Commons  
2875 Boardwalk Dr., Suite C & CO  
Ann Arbor, MI 48104

2,113 SF  
\$12.00 SF/yr (NNN)  
Available



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

Office: 734.665.6500  
Cell: 734.323.4263  
koneil@oxfordcompanies.com



#### OFFERING SUMMARY

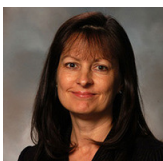
Lease Rate:	\$12.00
Available SF:	2,113
Ceiling Height:	8'9" to beam
Parking Rate:	2.7
Year Built:	1977
Zoning:	TC1

#### PROPERTY OVERVIEW

This suite is a perfect opportunity for any fitness business. This move-in ready suite is an ideal space for a gym, physical therapy, personal training, yoga, Pilates, or any other active lifestyle business. Located on Ann Arbor's growing Southside, this suite is well-located near I-94 and just minutes from downtown Ann Arbor. Located on Boardwalk Drive, this suite will be adjacent to the new Arbor South development. This is the perfect opportunity to put your fitness business in the heart of the action.

#### PROPERTY HIGHLIGHTS

- Move-in ready fitness suite
- Access to renovated, high-end restrooms and locker rooms with showers
- Spacious, well-lit interiors
- Well located with great access to I-94 and only minutes from downtown Ann Arbor
- Parking right outside the front door to the suite



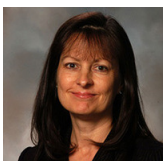
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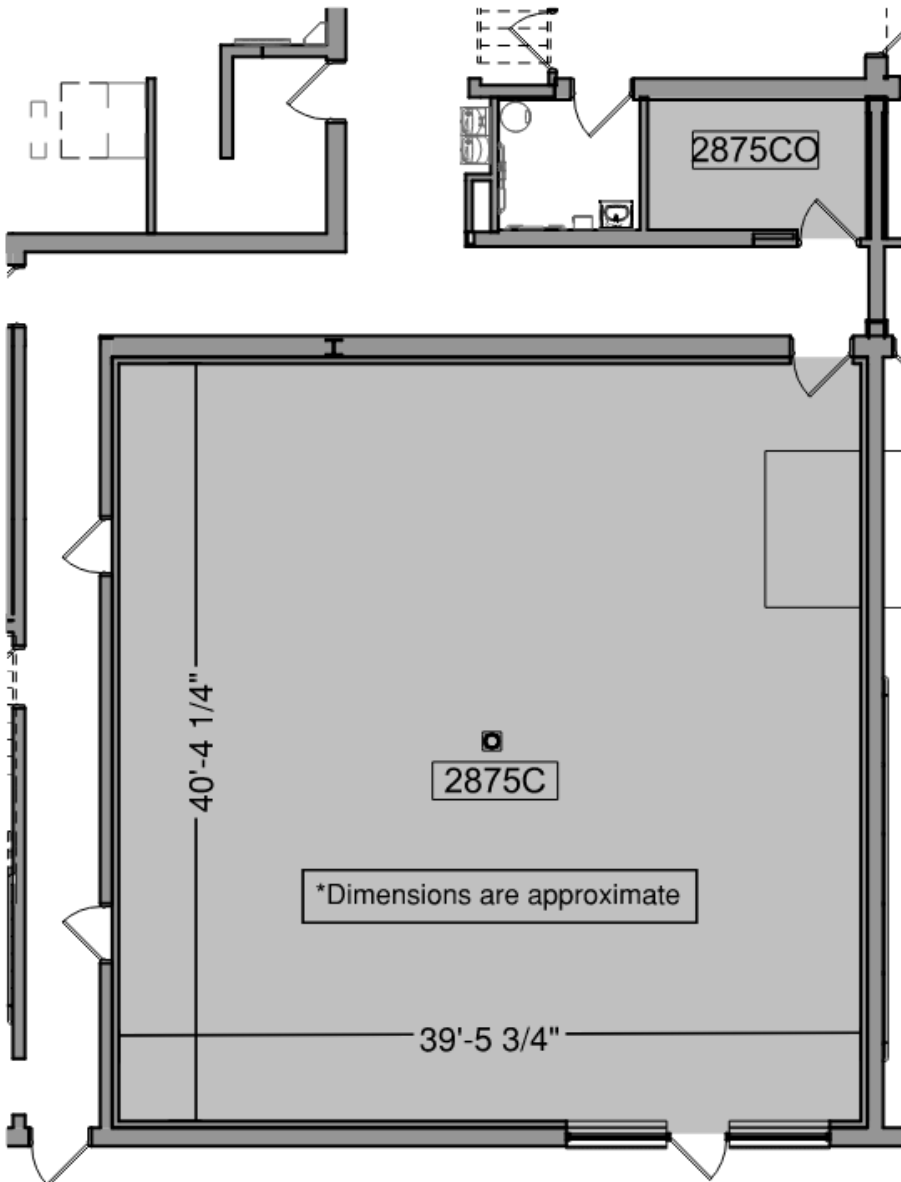


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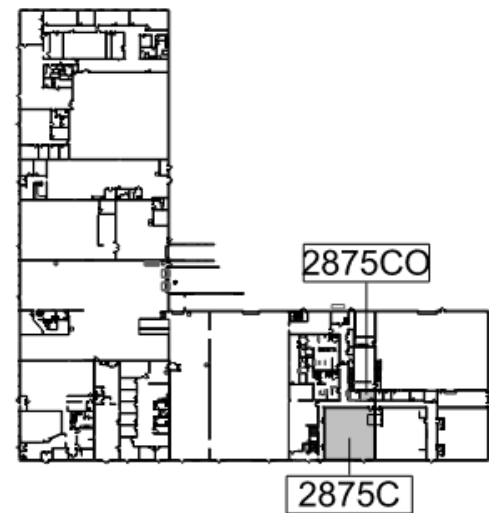


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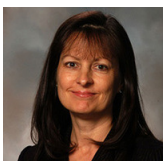
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**2** Suite 2875C - Partial Level 1 Existing Floor Plan  
15' 30' 45' 3/32" = 1'-0"



**1** Key Plan - Level 1  
10' 20' 40' 1" = 160'-0"



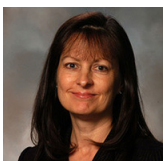
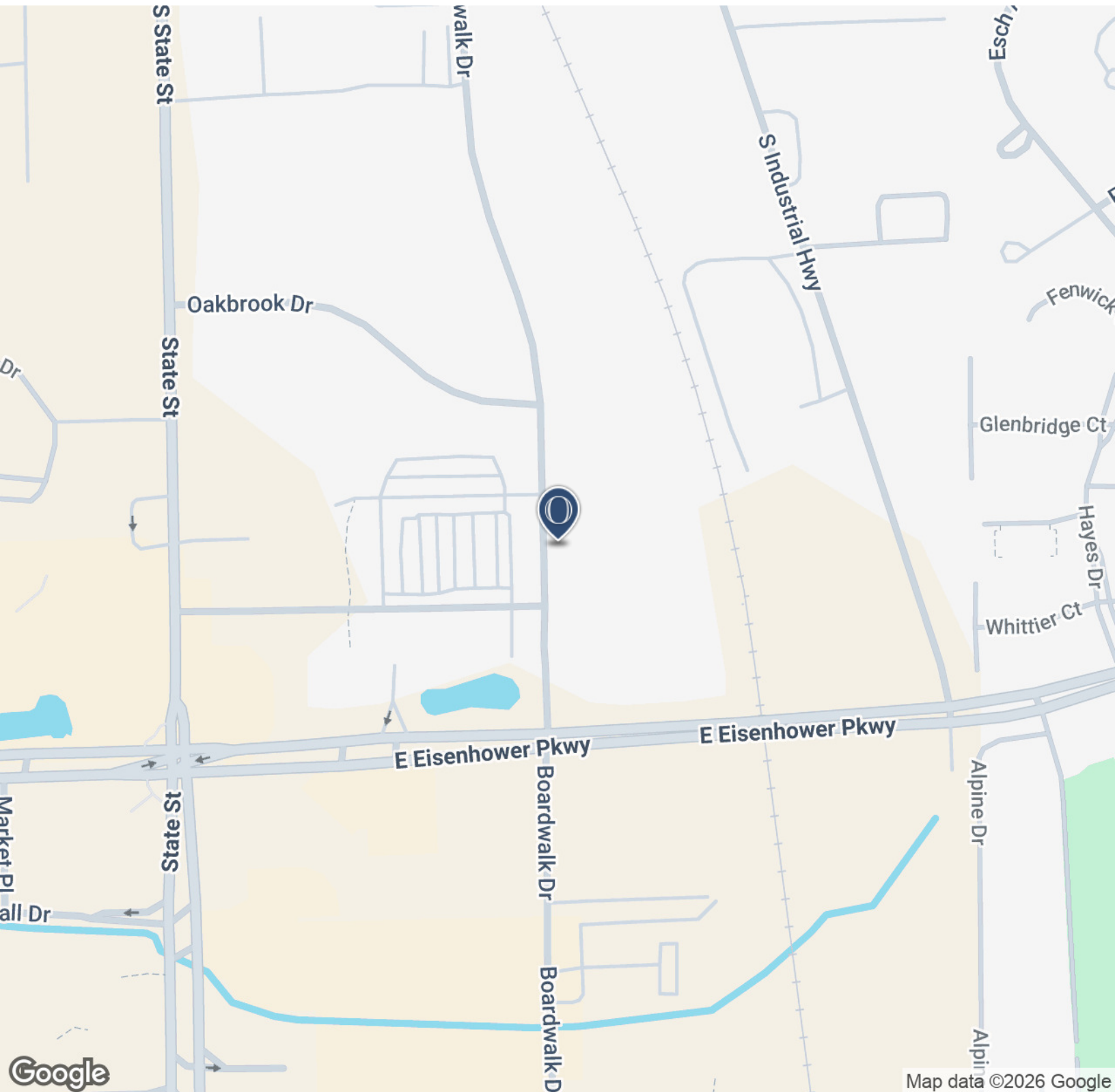
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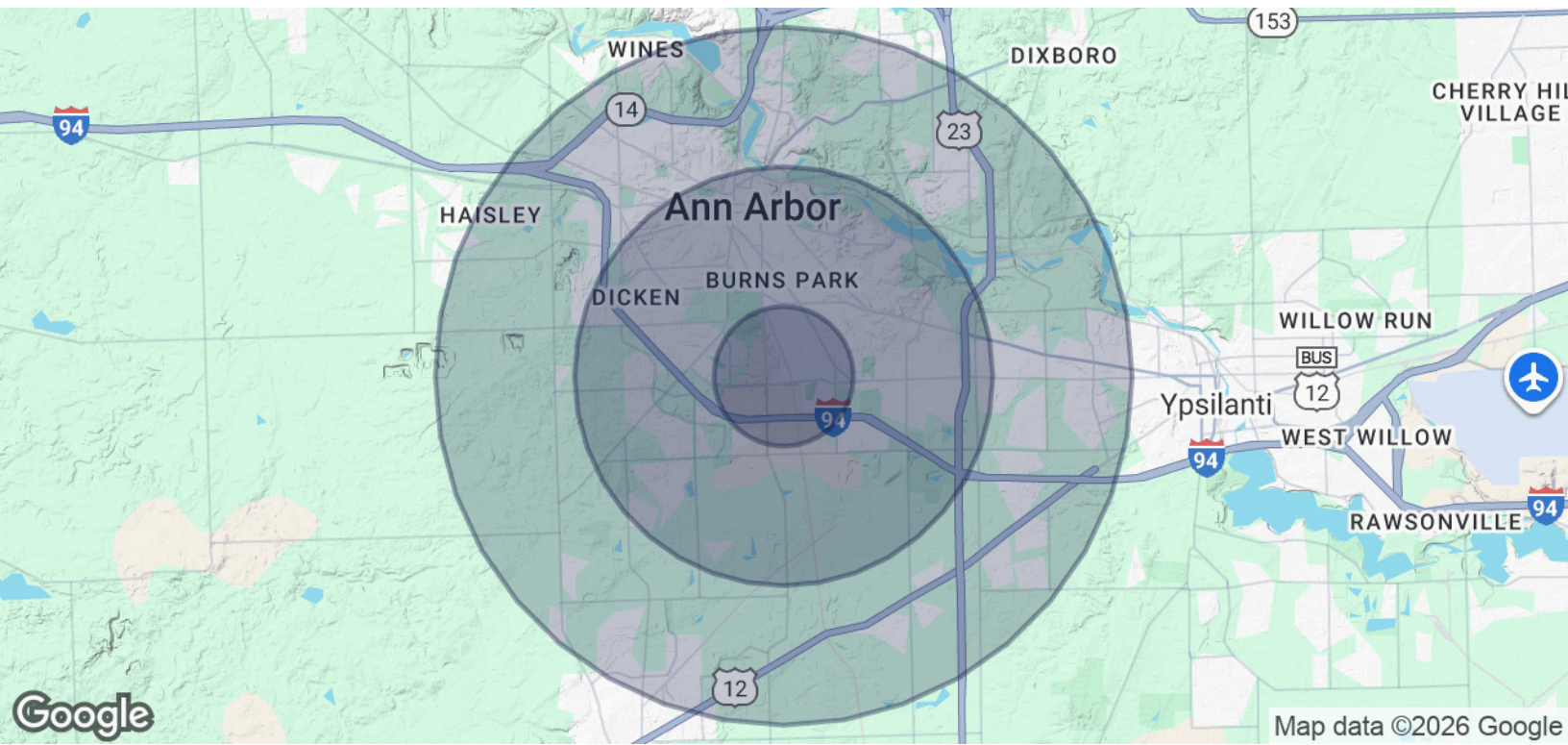
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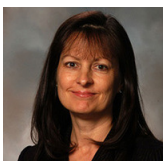


<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	10,166	101,375	191,581
Average age	32.8	30.5	32.7
Average age (Male)	33.0	30.4	32.3
Average age (Female)	32.6	30.6	33.0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,865	37,713	75,316
# of persons per HH	2.1	2.7	2.5
Average HH income	\$61,508	\$75,745	\$78,808
Average house value	\$209,650	\$337,521	\$320,842

\* Demographic data derived from 2020 ACS - US Census



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