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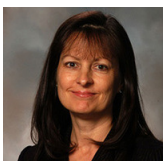
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## Office Building For Lease

Eisenhower Corporate Park  
2805 S Industrial Hwy, Suite 400  
Ann Arbor, MI 48104

5,694 SF  
\$14.00 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

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#### OFFERING SUMMARY

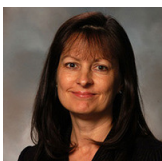
Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	5,694 SF
Lot Size:	2.2 Acres
Year Built:	1988
Overhead Door:	(1) 12'
Ceiling Height:	9'
Parking Spaces:	142
Zoning:	M1
Submarket:	Washtenaw W of 23 Ind

#### PROPERTY OVERVIEW

Eisenhower Corporate Park is located just four minutes from downtown Ann Arbor and the University of Michigan. Each of these three Ann Arbor office buildings allow for unique flex-office configurations, offer private suite entrances, and boast well-manicured landscaping and parking. Suite 400 also includes a 12' overhead door which allows for a variety of business uses.

#### PROPERTY HIGHLIGHTS

- Open floor plans, customizable for each tenant
- 12' overhead door
- Private entrances and ample parking
- Potential Lab space
- High ceilings and great natural light
- High speed internet available
- Local ownership and professional property management
- 24/7 on-call maintenance



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**BUILDING  
 MECHANICAL  
 SYSTEM**

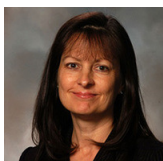
Heating	Forced air
Cooling	12- Roof top units
HVAC Units	12
Hot Water Heaters	Available tanks
Fire Prevention	Pull-station alarms (Eagle Security), Wet Fire Suppression system (Ann Arbor Fire Protection)
Electricity	(1) 400 amp 277/480 3 phase panel (1) 150 amp 120/208 3 phase panel (1) 100 amp 120/208 3 phase panel that comes off of the 150amp panel
Emergency Lighting	T8, T12
Lighting System	Photocell controlled exterior lighting system
Security	Fire Alarm (Eagle Security)
Roof	Glue down

**UTILITY  
 PROVIDERS**

Gas	DTE Energy
Electric	DTE Energy
Water	City of Ann Arbor

**REAL ESTATE TAX  
 INFORMATION (YEAR)**

Parcel Number	09-12-04-303-016
State Equalized Value	\$2,140,500 (2025)
Taxable Value	\$1,216,725 (2025)



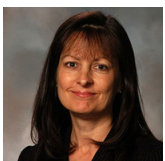
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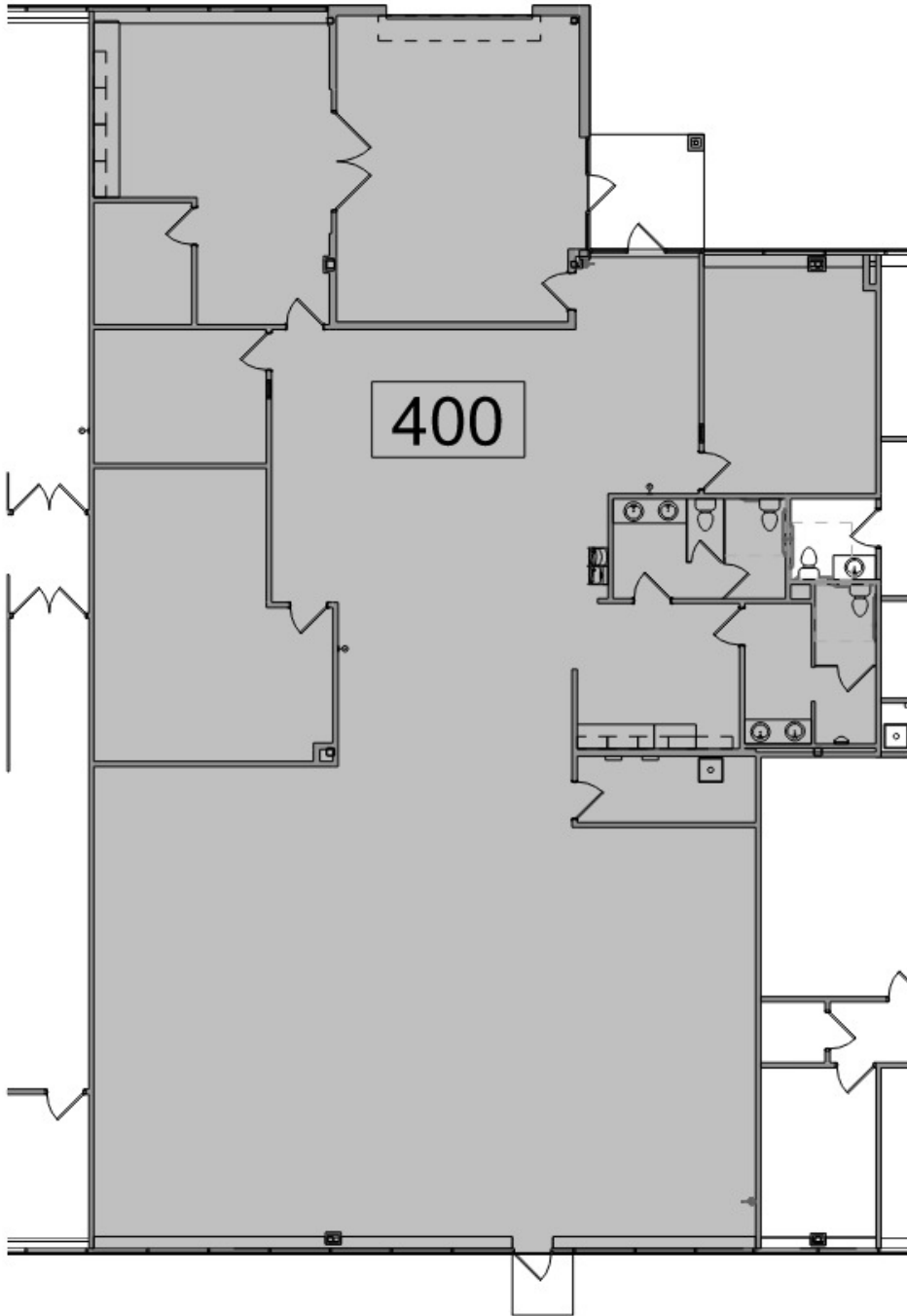
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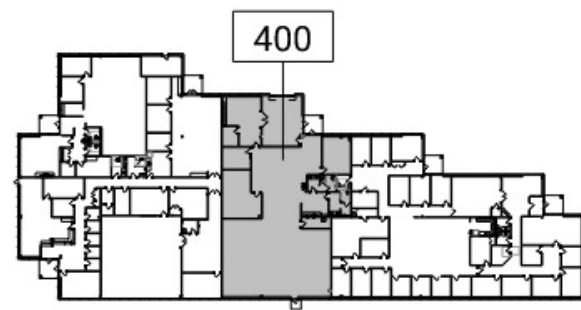
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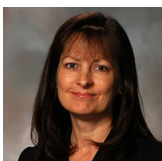
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**1** Suite 400 - Partial Existing Floor Plan  
N  
400  
8' 16' 32' 1/16" = 1'-0"



**2** Key Plan - Level 1  
N  
400  
100' 200' 1" = 100'-0"



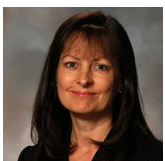
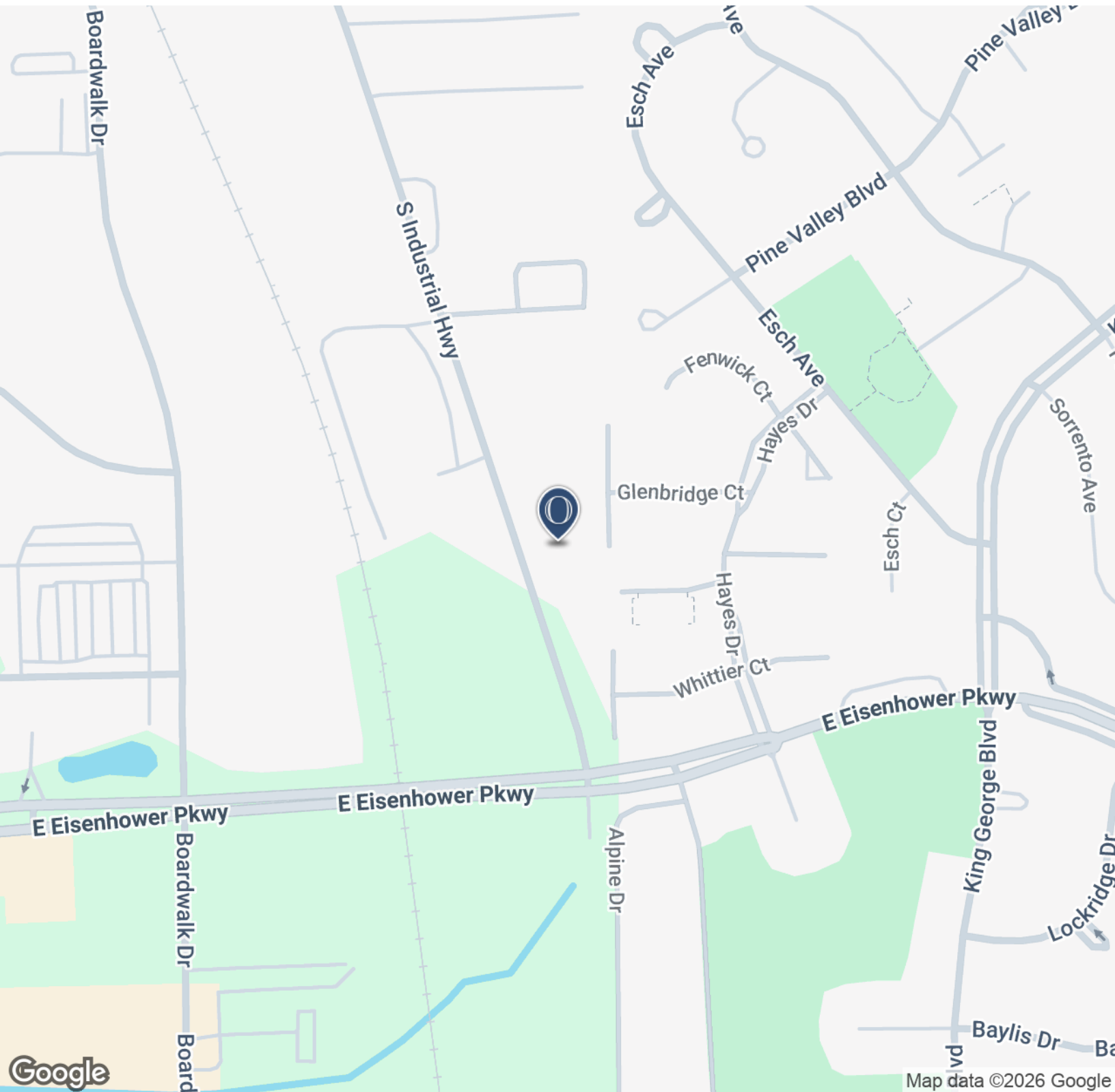
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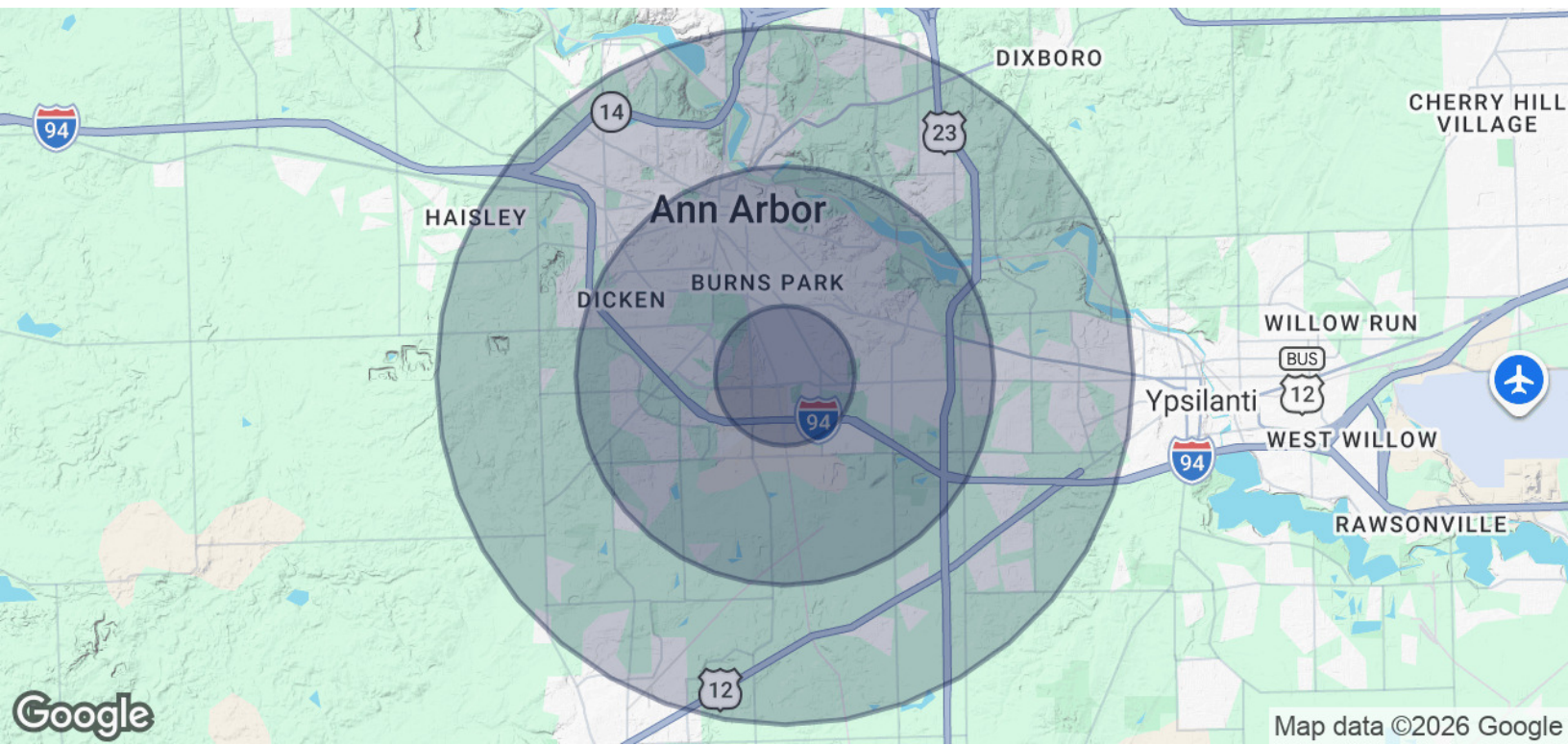
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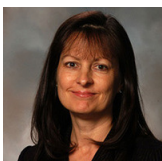


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,593	99,536	193,295
Average Age	33.5	30.4	32.5
Average Age (Male)	33.8	30.3	32.3
Average Age (Female)	33.3	30.4	32.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,967	36,937	76,049
# of Persons per HH	2.1	2.7	2.5
Average HH Income	\$63,318	\$74,731	\$78,359
Average House Value	\$219,366	\$344,737	\$319,786

\* Demographic data derived from 2020 ACS - US Census



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