

Oxford Companies  
734.665.6500  
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Integrated  
Real Estate  
Services



## Office Building For Lease

825 Victors Way Office Bldg

Suite 370

Ann Arbor, MI 48108

4,214 SF

\$24.50 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:	\$24.50 SF/yr (MG)
Available SF:	4,193 SF
Year Built:	1980
Ceiling Height:	8'
Parking Ratio:	5.05
Zoning:	TC1
Submarket:	South Ann Arbor

#### PROPERTY OVERVIEW

825 Victors Way offers three floors of office space, located on a private drive just off South State Street. The building is situated on a peaceful street, within walking distance of more than a dozen hotels and restaurants including: Buffalo Wild Wings, Red Robin, Anna's House and more. With an updated lobby including an electronic directory, 825 Victors Way offers a pleasant Ann Arbor office experience with abundant natural light.

#### PROPERTY HIGHLIGHTS

- Located in the heart of Ann Arbor's Central Office District
- Immediate access to I-94 via S. State St. exit
- 6 minutes from downtown Ann Arbor
- Surrounded by over a dozen hotels
- Within walking-distance to multiple restaurants, such as: Red Robin, Olive Garden, Buffalo Wild Wings & more
- Excellent parking - 5 spaces per 1,000 SF
- Renovated lobby with electronic directory
- Local property management and ownership
- 24/7 on-call maintenance



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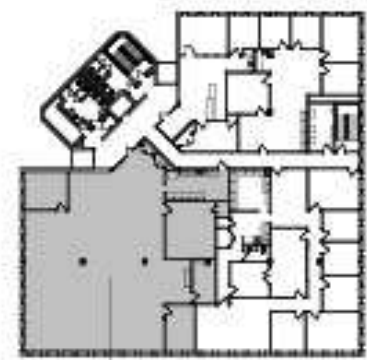
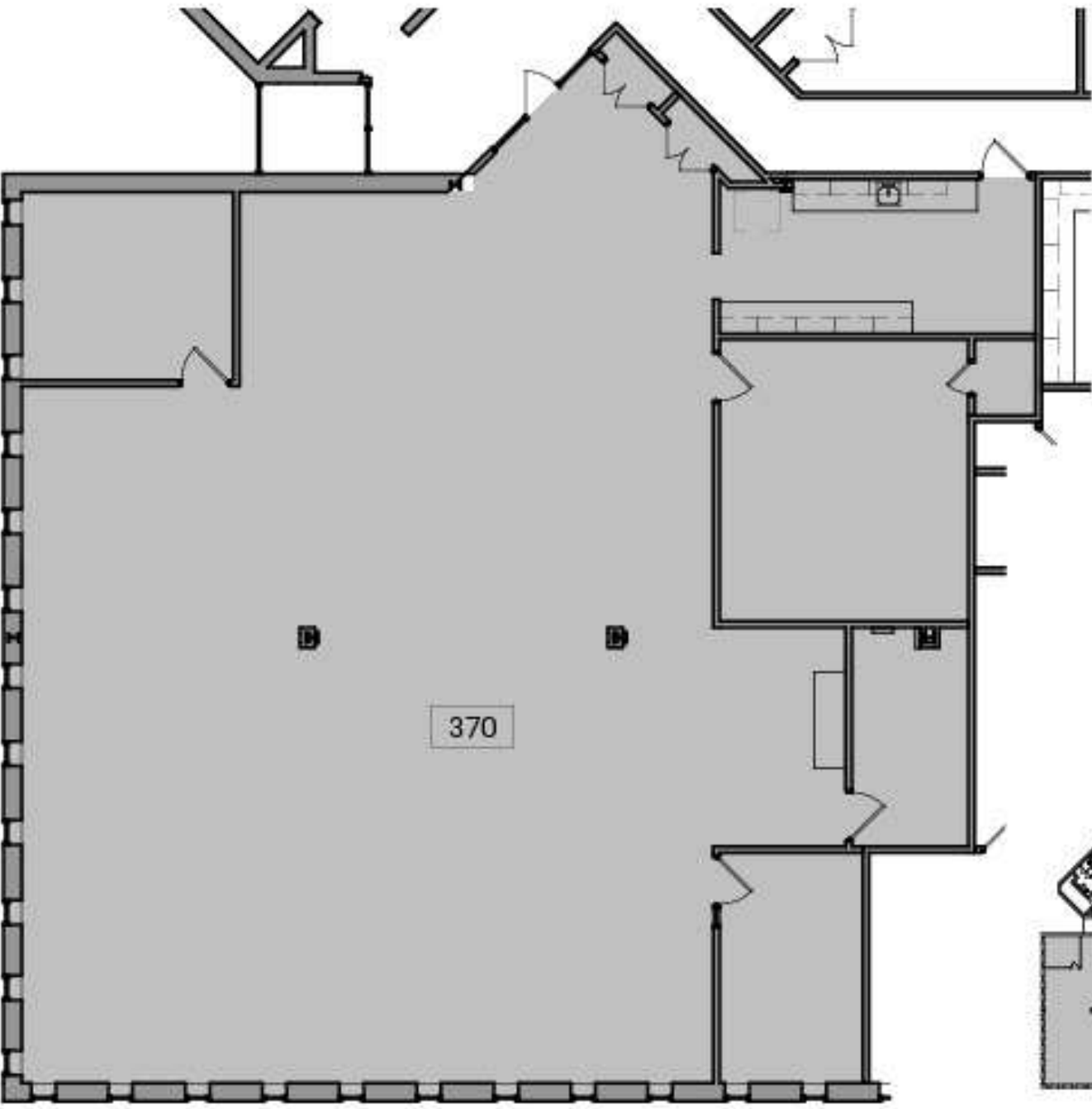
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**2** Suite 370 - Partial Level 3 Existing Floor Plan  
Scale: 3/32" = 1'-0"  
8' 16' 24'

**1** Key Plan - Level 3  
Scale: 1/64" = 1'-0"  
64' 128'



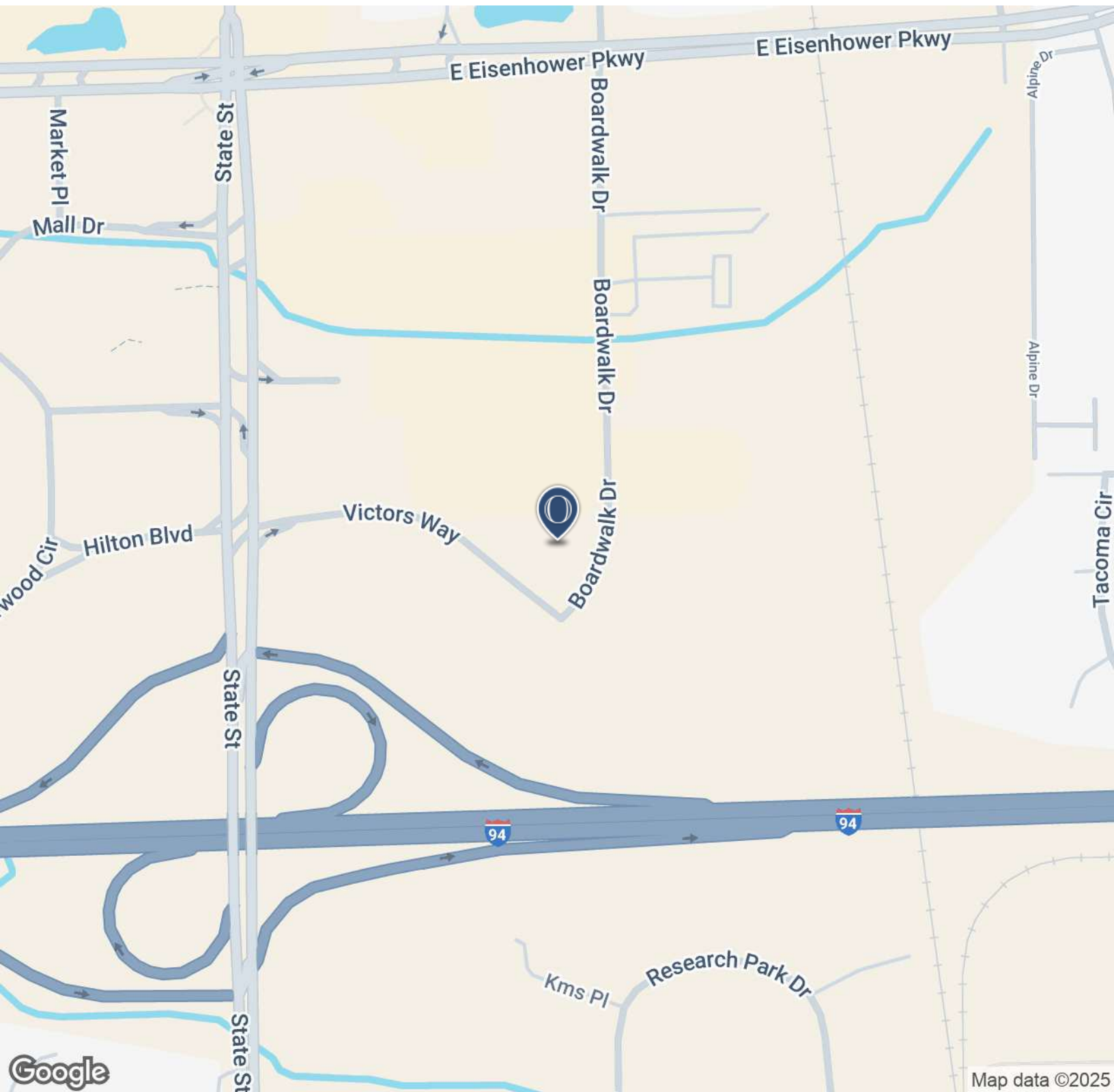
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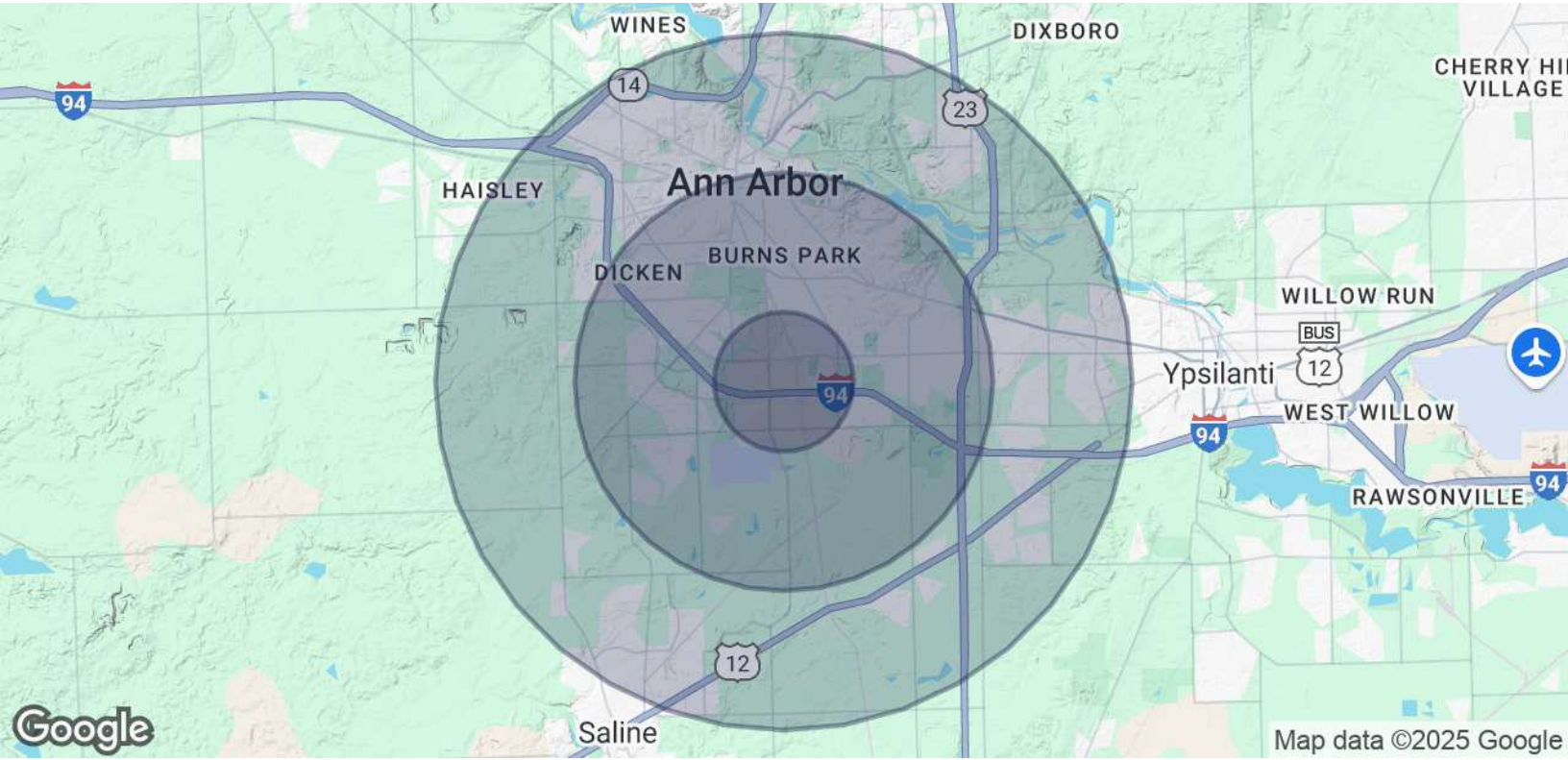
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	9,260	87,725	186,830
Average age	32.0	31.4	32.7
Average age (Male)	32.2	31.3	32.4
Average age (Female)	31.6	31.4	33.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,404	33,692	73,119
# of persons per HH	2.1	2.6	2.6
Average HH income	\$59,130	\$78,098	\$78,832
Average house value	\$116,843	\$330,577	\$318,794

\* Demographic data derived from 2020 ACS - US Census



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