

Oxford Companies
734.665.6500
oxfordcompanies.com



Integrated
Real Estate
Services



Office Building For Lease

Concord Center

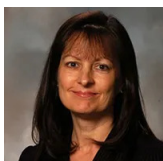
455 E. Eisenhower Pkwy., Suite 70

Ann Arbor, MI 48104

1,177 SF

\$23.50 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

Concord Center
455 E. Eisenhower Pkwy., Suite 70
Ann Arbor, MI 48104



Integrated
Real Estate
Services



OFFERING SUMMARY

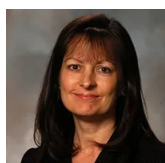
Lease Rate:	\$23.50 SF/yr (MG)
Available SF:	1,177 SF
Ceiling Height:	8' to ceiling, 12' to deck
Year Built:	1987
Submarket:	South Side Ann Arbor
Zoning:	TC1

PROPERTY OVERVIEW

Concord Center is a three-story, mixed-use building offering beautiful Ann Arbor office space in the center of Ann Arbor's bustling Southside. Its beautiful brick exterior and location on the corner of E. Eisenhower and S. State provides remarkable visibility, as well as fantastic views for employees and clients. Well-maintained walkways and a picturesque pond add to Concord's welcoming environment. Multiple amenities are also onsite including restaurants, shopping and a beauty salon.

PROPERTY HIGHLIGHTS

- Updated suite with new carpet and new LED lighting
- Located across from Briarwood Mall with immediate access to I-94 via State St. ramp
- Minutes from downtown Ann Arbor and U-M's campus
- Less than a mile away from multiple hotels and restaurants, including on-site restaurants: Olive Garden, Mediterrano, Anna's House, Cottage Inn and more
- Ample parking adjacent to building
- Locally owned and professionally managed
- 24/7 on-call maintenance



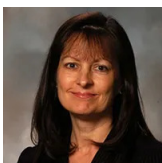
Contact Karen O'Neil for
more information or to
schedule a tour.

Office: 734.665.6500
Cell: 734.323.4263
koneil@oxfordcompanies.com

Concord Center
455 E. Eisenhower Pkwy., Suite 70
Ann Arbor, MI 48104



Integrated
Real Estate
Services



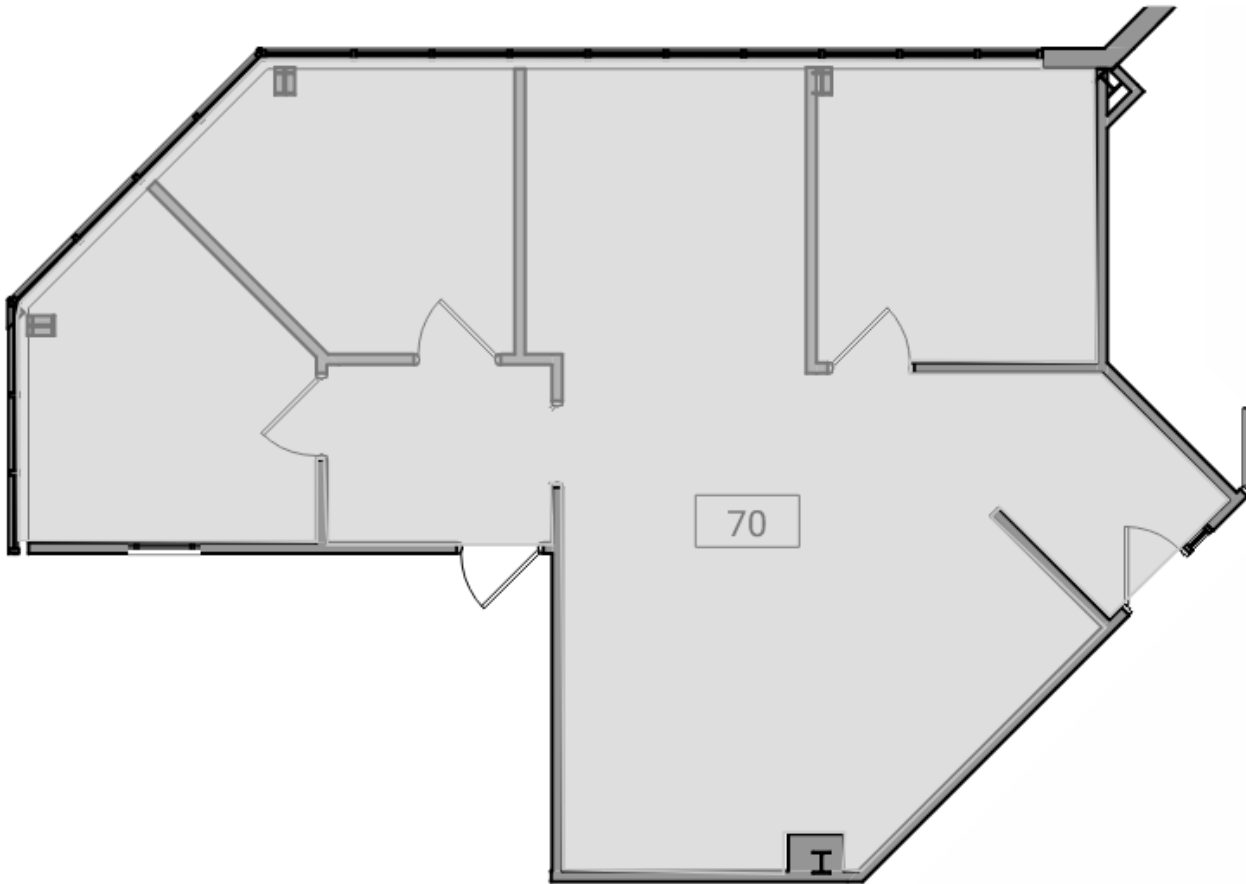
Contact Karen O'Neil for
more information or to
schedule a tour.

Office: 734.665.6500
Cell: 734.323.4263
koneil@oxfordcompanies.com

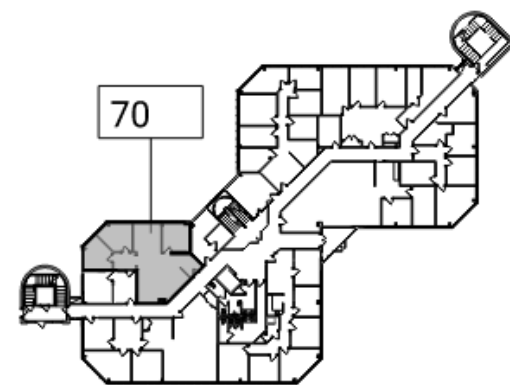
Concord Center
455 E. Eisenhower Pkwy., Suite 70
Ann Arbor, MI 48104



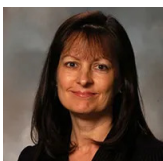
Integrated
Real Estate
Services



N
2 Partial Terrace Level Existing Floor Plan
70/74
4' 8' 16' 1/8" = 1'-0"



N
1 Key Plan - Terrace Level
70/74
80' 160' 1" = 80'-0"



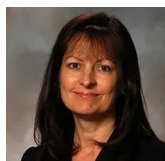
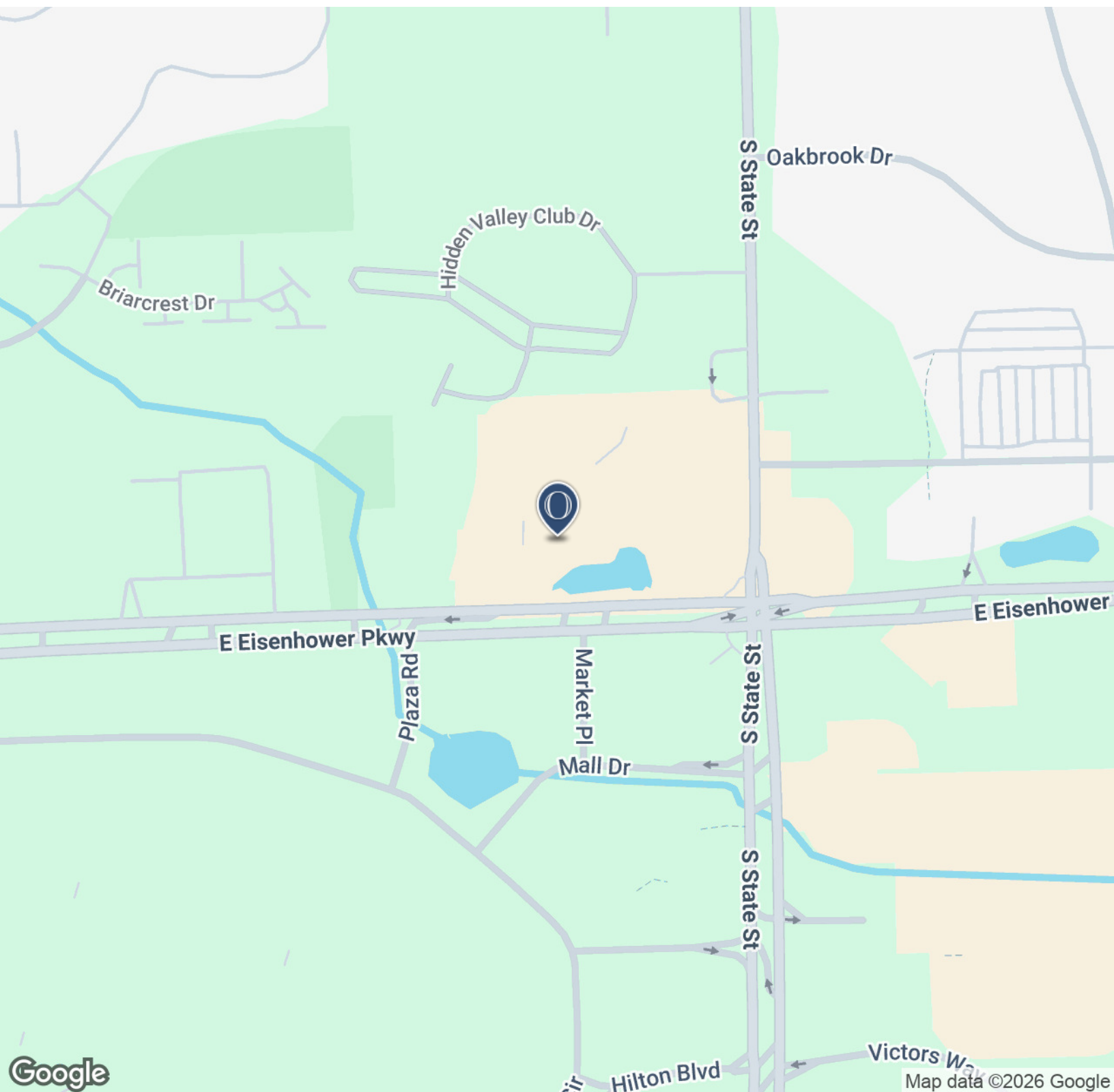
Contact Karen O'Neil for
more information or to
schedule a tour.

Office: 734.665.6500
Cell: 734.323.4263
koneil@oxfordcompanies.com

Concord Center
455 E. Eisenhower Pkwy., Suite 70
Ann Arbor, MI 48104



Integrated
Real Estate
Services



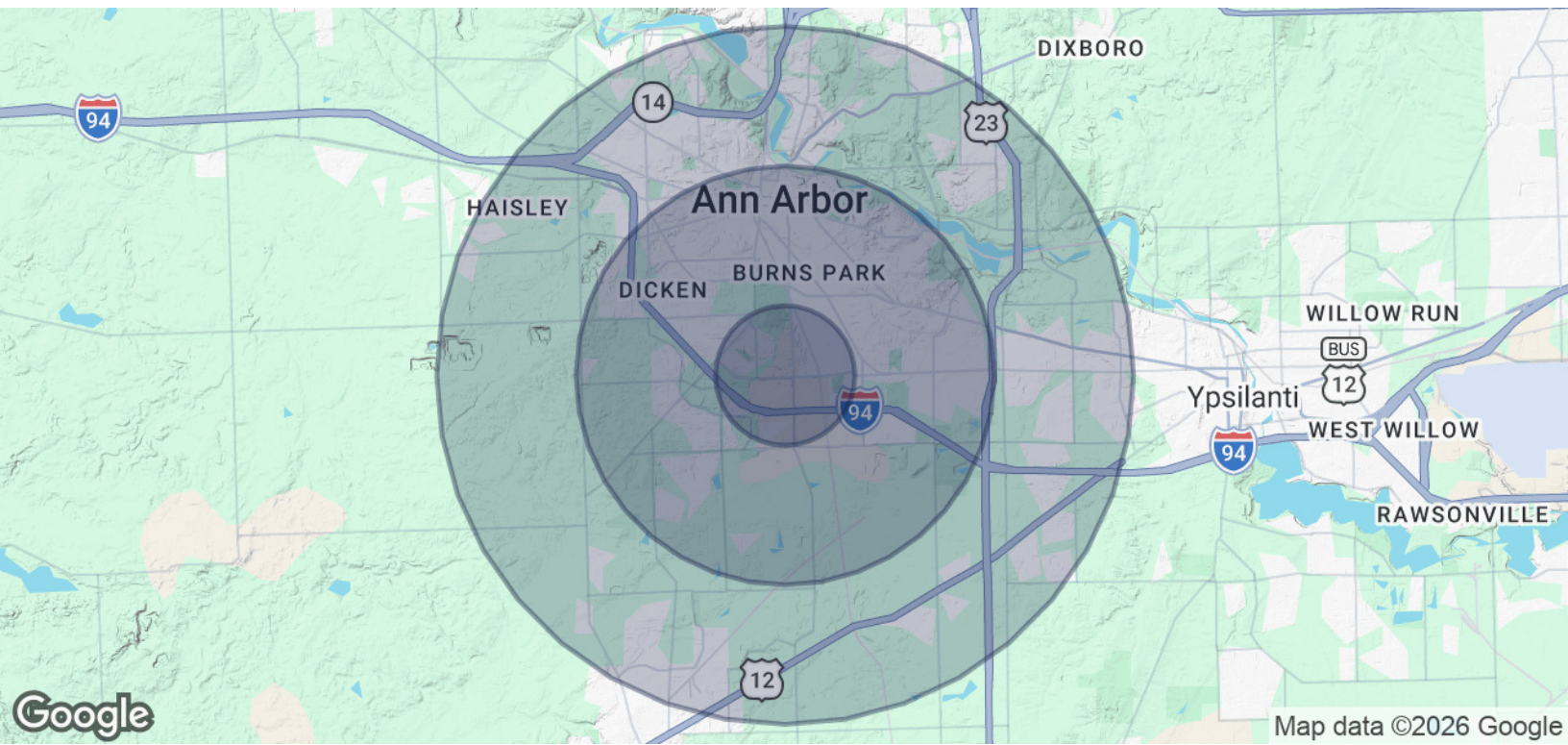
Contact Karen O'Neil for
more information or to
schedule a tour.

Office: 734.665.6500
Cell: 734.323.4263
koneil@oxfordcompanies.com

Concord Center
455 E. Eisenhower Pkwy., Suite 70
Ann Arbor, MI 48104



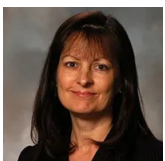
Integrated
Real Estate
Services



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,584	99,417	184,932
Average Age	31.5	31.0	32.8
Average Age (Male)	31.8	30.9	32.4
Average Age (Female)	31.0	31.1	33.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,828	37,880	71,962
# of Persons per HH	2.0	2.6	2.6
Average HH Income	\$59,703	\$76,078	\$79,716
Average House Value	\$117,477	\$321,320	\$322,530

* Demographic data derived from 2020 ACS - US Census



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

Office: 734.665.6500
Cell: 734.323.4263
koneil@oxfordcompanies.com