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Integrated
Real Estate
Services



Office or Retail

The 777 Building

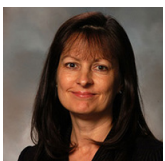
777 E Eisenhower Parkway, Suite 130

Ann Arbor, MI 48104

938 SF

\$28.00 SF/yr (MG)

Available



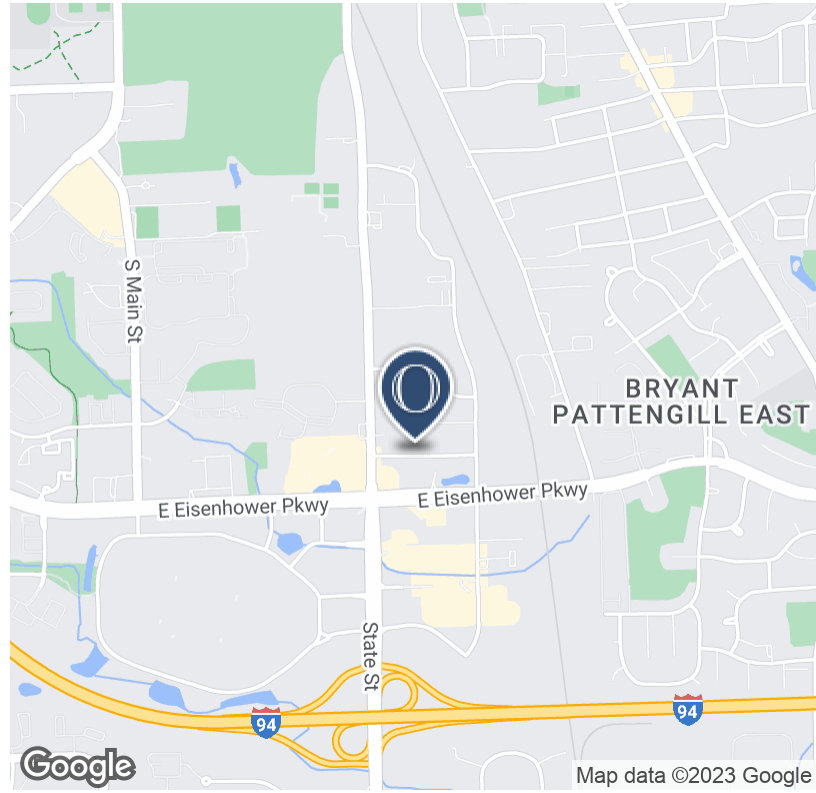
Contact Karen O'Neil for
more information or to
schedule a tour.

Office: 734.665.6500
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OFFERING SUMMARY

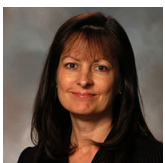
Lease Rate:	\$28.00 SF/yr (MG)
Building Size:	303,000 SF
Available SF:	938 SF
Year Built:	1975
Renovated:	2000
Zoning:	TC1

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 it's 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 coffee shop and sushi restaurant
- On-site property management with 24/7 on-call emergency maintenance
- Abundant surface parking & available covered parking
- Modern high-speed elevators and lower level storage
- Multiple fiber providers
- Monument signage opportunity
- Immediate access to 1-94
- Streamlined leasing experience for convenience and ease



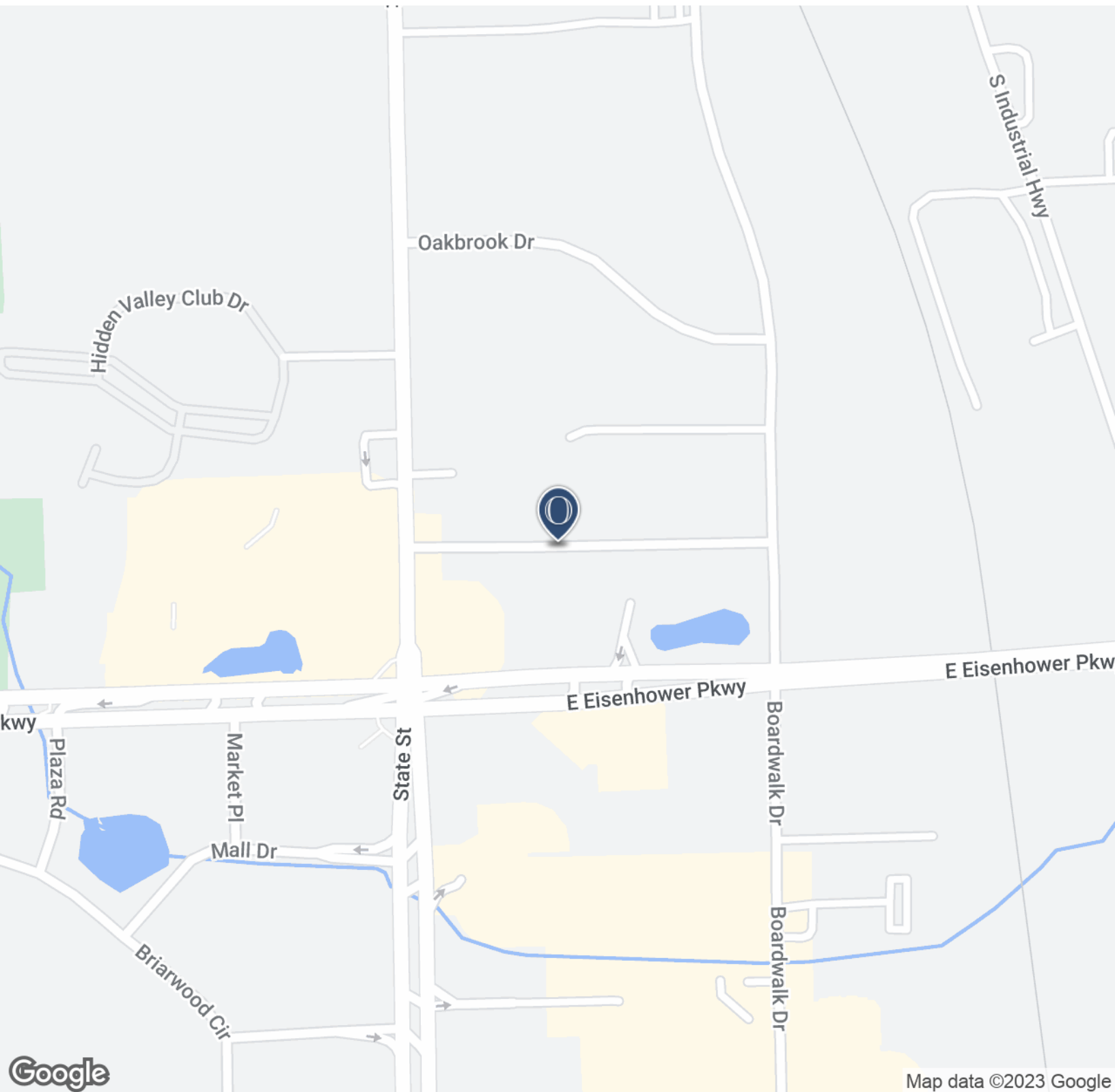
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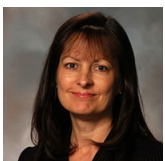
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Map data ©2023 Google



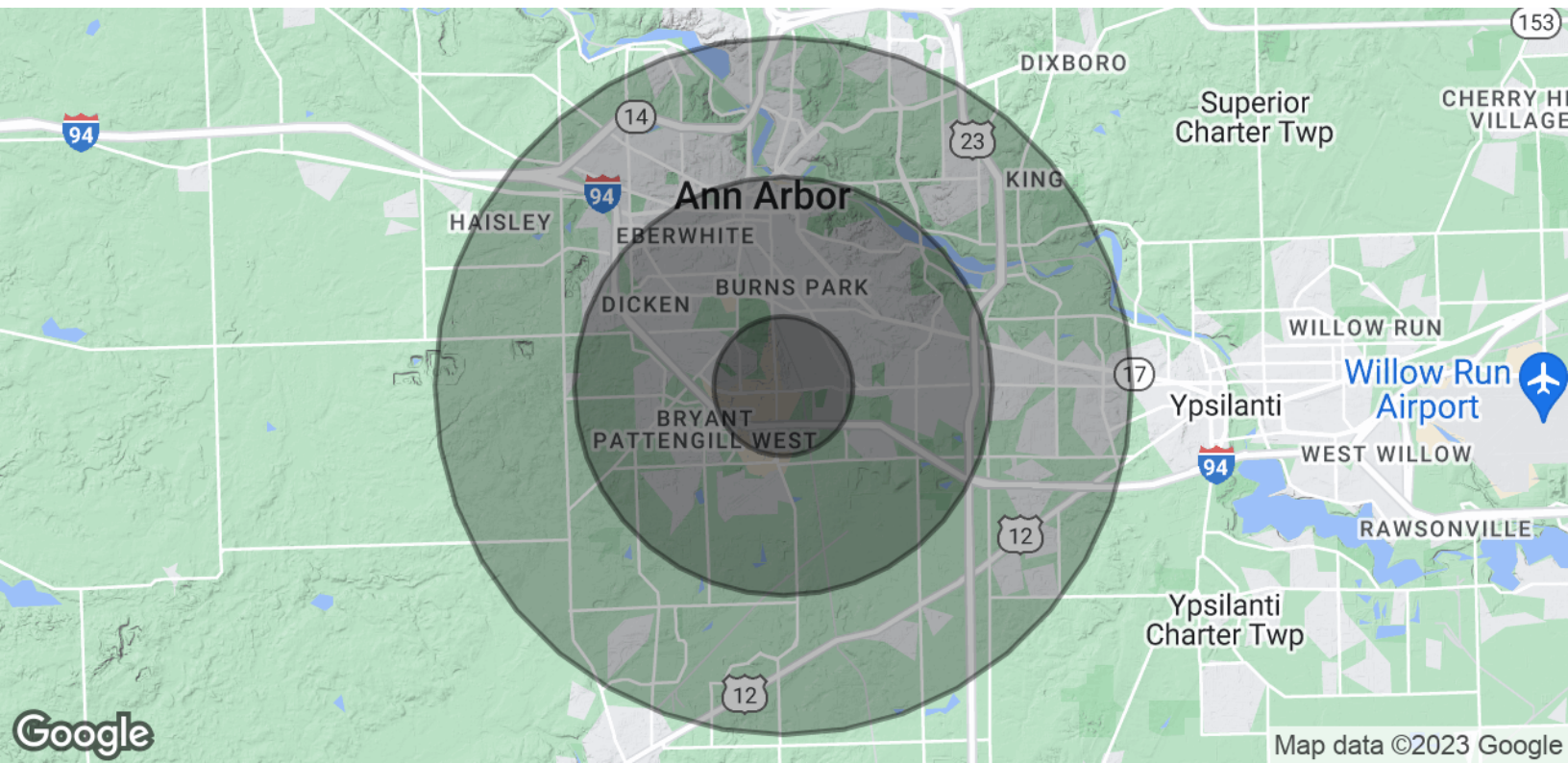
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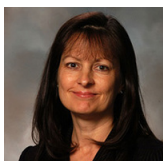


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,841	100,415	188,752
Average Age	32.0	30.9	32.7
Average Age (Male)	32.2	30.8	32.4
Average Age (Female)	31.7	31.0	33.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,831	37,864	74,075
# 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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