

Oxford Companies
734.665.6500
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Integrated
Real Estate
Services



Valley Ranch Business Park
3948 Ranchero Dr.
Ann Arbor, MI 48108

14,700 SF
\$15.00 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:	\$15.00 SF/yr (NNN)
Available SF:	14,700 SF
Year Built:	2000
Ceiling Height:	13'3"
Parking Ratio:	4.49
Zoning:	PUD
Submarket:	South Side Ann Arbor

PROPERTY OVERVIEW

3948 Ranchero Drive is an exceptional modern Ann Arbor office space located in a serene rural setting. Just minutes from downtown, and with immediate access to I-94, 3948 Ranchero provides unparalleled convenience for businesses seeking an excellent location and a dedicated property management team. With the entire building available for lease, tenants will enjoy private entrances and amenities, ample parking and peace of mind.

PROPERTY HIGHLIGHTS

- Beautiful brick exterior and high-end finishes
- Garage area with high ceilings
- Located in a modern Ann Arbor office park with a relaxed, serene setting and little traffic
- Minutes from downtown Ann Arbor and the University of Michigan
- Private entrances, restrooms and amenities
- Professionally landscaped with a scenic pond
- Ample parking adjacent to building
- Immediate access to I-94
- Streamlined leasing experience for convenience and ease
- Locally owned and professionally managed



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Courtyard Building - Valley Ranch Business Park
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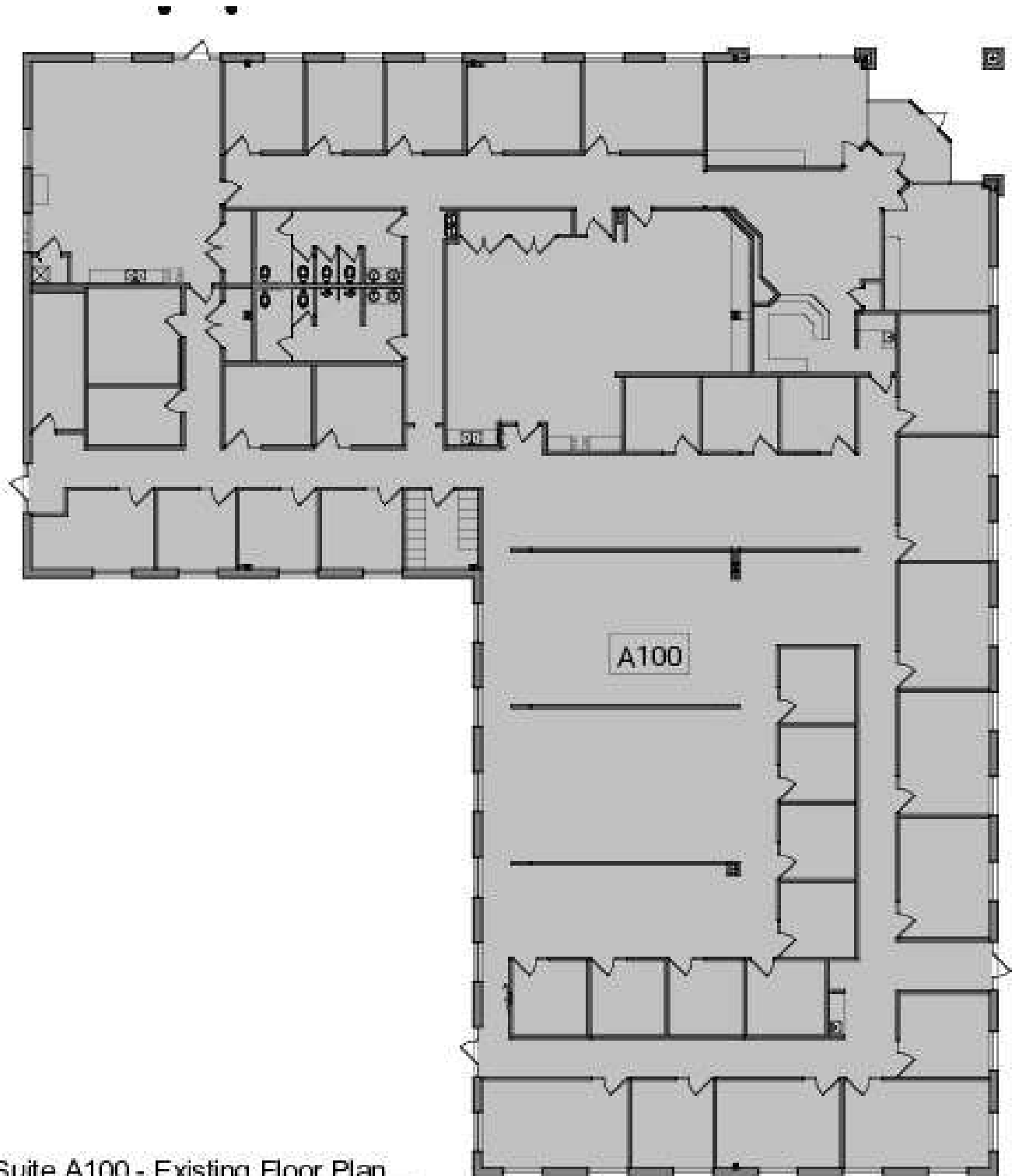
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 1 Suite A100 - Existing Floor Plan
3948 16' 32' 48' 394' = 1'-0"



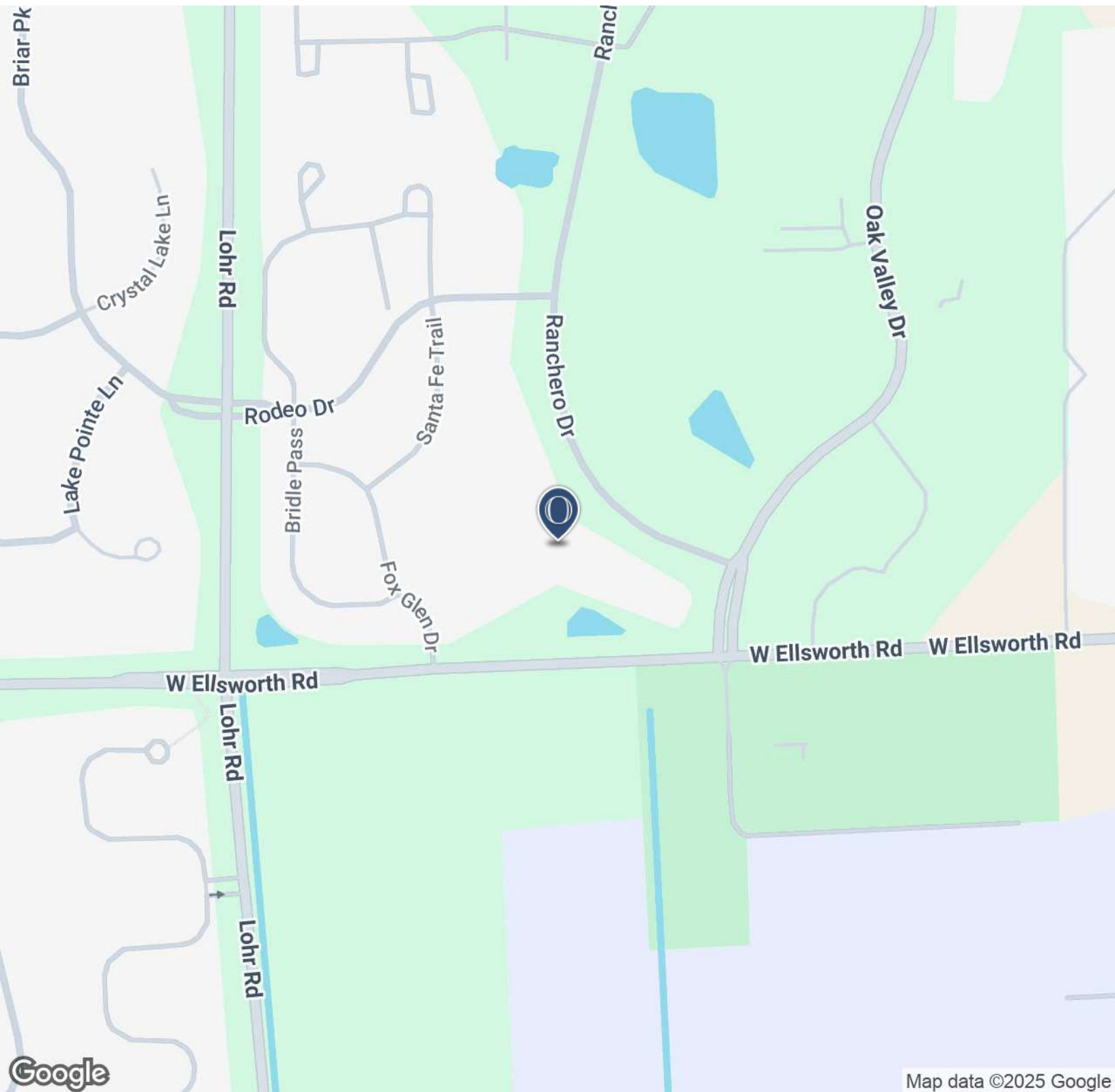
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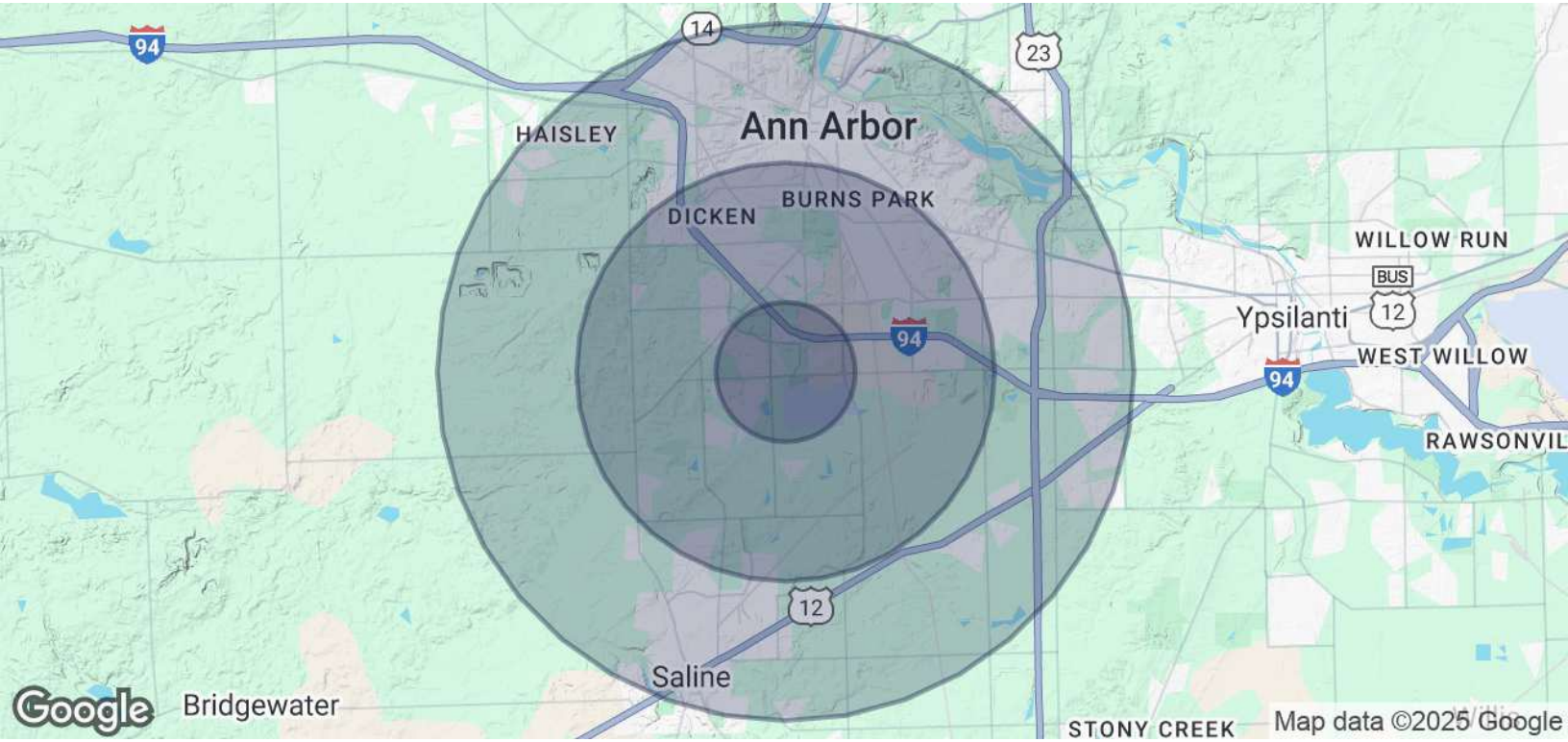
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,095	57,273	160,858
Average age	36.1	35.0	33.1
Average age (Male)	36.6	34.6	32.7
Average age (Female)	35.4	35.2	33.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,363	24,048	62,368
# of persons per HH	2.2	2.4	2.6
Average HH income	\$97,227	\$85,616	\$80,711
Average house value	\$441,691	\$316,727	\$311,867

* Demographic data derived from 2020 ACS - US Census



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