

Oxford Companies
734.665.6500
oxfordcompanies.com

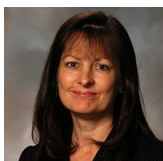


Integrated
Real Estate
Services



Office Building For Lease
Burlington Office Center
305 E Eisenhower Parkway, Suite 304
Ann Arbor, MI 48108

1,034SF
\$28.00 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

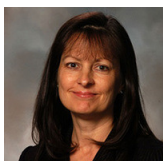
Building Size:	37,623 SF
Available SF:	1,034 SF
Lease Rate:	\$28.00 SF/yr (MG)
Year Built:	1986
Ceiling Height:	9'
Parking Ratio:	4.15
Zoning:	TC1
Sub-market:	South Side Ann Arbor

PROPERTY OVERVIEW

The Burlington Office Center is one of the most prominent business centers in Ann Arbor's growing Southside corridor. Burlington is situated on more than five acres of walkable, private wooded land and provides approximately 200,000 square feet of upscale, class A office space. This three-building office center is unsurpassed in appearance, location, and convenience.

PROPERTY HIGHLIGHTS

- Open layout provides flexibility in office configurations
- Nicely finished suite with updated kitchenette
- Convenient on-site parking for employees and visitors
- Fiber optic internet
- Immediate access to I-94 and minutes to downtown Ann Arbor
- Locally owned and professionally managed with 24/7 on-call emergency maintenance



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**BUILDING
 MECHANICAL
 SYSTEM**

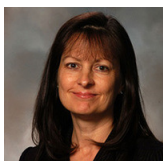
Heating	Rooftop boiler
Cooling	Rooftop cooling tower
HVAC Units	Boiler
Hot Water Heaters	One (1) available tank
Fire Prevention	Pull station alarms (Eagle Security), Wet Fire Suppression System (Ann Arbor Fire Protection)
Emergency Lighting	30 different bulb types, 6 different ballasts/battery backup
Lighting System	Timer Controlled Exterior Lighting System (Snider Electric)
Roof	EPDM

**UTILITY
 PROVIDERS**

Gas	Constellation
Electric	DTE
Water	City of Ann Arbor

**REAL ESTATE TAX
 INFORMATION (YEAR)**

Parcel Number	09-12-05-400-036
State Equalized Value	\$3,860,800 (2026)
Taxable Value	\$3,133,807 (2026)



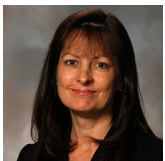
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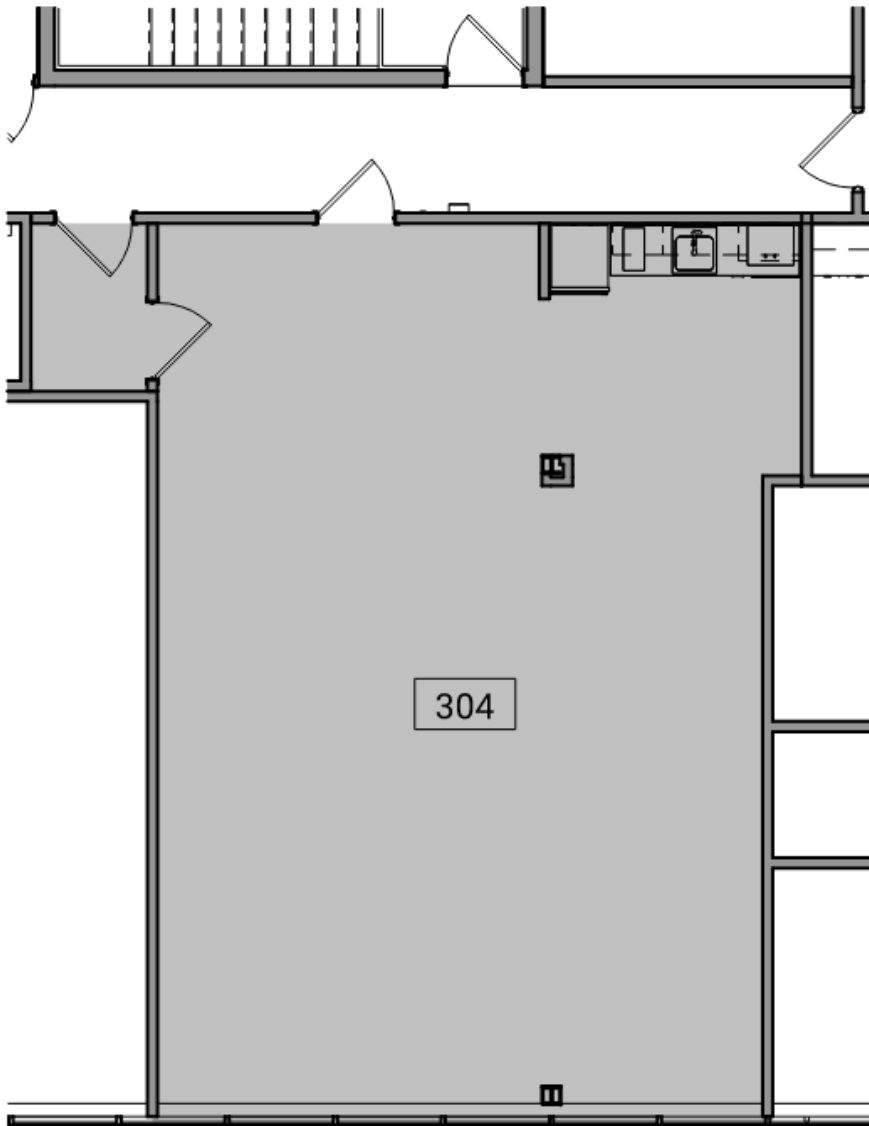
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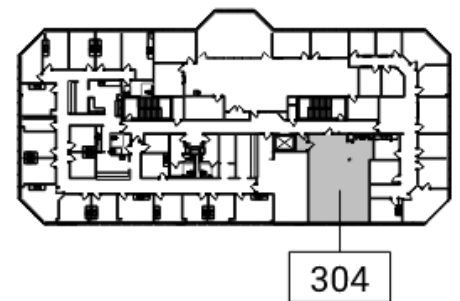
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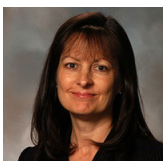
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2 Ste-304 N Suite 304 - Partial Level 3 Existing Floor Plan
10' 1/8" = 1'-0"



1 Ste-304 N Key Plan - Level 3
80' 1" = 80'-0"



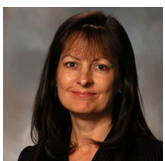
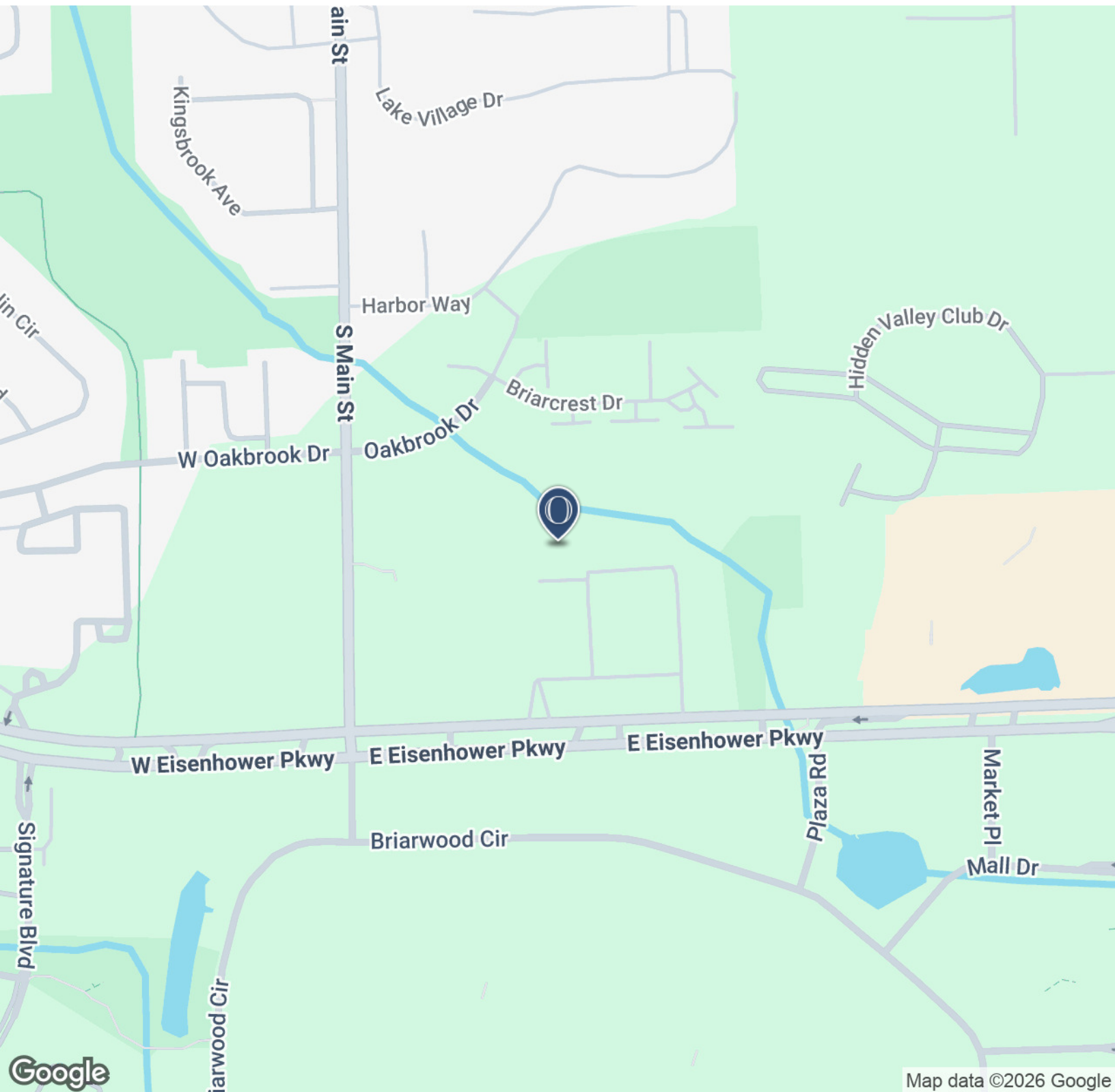
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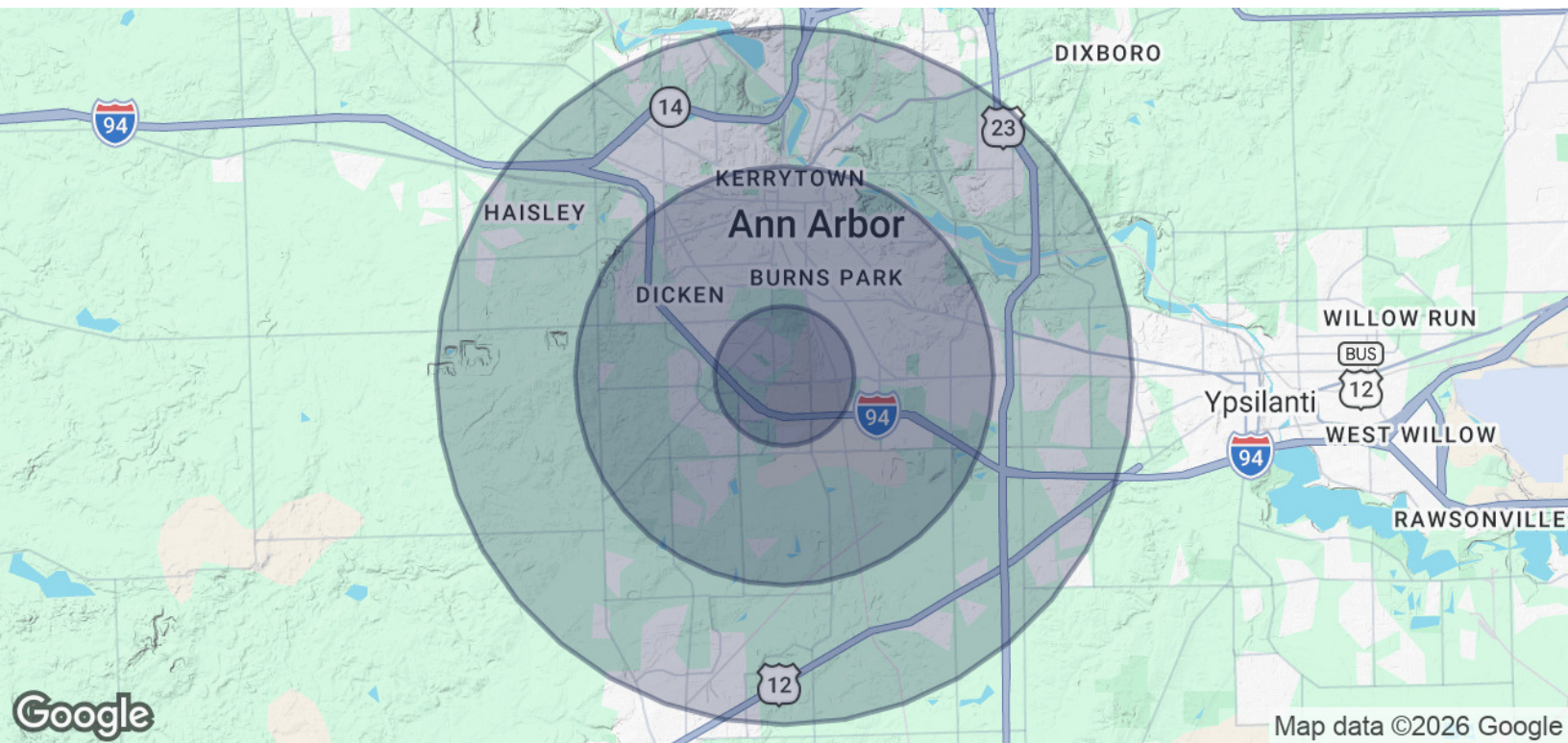
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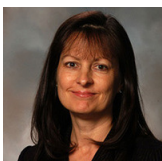
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,564	92,324	171,314
Average age	41	36	37
Average age (Male)	39	35	36
Average age (Female)	43	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,060	38,235	71,097
# of persons per HH	1.9	2.4	2.4
Average HH income	\$136,171	\$120,649	\$123,909
Average house value	\$439,452	\$512,126	\$485,047

* Demographic data derived from 2020 ACS - US Census



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