

Oxford Companies  
734.665.6500  
oxfordcompanies.com

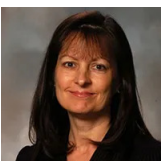


Integrated  
Real Estate  
Services



**Office Building For Lease**  
Eisenhower Commerce Bldg 5  
1500 Eisenhower Pl, Suite 1514  
Ann Arbor, MI 48108

7,298 SF  
\$15 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

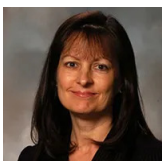
|                 |                          |
|-----------------|--------------------------|
| Lease Rate:     | \$15 SF/yr (NNN)         |
| Available SF:   | 7,298 SF                 |
| Year Built:     | 1987                     |
| Parking Ratio:  | 3.83                     |
| Ceiling Height: | 11'6" beam, 13'1" height |
| Zoning:         | M-1                      |
| Submarket:      | South Ann Arbor          |

#### PROPERTY OVERVIEW

The Eisenhower Commerce Center consists of five flex buildings in Ann Arbor's bustling Southside corridor--the hub of Ann Arbor's thriving research and technology industries. These premium industrial, lab, and R&D spaces are in the perfect location for businesses looking to expand their Ann Arbor office space footprints. ECC tenants enjoy convenient access to I-94 and proximity to other business parks, hotels, and downtown Ann Arbor. This location puts you in the heart of the action — great for networking and business travel. The buildings themselves boast an attractive brick exterior and ample parking, and are nestled in a peaceful, wooded setting surrounded by natural landscaping. On the inside you'll find a blank canvas that can be easily customized to your business needs.

#### PROPERTY HIGHLIGHTS

- Currently has two sets of double doors, with potential to add an overhead door if desired
- Attractive brick exterior surrounded by natural landscaping
- Easy access to I-94 and minutes from downtown Ann Arbor and U-M
- At the hub of the city's thriving research and technology industries
- Surrounded by other business parks and hotels
- Plenty of free parking adjacent to building
- Locally owned and professionally managed with 24/7 on-call emergency maintenance



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#### BUILDING MECHANICAL SYSTEM

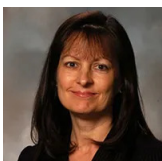
|                    |                                                                               |
|--------------------|-------------------------------------------------------------------------------|
| Heating:           | Forced air                                                                    |
| Cooling:           | 4 - Roof top units                                                            |
| HVAC Units:        | 4                                                                             |
| Hot Water Heaters: | Available tanks in utility closet by each restroom                            |
| Fire Prevention:   | No fire suppression system                                                    |
| Electricity:       | 4 breaker panels:<br>2-100 amp<br>1-125 amp<br>1-250 amp                      |
| Lighting System:   | Photocell controlled exterior lighting system, T8, T12, PAR (Vedder Electric) |
| Roof:              | 60 mil, TPO Mech Fast                                                         |

#### UTILITY PROVIDERS

|           |                   |
|-----------|-------------------|
| Gas:      | DTE               |
| Electric: | DTE               |
| Water:    | City of Ann Arbor |

#### REAL ESTATE TAX INFORMATION (YEAR)

|                        |                    |
|------------------------|--------------------|
| Parcel Number:         | 09-12-09-202-006   |
| State Equalized Value: | \$4,078,900 (2025) |
| Taxable Value:         | \$3,049,162 (2025) |



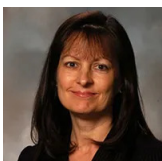
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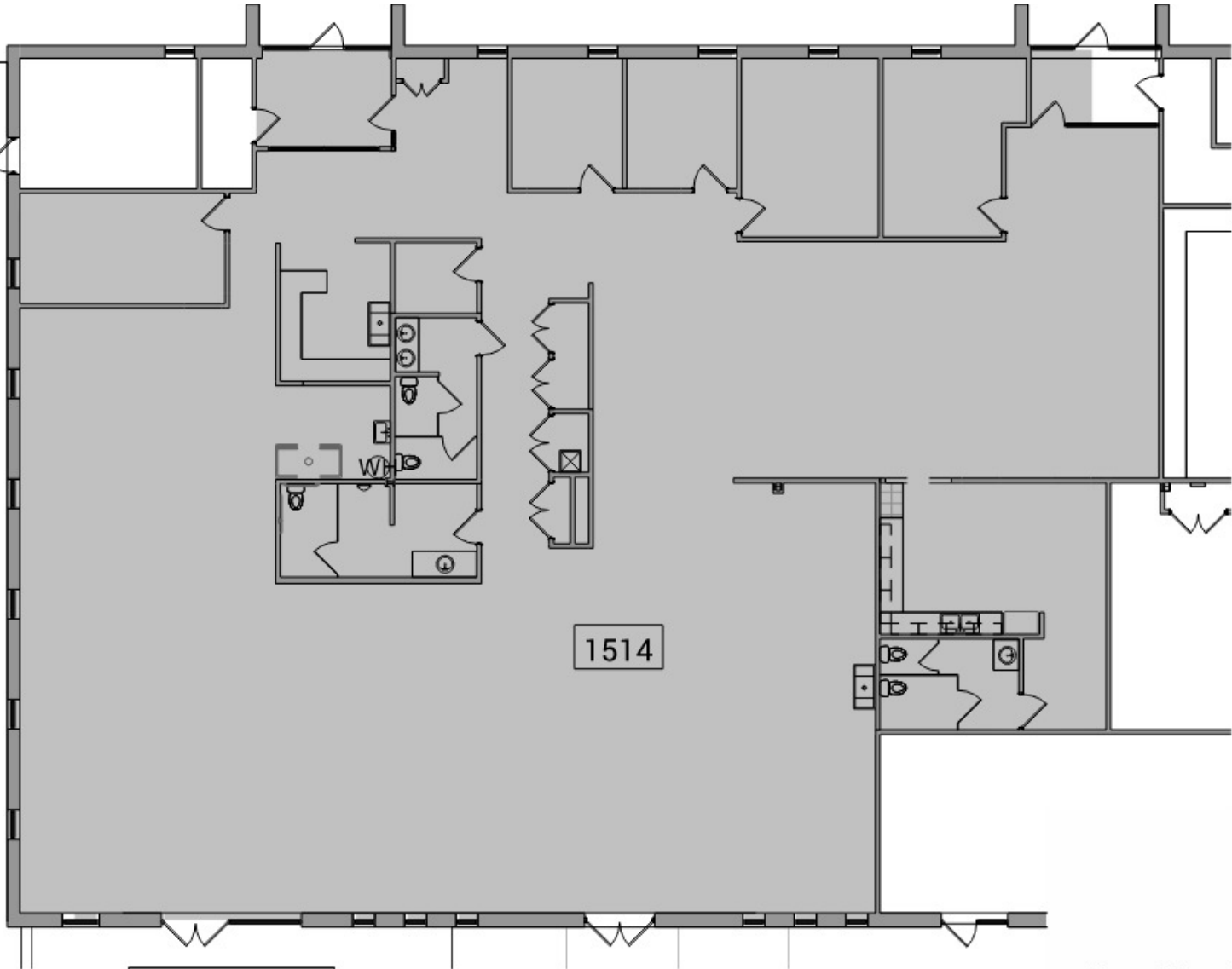
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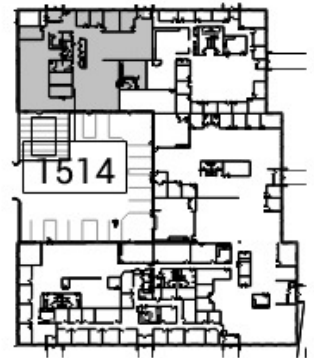
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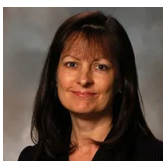
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N  
2  
1514  
Suite 1514 - Partial Level 1 Existing Floor Plan  
8' 16' 32' 1/16" = 1'-0"



N  
1  
1514  
Key Plan - Level 1  
160' 320' 1" = 160'-0"

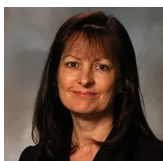
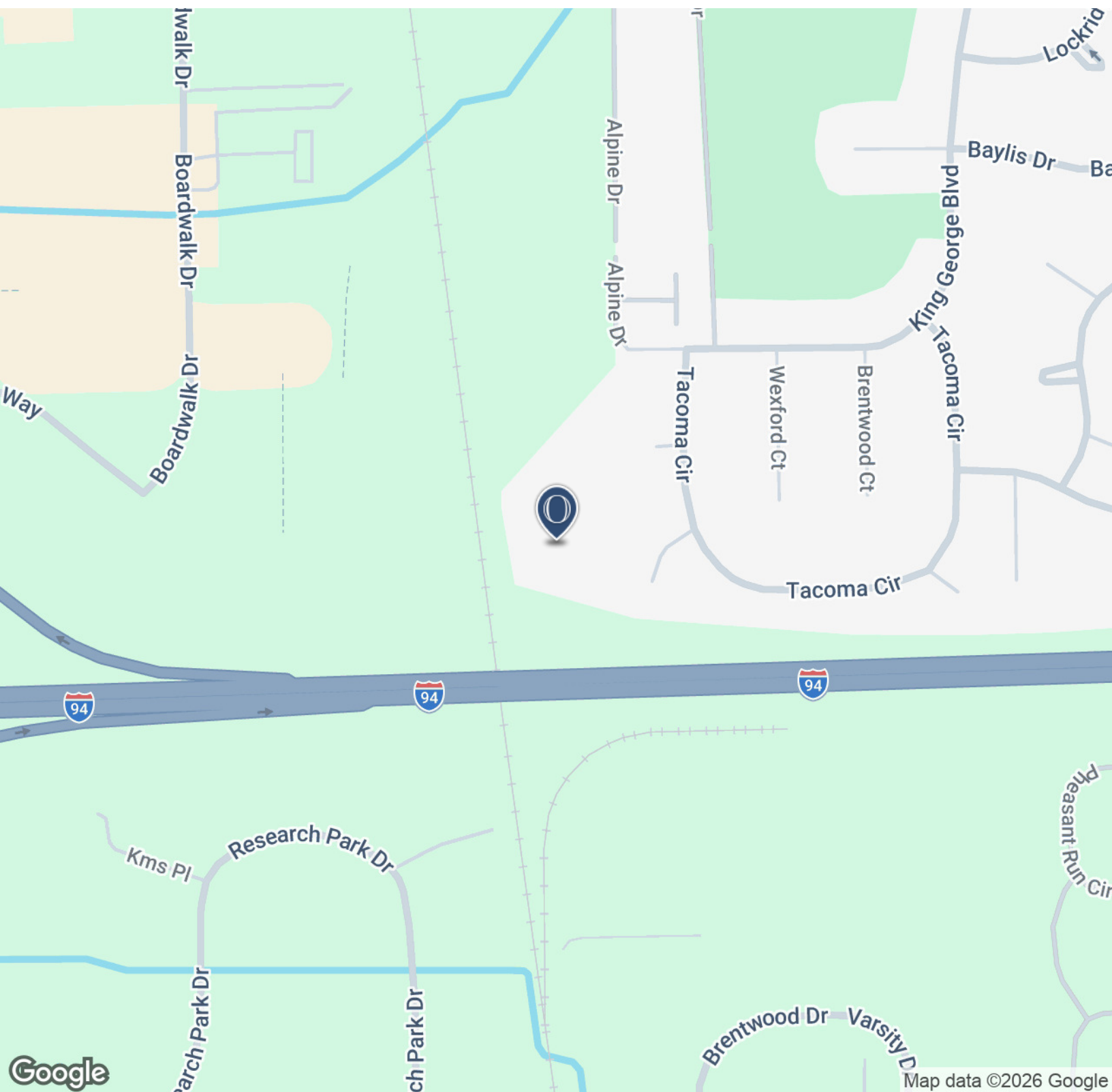


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The logo for Oxford Companies, featuring a stylized blue building icon within a white circular frame, with the text "OXFORD COMPANIES" in blue capital letters below it.

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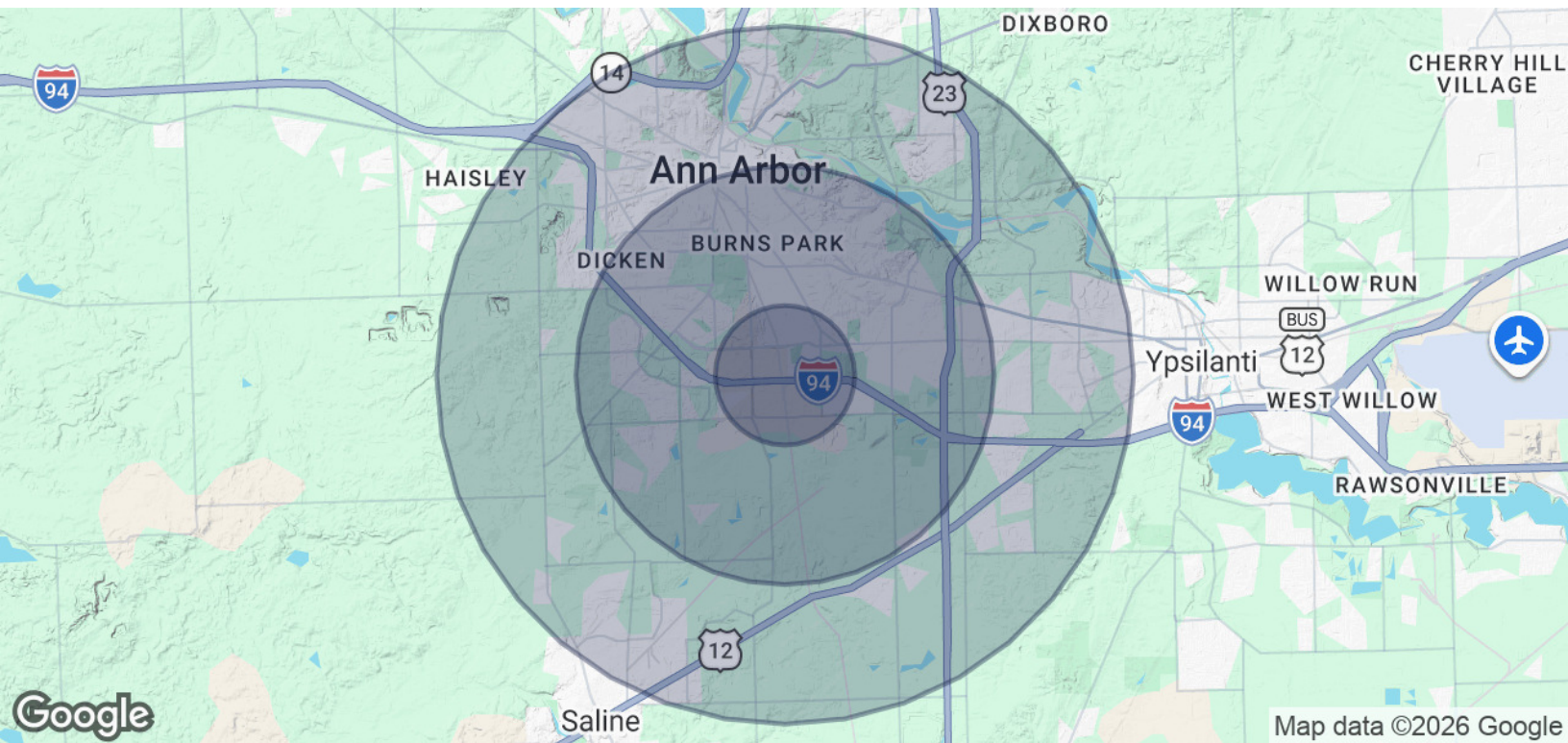


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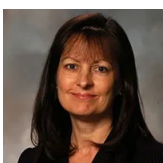


| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 9,432  | 82,352  | 188,275 |
| Average Age          | 32.0   | 31.3    | 32.5    |
| Average Age (Male)   | 32.2   | 31.3    | 32.2    |
| Average Age (Female) | 31.8   | 31.4    | 32.8    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,347     | 31,812    | 73,680    |
| # of Persons per HH | 2.2       | 2.6       | 2.6       |
| Average HH Income   | \$57,191  | \$77,730  | \$77,935  |
| Average House Value | \$138,542 | \$342,141 | \$315,557 |

2020 American Community Survey (ACS)



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