

Oxford Companies
734.665.6500
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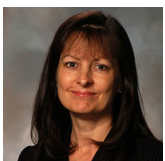
Integrated
Real Estate
Services



**Full Commission to Brokers (5%)
Plus 1% Bonus if Leased by July 1, 2026**

Flex/Office Property For Lease
Eisenhower Commerce Bldg 1
1100 Eisenhower Pl
Ann Arbor, MI 48104

39,450 SF
\$14.95 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

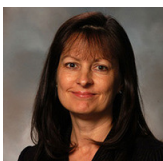
| | |
|-----------------|---------------------|
| Sale Price: | \$165/SF |
| Lease Rate: | \$14.95 SF/yr (NNN) |
| Building Size: | 39,450 SF |
| Ceiling Height: | 10'8", 12'4" deck |
| Parking Spaces: | 137 |
| Parking Ratio: | 3.47 |
| Lot Size: | 9.74 Acres |
| Year Built: | 1982 |
| Zoning: | M1 |
| 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. Flexible M1 zoning allows for other uses such as office, education, trade schools or childcare. ECC tenants enjoy convenient access to I-94 and proximity to other business parks, hotels, and to downtown Ann Arbor. 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

- Flexible M1 zoning allows for a range of uses: office, lab, warehouse, R&D, childcare, trade schools, construction, and repair services
- Located in Ann Arbor's growing Southside corridor
- At the hub of the city's thriving research and technology industries
- Easy access to I-94 and minutes from downtown Ann Arbor
- Plenty of free parking adjacent to building



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**BUILDING
 MECHANICAL
 SYSTEM**

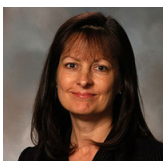
| | |
|--------------------|---|
| Heating | Forced air |
| Cooling | 19- Roof top units |
| HVAC Units | 19 |
| Hot Water Heaters | Available tanks in mechanical room & by each set of restrooms |
| Fire Prevention | Pull station alarm system, reports to smoke detectors (All Star) |
| Electricity: | 1200 Amps, 480ac - 3 pole |
| Emergency Lighting | T8, PAR20, in storage room |
| Lighting System | Photocell controlled exterior lighting system, T8, PAR20 (Certified Electric) |
| Security | Camera System & Guards (TT handles) |
| Roof | TPO Mech Fast |

**UTILITY
 PROVIDERS**

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

**REAL ESTATE TAX
 INFORMATION (YEAR)**

| | |
|-----------------------|------------------|
| Parcel Number | 09-12-09-202-001 |
| State Equalized Value | \$2,951,000 |
| Taxable Value | \$2,780,529 |



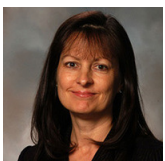
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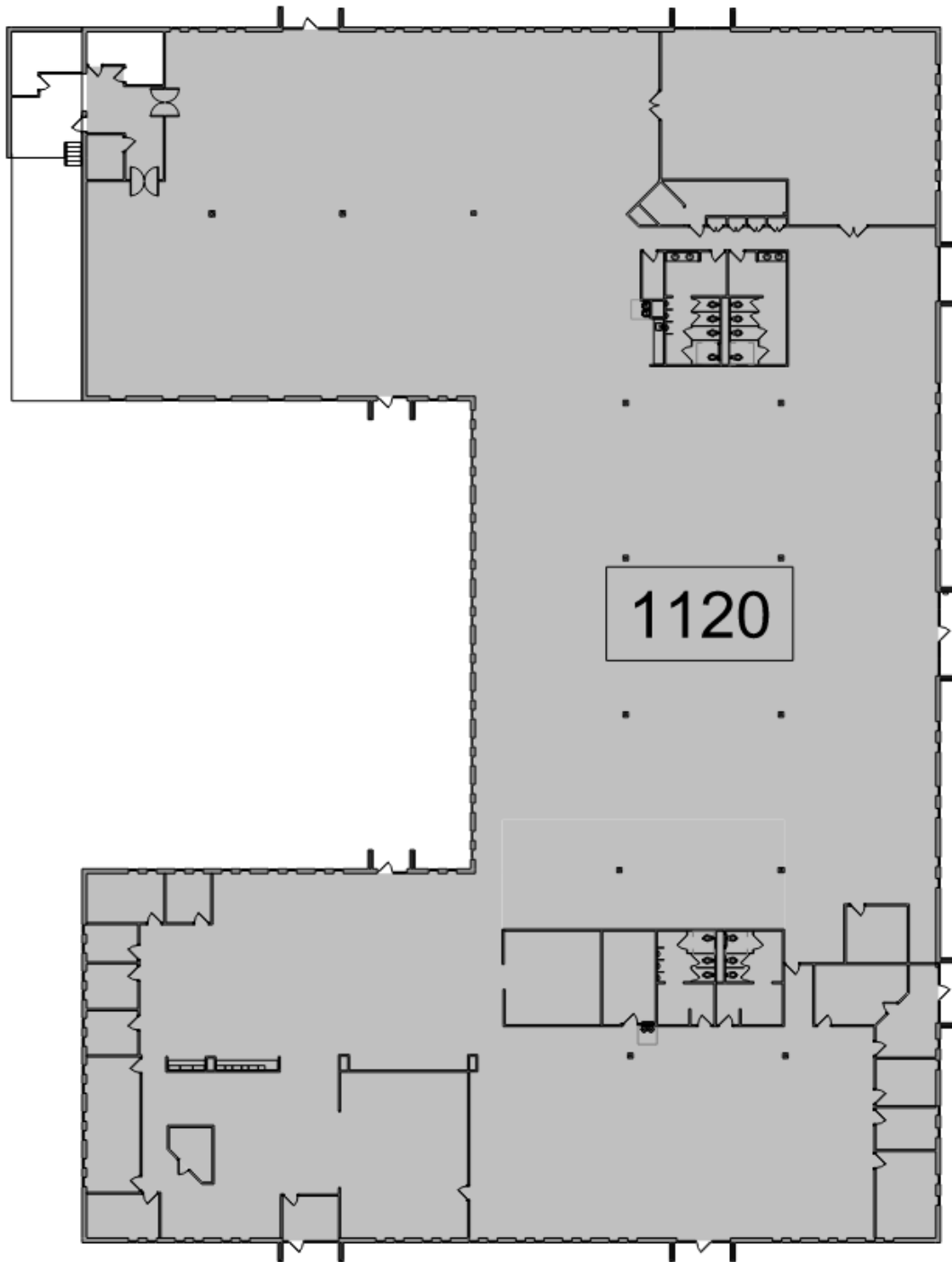
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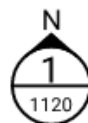
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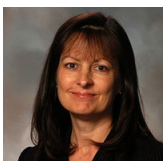
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 N
1
1120 Suite 1120 - Level 1 Existing Floor Plan
1" = 40'-0"



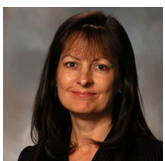
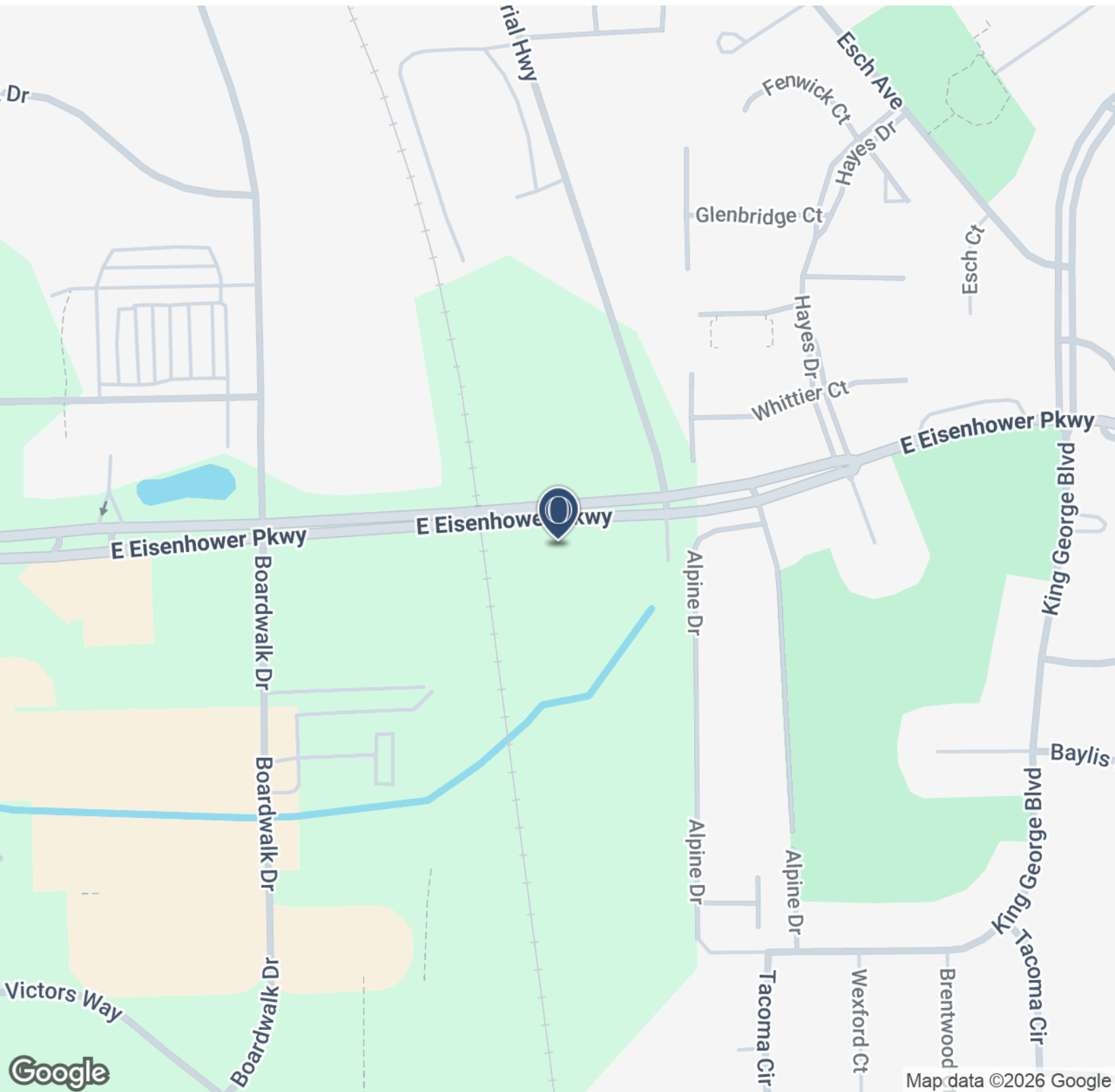
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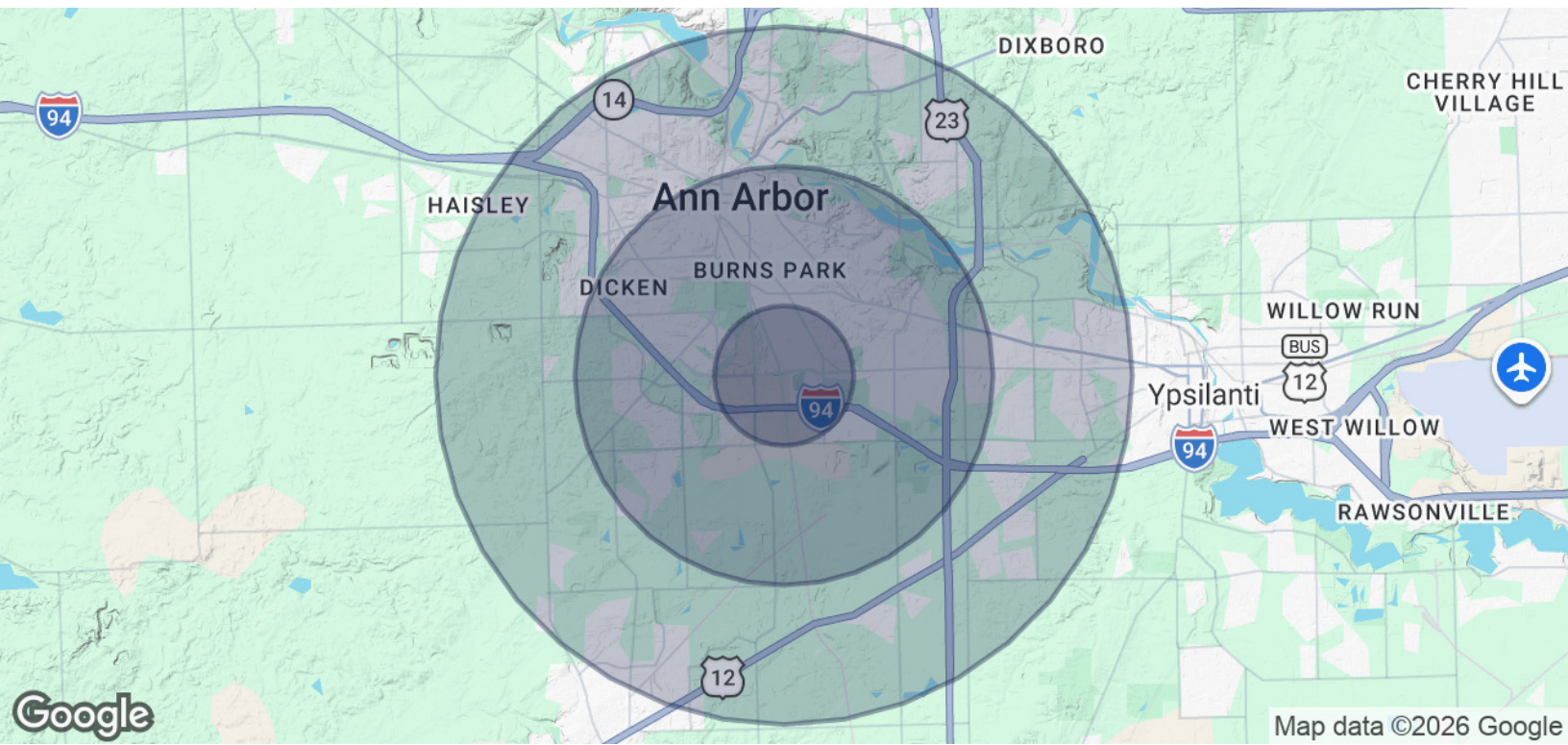
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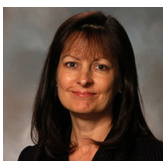
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 10,623 | 95,418 | 192,037 |
| Average age | 32.7 | 30.6 | 32.6 |
| Average age (Male) | 32.9 | 30.5 | 32.3 |
| Average age (Female) | 32.5 | 30.6 | 33.0 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total households | 4,967 | 35,700 | 75,757 |
| # of persons per HH | 2.1 | 2.7 | 2.5 |
| Average HH income | \$60,186 | \$75,740 | \$78,451 |
| Average house value | \$190,928 | \$343,639 | \$320,378 |

* Demographic data derived from 2020 ACS - US Census



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