

Oxford Companies
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Integrated
Real Estate
Services



Office Building For Lease

Atrium V

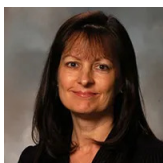
1200 Victors Way

Ann Arbor, MI 48108

21,342 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
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OFFERING SUMMARY

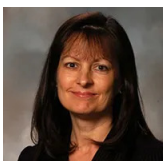
Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	21,342 SF
Year Built:	1999
Ceiling Ht. (Beam):	10'10"
Ceiling Ht. (Deck):	13'
Parking Ratio:	3.71
Zoning:	TC1
Submarket:	South Side Ann Arbor

PROPERTY OVERVIEW

1200 Victors Way offers a rare opportunity to lease move-in-ready office space in beautiful Southside Ann Arbor. The building's beautiful brick exterior and fantastic window line gives a great first impression, and the open-office layout can accommodate multiple business concepts. 1200 Victors Way is located in an upscale, easily accessible business park surrounded by buildings occupied by tenants including the University of Michigan. Its proximity to great amenities makes 1200 Victors Way a covetable location for businesses seeking the best for their employees and clients. Multiple restaurants and hotels are within walking distance, and several shopping options are a short drive away. Can be combined with 1320 Victors Way for an additional 6,983 SF of office space.

PROPERTY HIGHLIGHTS

- Single story building with private entrances
- Ample parking adjacent to building
- Great window line with abundant natural light
- Immediate access to I-94 and only 10 minutes to downtown Ann Arbor and U-M
- Directly along Ann Arbor's public bus line (AAATA)
- Locally owned and professionally managed 24/7 on-call emergency maintenance
- Can be combined with 1320 Victors Way for an additional 6,983 SF of office space.



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BUILDING MECHANICAL SYSTEM

Heating	Forced air
Cooling	9- Roof top units
HVAC Units	9
Hot Water Heaters	Available tanks in Janitorial closet
Electricity	5 panels@ 225amp 3 phase 4 wire 240/120 (3)-1200amp 208v 3 phase Full Building Generator

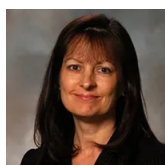
Emergency Lighting	T8, LED
Lighting System	Photocell controlled exterior lighting system (Vedder Electric)
Roof	60 mil fully adhered EPDM

UTILITY PROVIDERS

Gas	DTE
Electric	DTE
Water	City of Ann Arbor

REAL ESTATE TAX INFORMATION (YEAR)

Parcel Number	09-12-09-201-022
State Equalized Value	\$5,036,500 (2025)
Taxable Value	\$4,699,467 (2025)



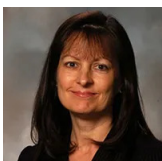
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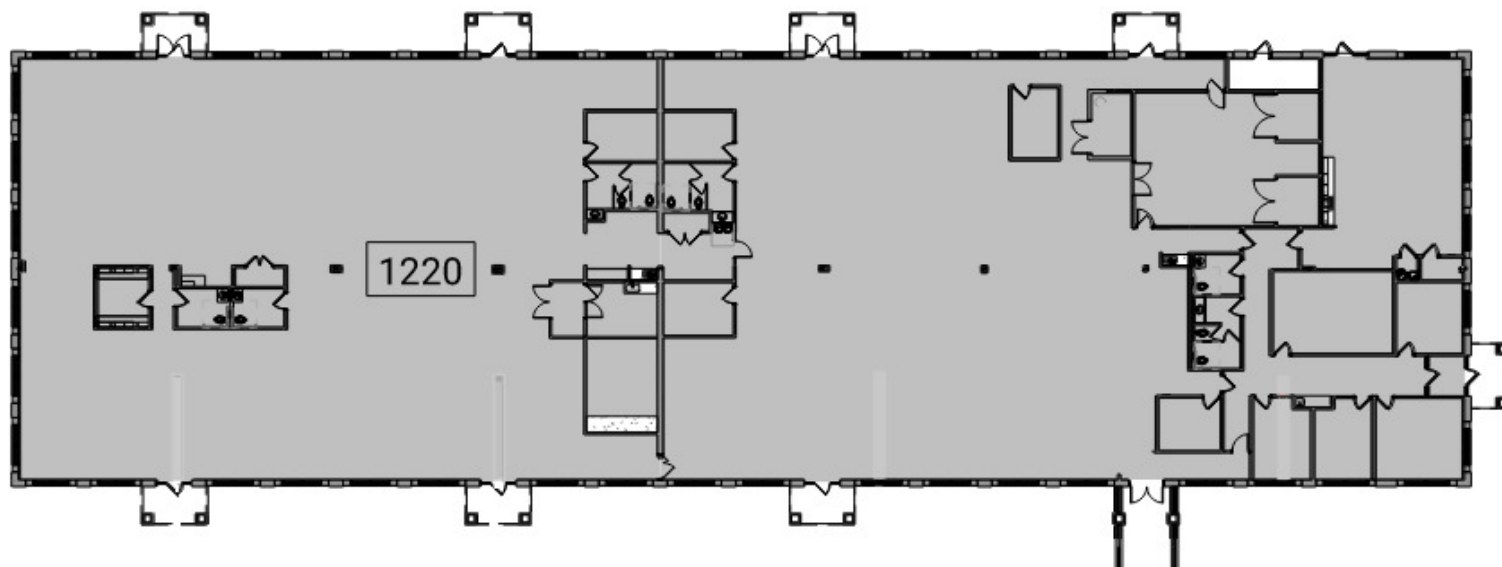
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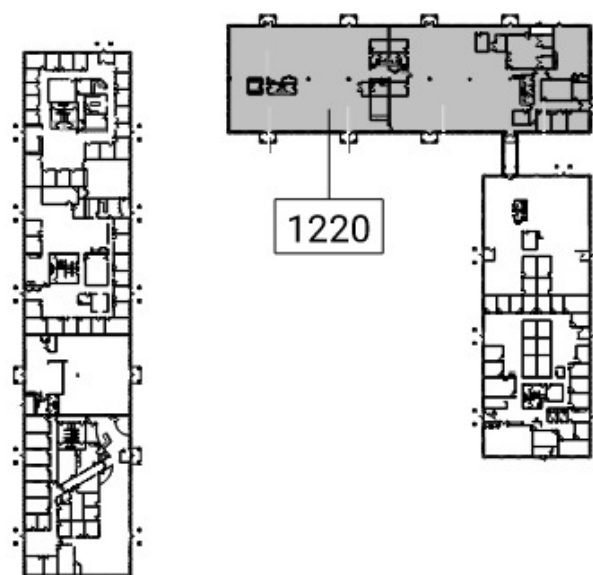
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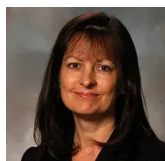
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N
2 Suite 1220 - Partial Level 1 Existing Floor Plan
1200 20' 40' 80' 1" = 40'-0"



N
1 Key Plan - Level 1
1200 160' 320' 1" = 160'-0"



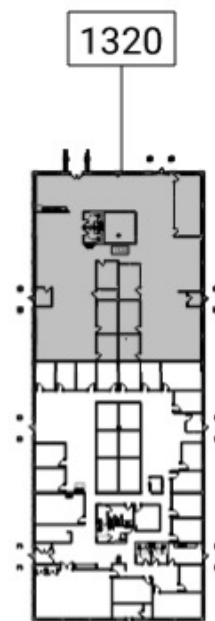
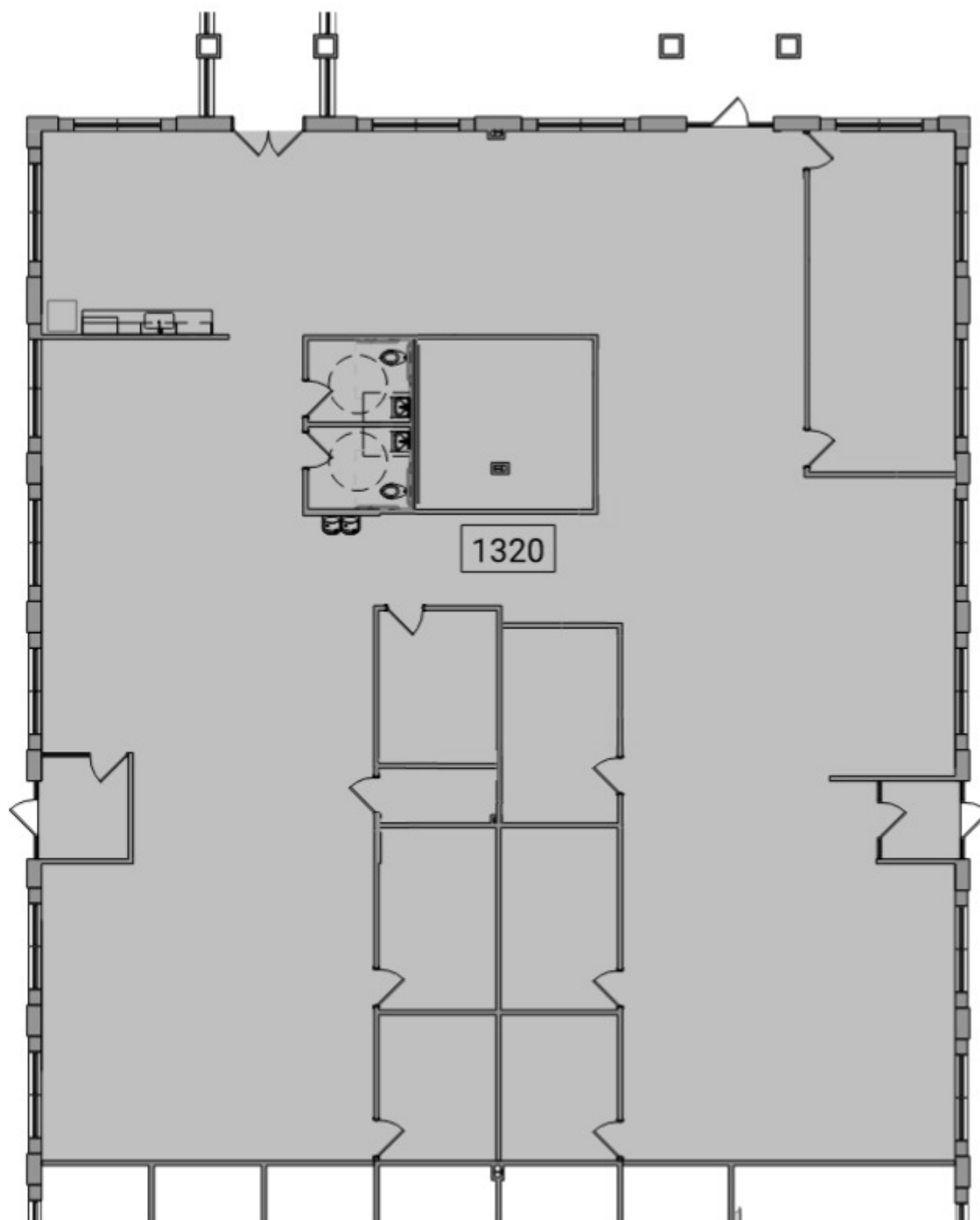
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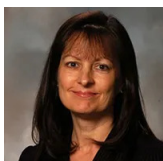


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2 Suite 1320 Partial Level 1 Existing Floor Plan
1/16" = 1'-0"
30' 60'

1 Key Plan - Level 1
1" = 100'
100' 200'



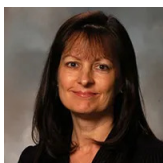
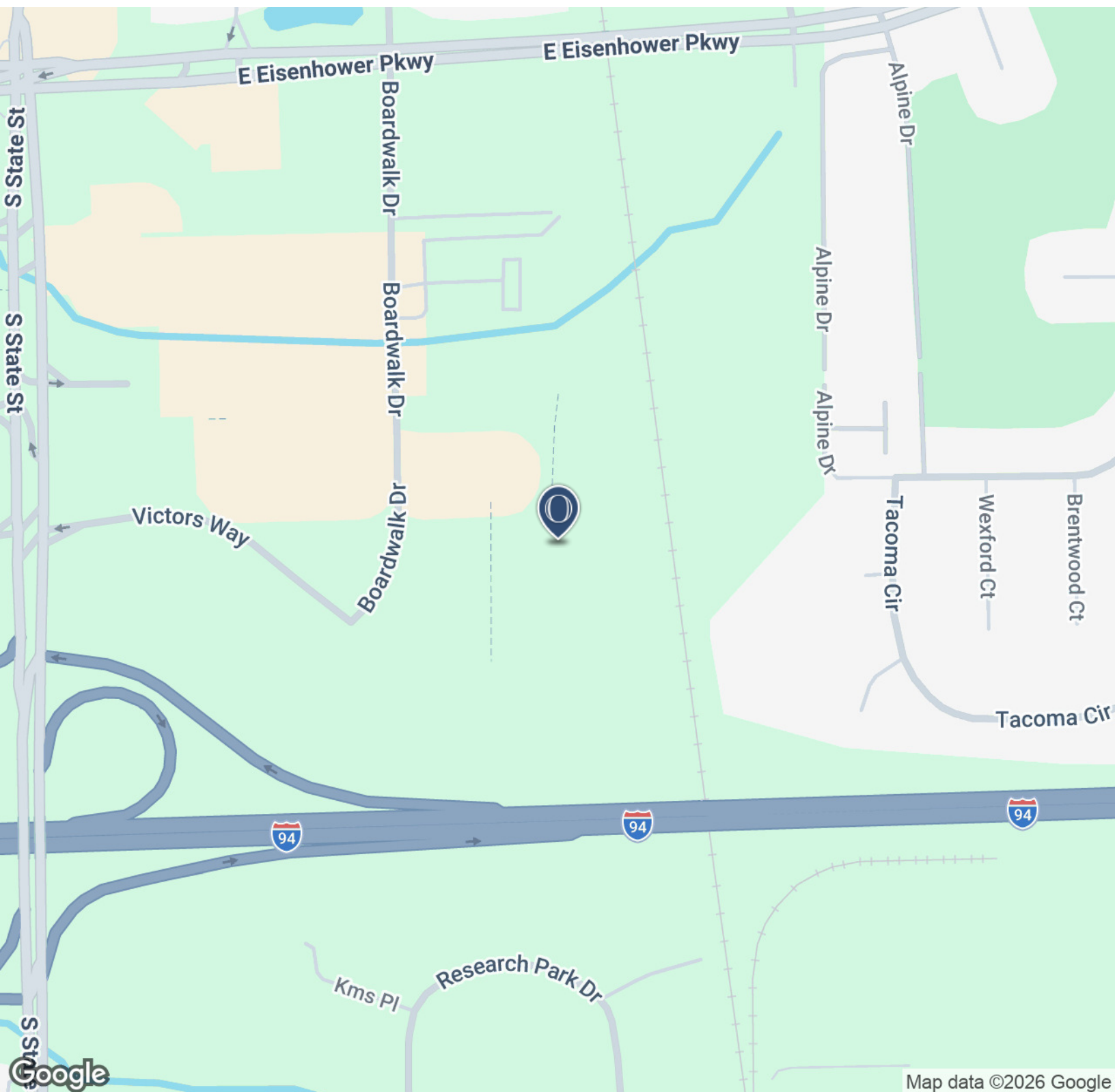
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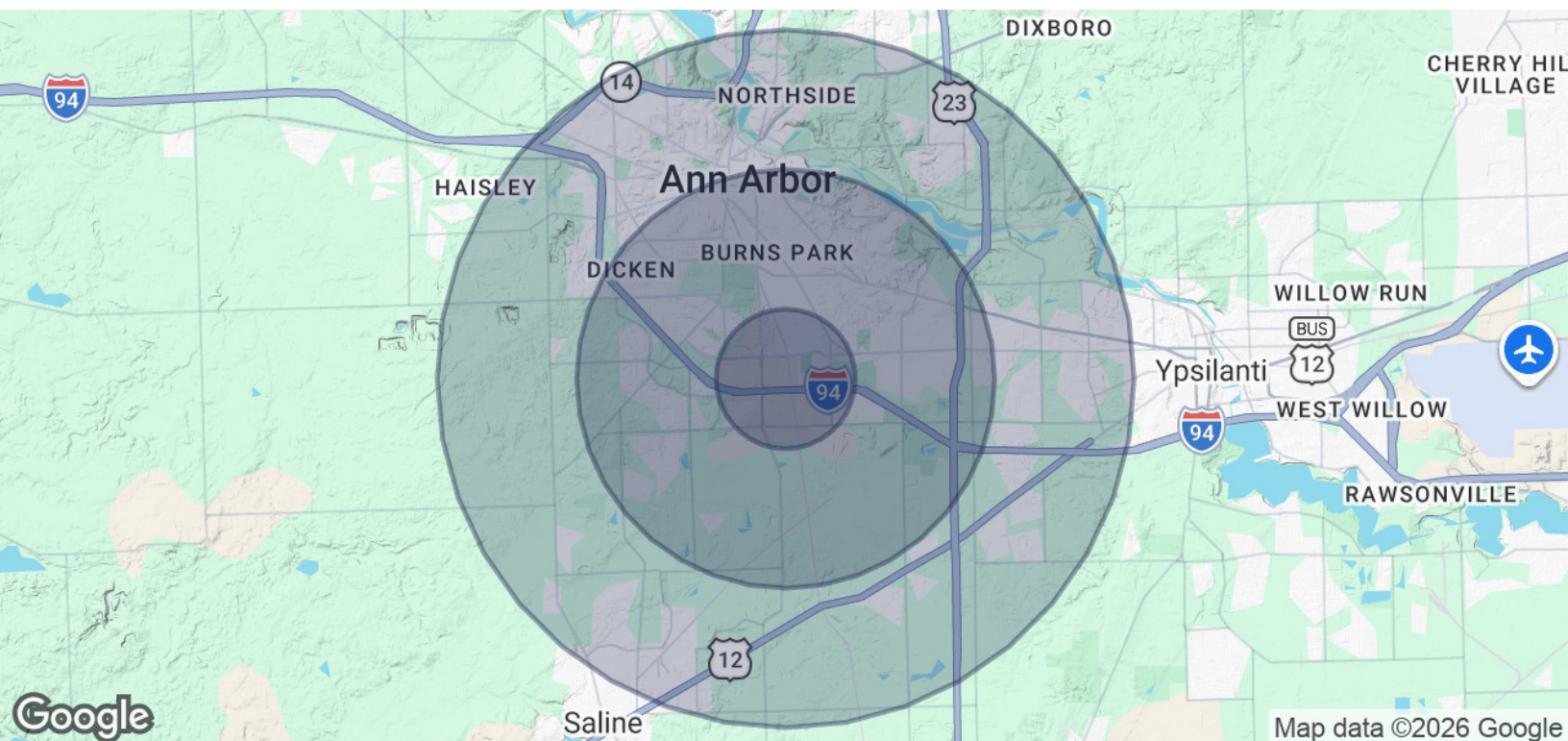
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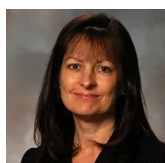
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,438	85,274	187,534
Average Age	32.1	31.4	32.6
Average Age (Male)	32.2	31.3	32.3
Average Age (Female)	31.8	31.4	32.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,399	32,920	73,170
# of Persons per HH	2.1	2.6	2.6
Average HH Income	\$58,129	\$77,618	\$78,406
Average House Value	\$126,973	\$337,920	\$316,328

2020 American Community Survey (ACS)



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