

Oxford Companies
734.665.6500
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Integrated
Real Estate
Services



Office Building For Lease

Atrium VI

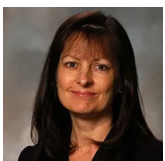
1300 Victors Way, Suite 1320

Ann Arbor, MI 48108

6,983 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

Atrium IV
1300 Victors Way - Suite 1320
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OFFERING SUMMARY

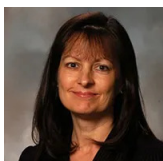
Lease Rate:	\$15 SF/yr (NNN)
Available SF for 1320 VW:	6,983 SF
Year Built:	1999
Ceiling Ht. (Beam)	10'9"
Ceiling Ht. (Deck)	13'
Parking Ratio:	3.71
Zoning:	TC1
Submarket:	South Side Ann Arbor

PROPERTY OVERVIEW

1320 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. 1320 Victors Way is located in an upscale, easily accessible business park surrounded by multi-floor buildings occupied by tenants such as University of Michigan. Its proximity to great amenities makes 1320 Victors Way a covetable location for businesses seeking the best for their employees and clients. Great restaurants and hotels are within walking distance, and multiple shopping options are a minutes' drive away. Can be combined with 1200 Victors Way for an additional 21,187 SF of warehouse and lab space.

PROPERTY HIGHLIGHTS

- Move-in ready office space with mix of offices, open layout, and an updated kitchen
- Ample parking adjacent to building
- Great window line with abundant natural light
- Immediate access to I-94, 10 minutes to downtown Ann Arbor and U-M
- Locally owned and professionally managed
- 24/7 on-call emergency maintenance
- Can be combined with 1200 Victors Way for an additional 21,187 SF of warehouse and lab space



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BUILDING MECHANICAL SYSTEM

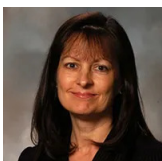
Heating	Forced air
Cooling	9- Roof top units
HVAC Units	9
Hot Water Heaters	Available tanks in Janitorial closet by restrooms (number not specified)
Electricity	(2)-1200amp 240v 3 phase
Emergency Lighting	T8, LED
Lighting System	Photocell controlled exterior lighting system (Vedder Electric)
Roof	60 mil fully adhered EPDM

UTILITY PROVIDERS

Gas	DTE
Electric	DTE
Water	City of Ann Arbor

REAL ESTATE TAX INFORMATION (2026)

Parcel Number	09-12-09-201-022
State Equalized Value	\$3,480,000
Taxable Value	\$3,480,000



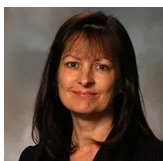
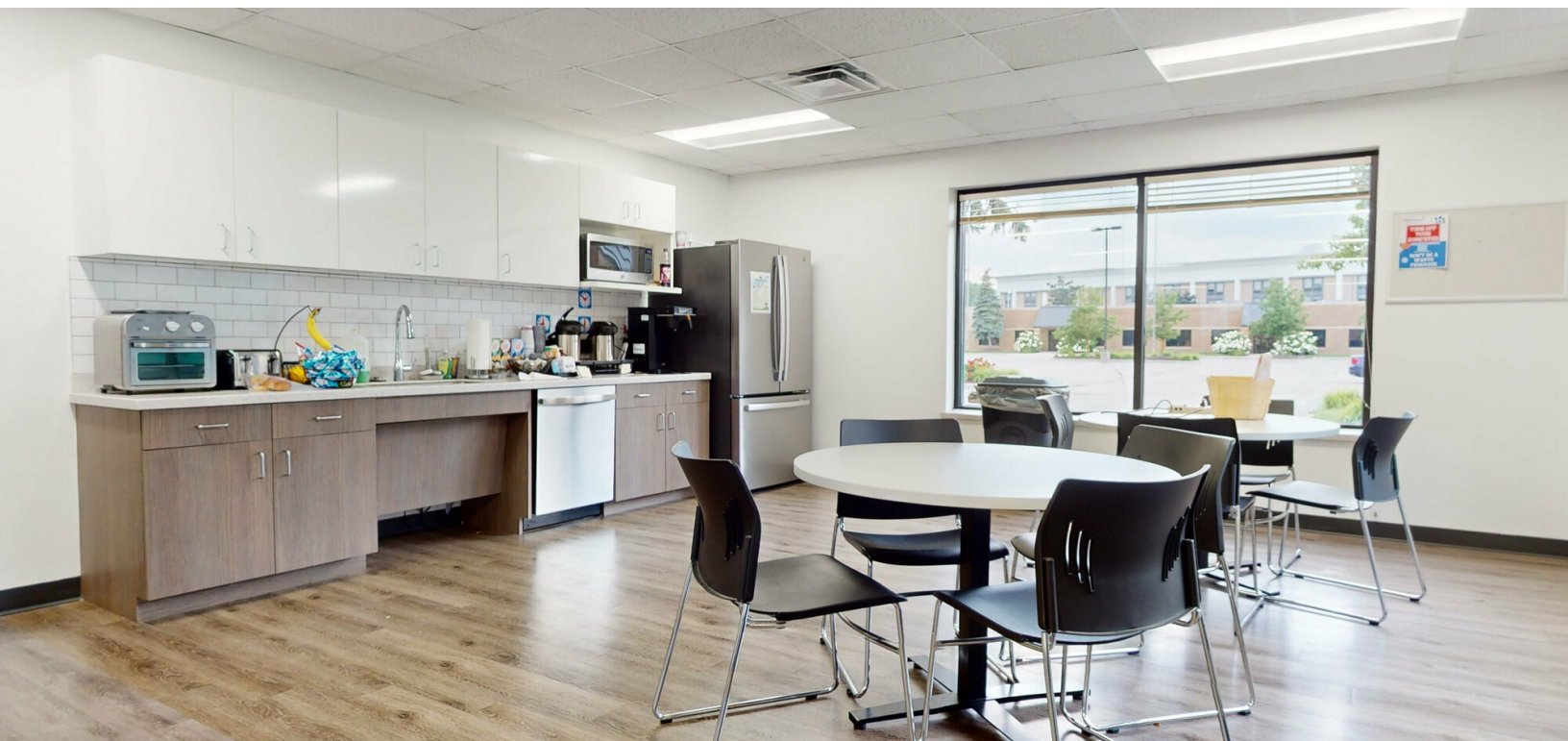
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Atrium VI
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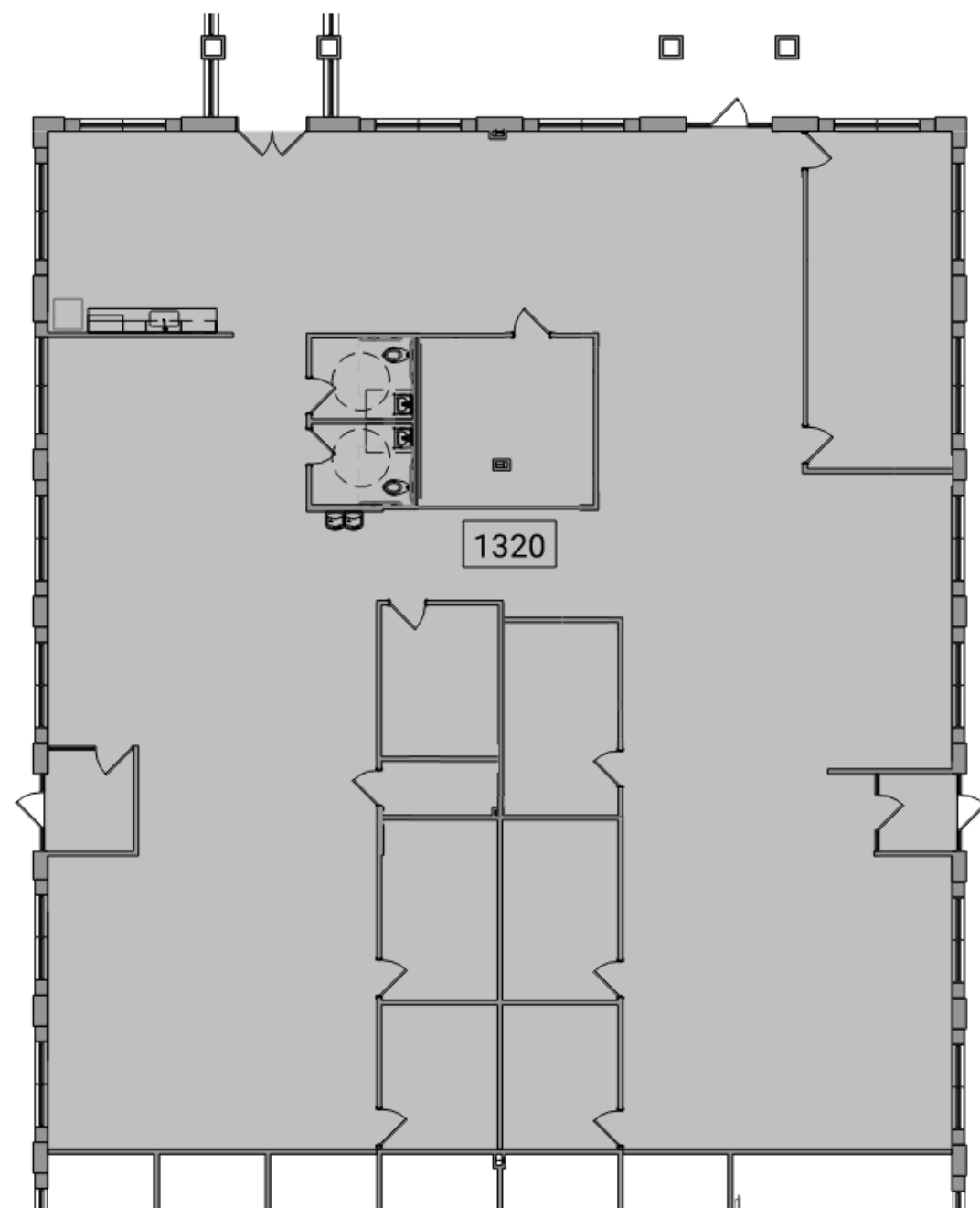
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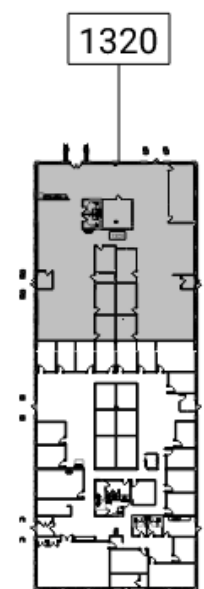
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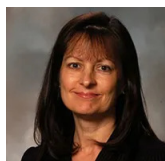
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N
2 Suite 1320 Partial Level 1 Existing Floor Plan
1320 30' 60' 1/16" = 1'-0"



N
1 Key Plan - Level 1
1320 100' 200' 1" = 100'-0"



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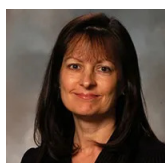
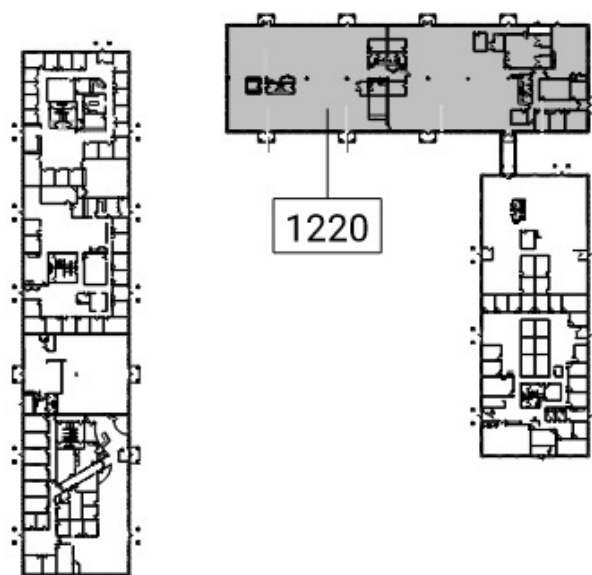
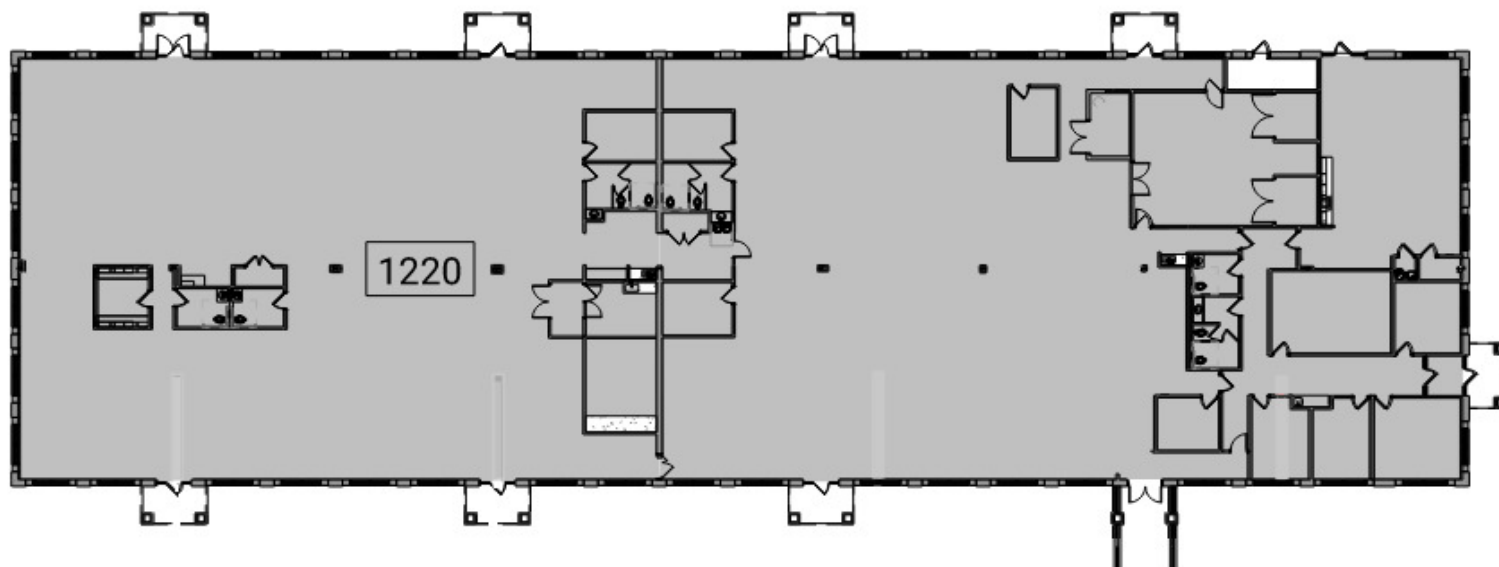
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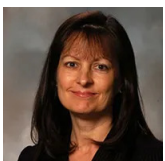
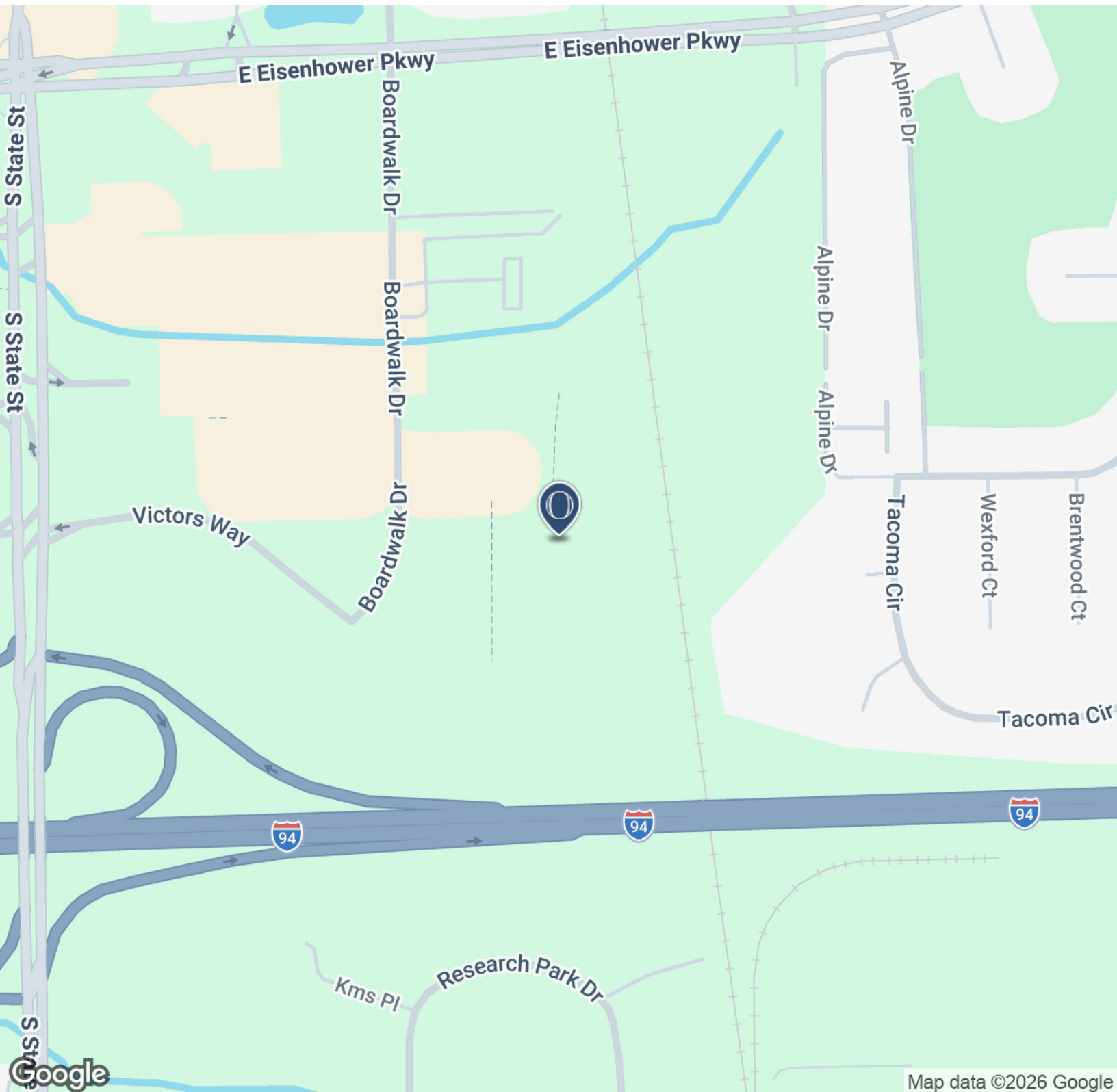
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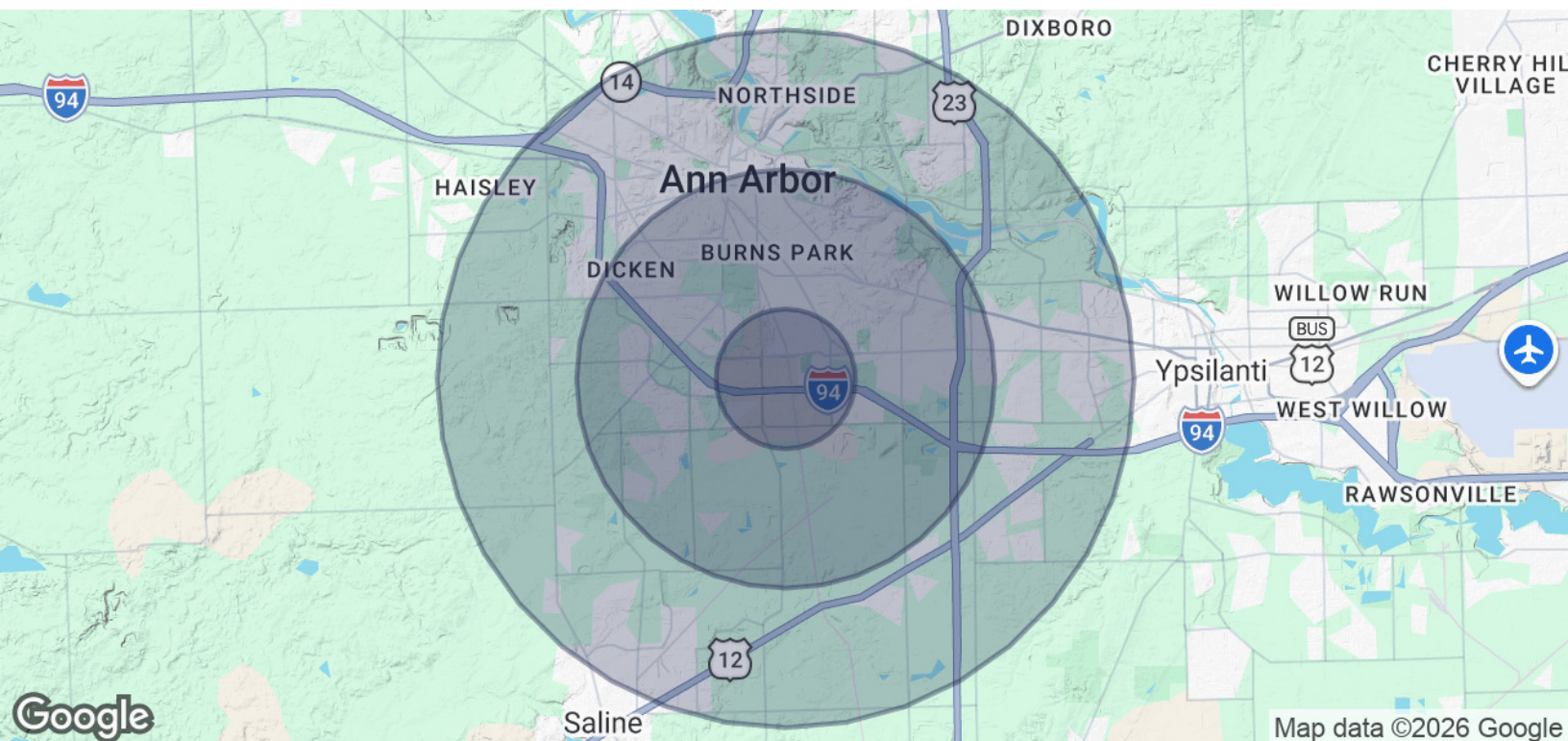
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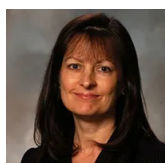
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,438	85,274	187,534
Average age	32.1	31.4	32.6
Average age (Male)	32.2	31.3	32.3
Average age (Female)	31.8	31.4	32.9

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

* Demographic data derived from 2020 ACS - US Census



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