

Oxford Companies
734.665.6500
oxfordcompanies.com



Integrated
Real Estate
Services



Office Building For Lease

Office Space Available

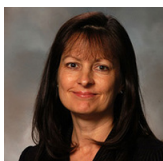
308-310 S State St - Suite 39

Ann Arbor, MI 48104

195 SF

\$25.00 SF/yr (MG)

Available Immediately



Contact Karen O'Neil for
more information or to
schedule a tour.

Office: 734.665.6500
Cell: 734.323.4263
koneil@oxfordcompanies.com

Office Space Available 166 SF
308-310 S State St - Suite 36
Ann Arbor, MI 48104



Integrated
Real Estate
Services



OFFERING SUMMARY

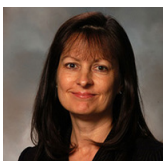
Lease Rate:	\$25.00 SF/yr (MG)
Building Size:	10,600 SF
Lot Size:	0.1 Acres
Year Built:	1901
Zoning:	Commercial
Submarket:	Washtenaw W of 23

PROPERTY OVERVIEW

Downtown office space on South State Street across for the Diag and the heart of UofM's Central Campus

PROPERTY HIGHLIGHTS

- Prime Downtown location
- Across from U of M campus
- Surrounded by lots of restaurants, retail shops, and offices
- Minutes away from I-94 State Street exit
- Neighbors to Ben and Jerry's, PotBelly, SEE, Nickels Arcade and Bivouac



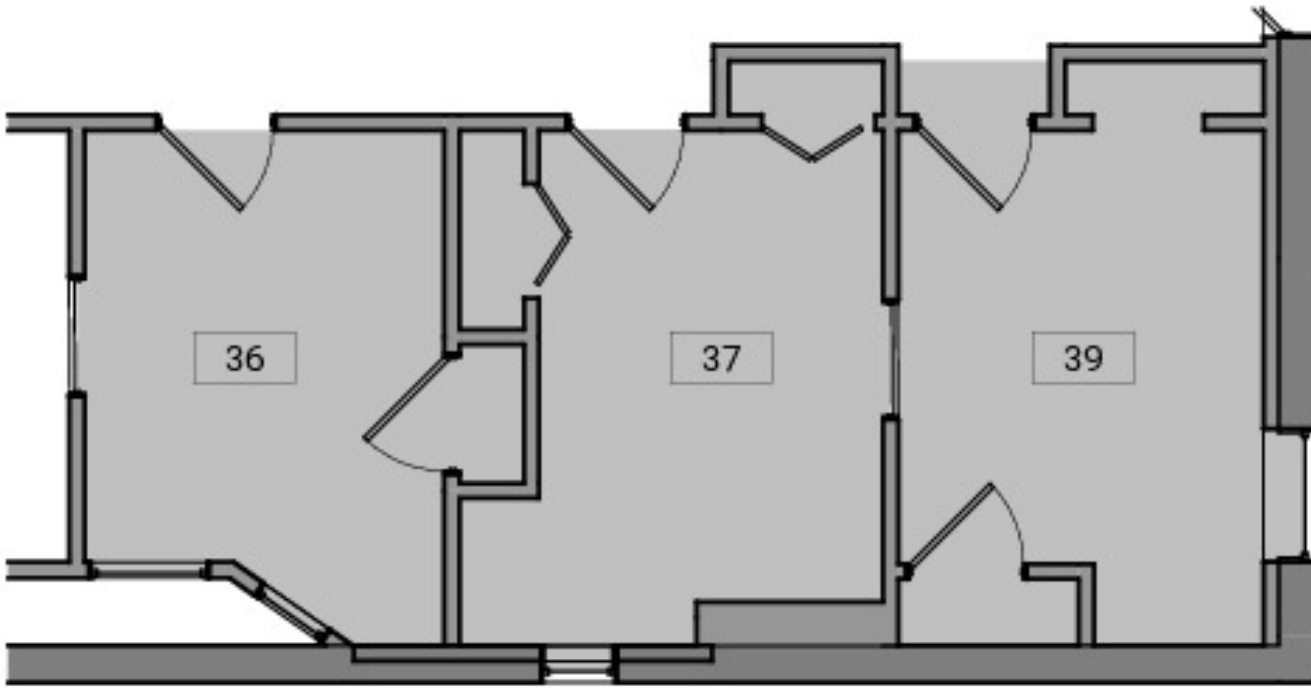
Contact Karen O'Neil for more information or to schedule a tour.

Office: 734.665.6500
Cell: 734.323.4263
koneil@oxfordcompanies.com

Office Space Available 163 SF
308-310 S State St - Suite 36
Ann Arbor, MI 48104



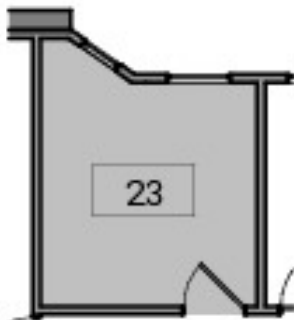
Integrated
Real Estate
Services



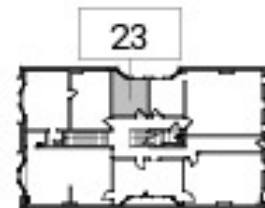
4 Suite 36, 37, 39 - Partial Level 3 Existing Floor Plan
3/16" = 1'-0"
N



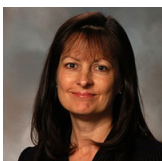
3 Key Plan - Level 3
1" = 60'-0"
N



2 Suite 23 - Partial Level 2 Existing Floor Plan
1" = 10'-0"
N



1 Key Plan - Level 2
1" = 60'-0"
N



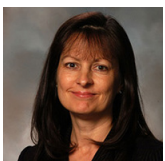
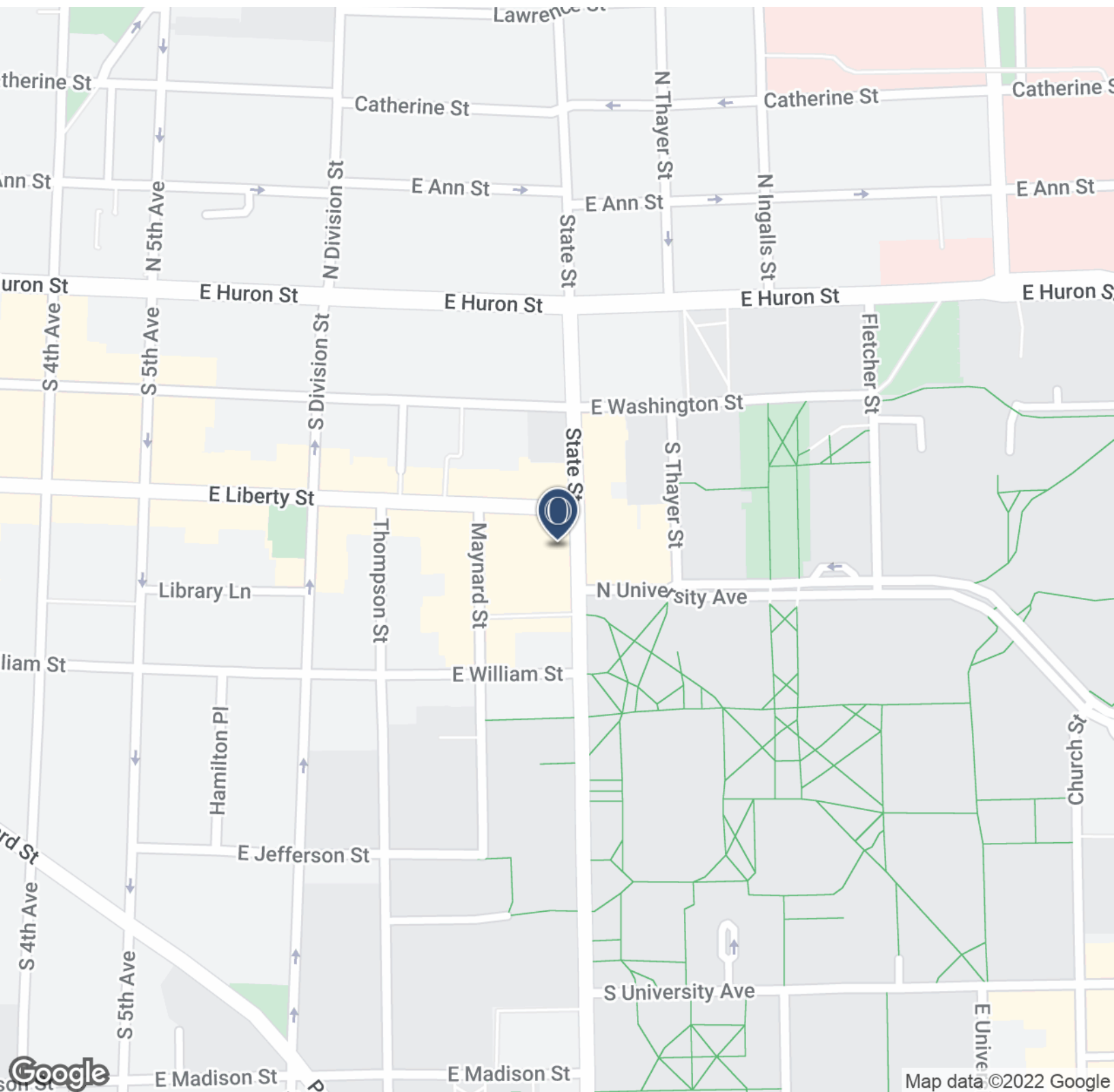
Contact Karen O'Neil for more information or to schedule a tour.

Office: 734.665.6500
Cell: 734.323.4263
koneil@oxfordcompanies.com

Office Space Available 163 SF
308-310 S State St - Suite 36
Ann Arbor, MI 48104



Integrated
Real Estate
Services



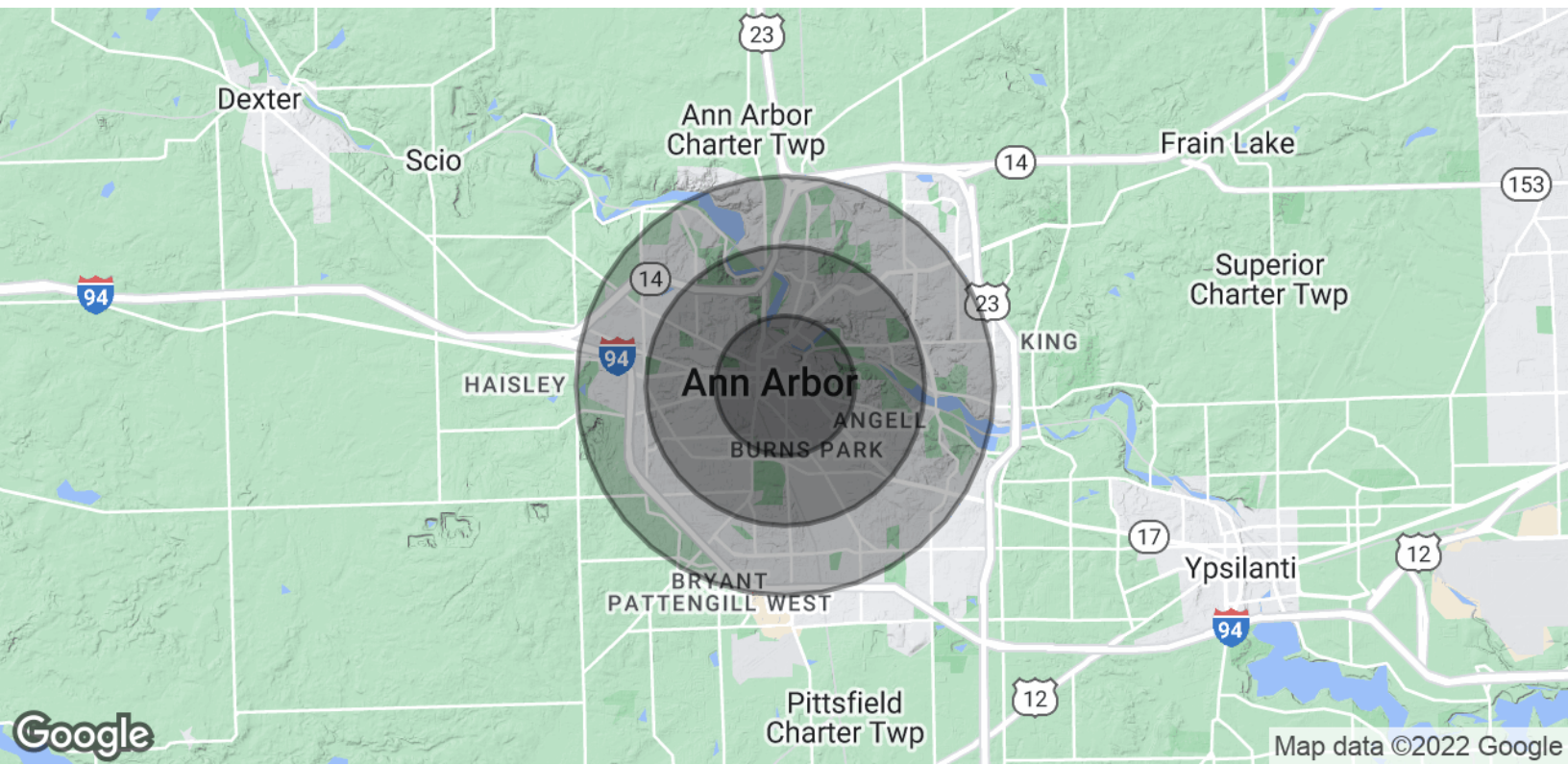
Contact Karen O'Neil for
more information or to
schedule a tour.

Office: 734.665.6500
Cell: 734.323.4263
koneil@oxfordcompanies.com

Office Space Available 163 SF
 308-310 S State St - Suite 36
 Ann Arbor, MI 48104

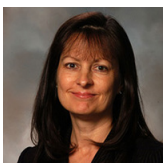


Integrated
 Real Estate
 Services



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	33,695	73,557	117,748
Average age	22.9	27.5	30.8
Average age (Male)	23.0	27.3	30.3
Average age (Female)	22.9	27.7	31.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	10,352	25,250	44,087
# of persons per HH	3.3	2.9	2.7
Average HH income	\$44,781	\$67,162	\$73,891
Average house value	\$319,335	\$340,438	\$325,643

* Demographic data derived from 2020 ACS - US Census



Contact Karen O'Neil for more information or to schedule a tour.

Office: 734.665.6500
 Cell: 734.323.4263
koneil@oxfordcompanies.com