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Office Building For Lease

The 777 Building

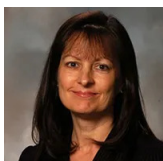
777 E Eisenhower Parkway, Suite 720

Ann Arbor, MI 48108

5,043 SF

\$31.00 SF/yr (MG)

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

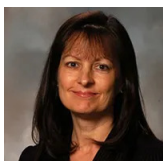
Lease Rate:	\$31.00 SF/yr (MG)
Available SF:	5,043 SF
Year Built:	1975
Renovated:	2000
Ceiling Height:	9'
Parking Ratio:	3.6
Zoning:	TC1
Sub market:	South Side Ann Arbor

PROPERTY OVERVIEW

The 777 Building is one of the area's most iconic commercial properties, and businesses now have the rare opportunity to lease Ann Arbor office space in one of the city's only Southside high-rises. 777's tenant roster includes national tech, finance, and professional services corporations. The entrance and lobby were renovated in 2022 and feature Class A finishes throughout. Amenities including Sweetwaters coffee shop, Shawarma Shop, Kiosk marketplace, and drop-off/pick-up dry cleaning services. Several other dining and retail options are easily within walking distance. Visibility at 777 is among the highest in Ann Arbor, thanks to its 10 story, 300,000 SF footprint and fantastic location at the corner of E. Eisenhower Parkway and S. State Street. Secluded, paved walkways surround the property and are maintained year-round.

PROPERTY HIGHLIGHTS

- Building amenities include Sweetwaters Coffee shop, Shawarma Shop, Kiosk Marketplace, and drop-off/pick-up dry cleaning service
- Easy access to I-94 and minutes to downtown Ann Arbor and U-M
- On-site property management with 24/7 on-call emergency maintenance
- Abundant surface parking & available covered parking
- Multiple fiber providers



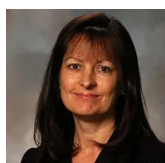
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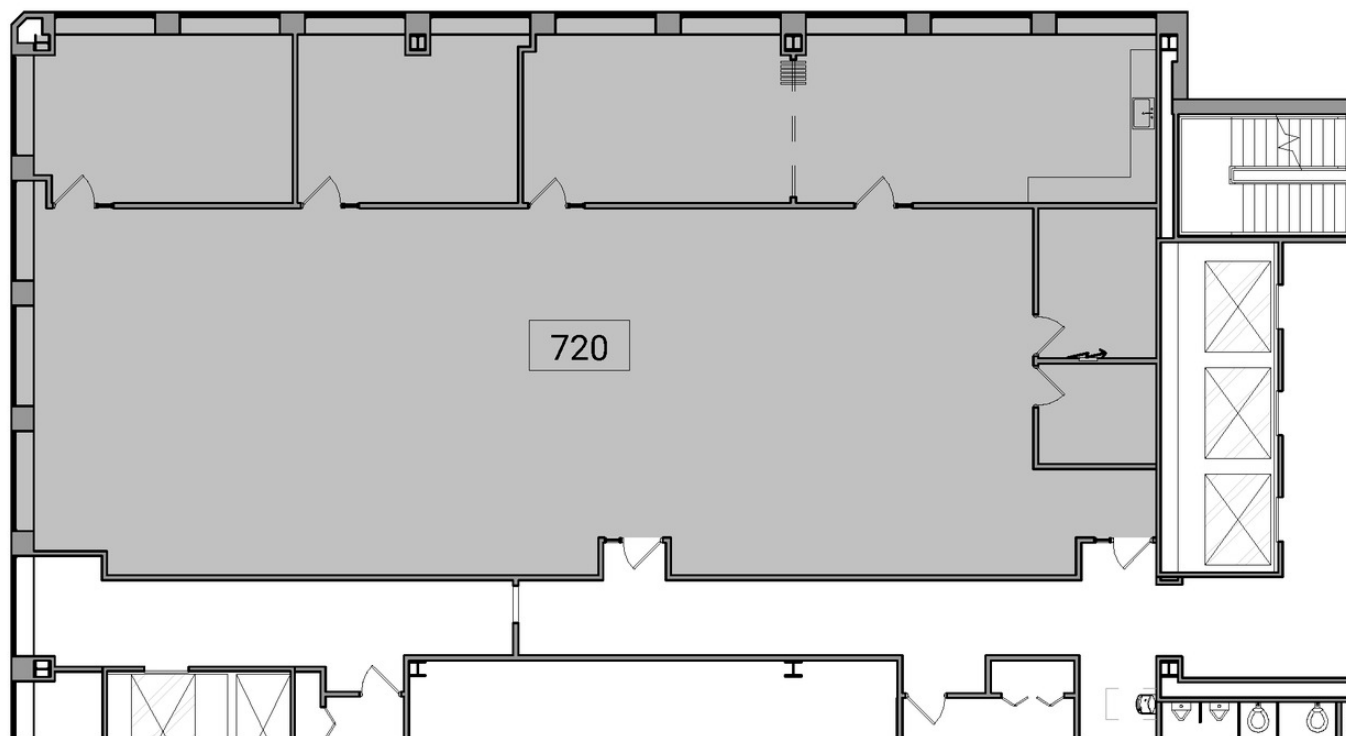
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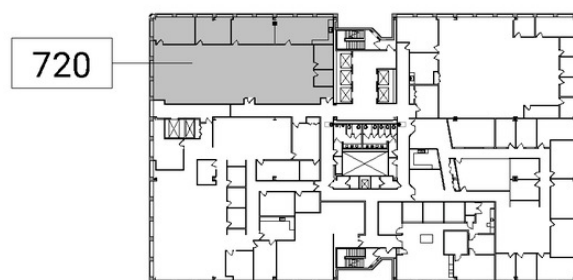
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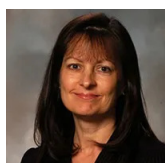
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N
2 Suite 720 - Partial Level 7 Existing Floor Plan
720 8' 16' 32' 1/16" = 1'-0"



N
1 Key Plan - Level 7
720 100' 200' 1" = 100'-0"



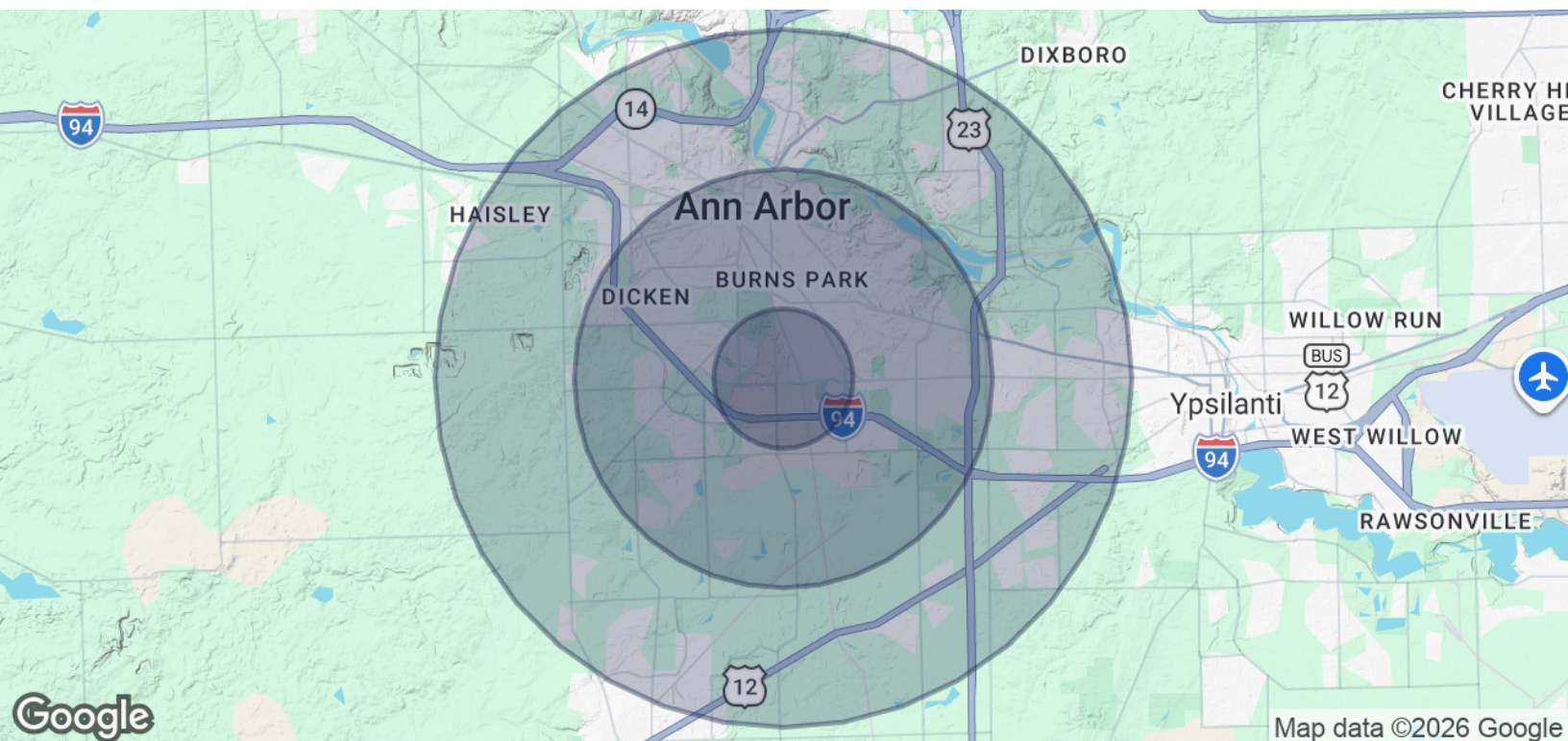
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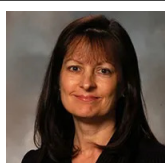
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,841	100,415	188,752
Average age	32.0	30.9	32.7
Average age (Male)	32.2	30.8	32.4
Average age (Female)	31.7	31.0	33.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,831	37,864	74,075
# of persons per HH	2.0	2.7	2.5
Average HH income	\$59,810	\$76,540	\$79,336
Average house value	\$117,606	\$329,758	\$323,070

* Demographic data derived from 2020 ACS - US Census



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