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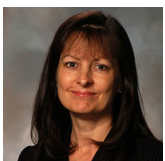
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Office Building For Lease

555 Briarwood Cir., Suite 120
Ann Arbor, MI 48108

1,581 SF
\$26.75 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

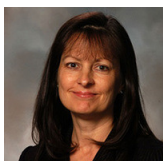
Lease Rate:	\$26.75 SF/yr (MG)
Building Size:	80,696 SF
Available SF:	1,581 SF
Date Available:	Immediate
Year Built:	1986
Renovated:	2014
Ceiling Height:	12'
Parking Ratio	3.9
Zoning:	TC1
Submarket:	South Side Ann Arbor

PROPERTY OVERVIEW

Directly at the hub of Ann Arbor's bustling Southside neighborhood, 555 Briarwood Circle is ideal for organizations looking for a superior Ann Arbor office location and nearby amenities. Adjacent to the transformational Briarwood Mall redevelopment, the building offers dining, shopping, and lodging all within walking distance. With immediate access to I-94 and just 10 minutes from downtown Ann Arbor, 555 Briarwood Cir is conveniently located for both employees and clients. Free parking surrounds the building adding to the convenience of this work environment.

PROPERTY HIGHLIGHTS

- Located adjacent to Briarwood Mall
- Immediate access to I-94 via S. State St. exit
- Six minutes to downtown Ann Arbor & U-M
- 25 minutes to Detroit Metro Intl Airport
- Within walking distance to hotels and restaurants including: Buffalo Wild Wings, Red Robin, Olive Garden, Anna's House & more
- Streamlined leasing experience for convenience and ease
- Locally-owned and professionally managed
- 24/7 on-call emergency maintenance



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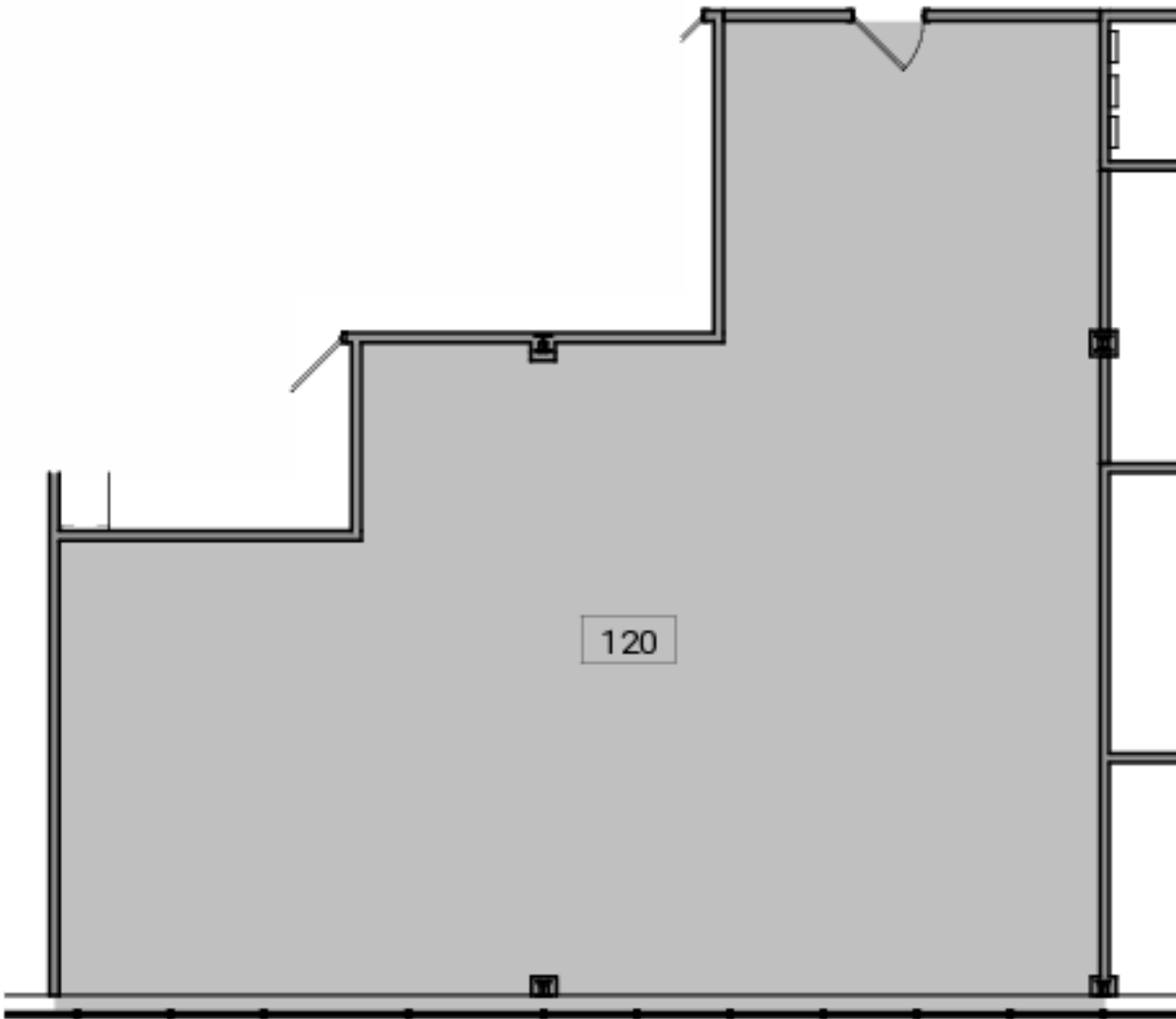
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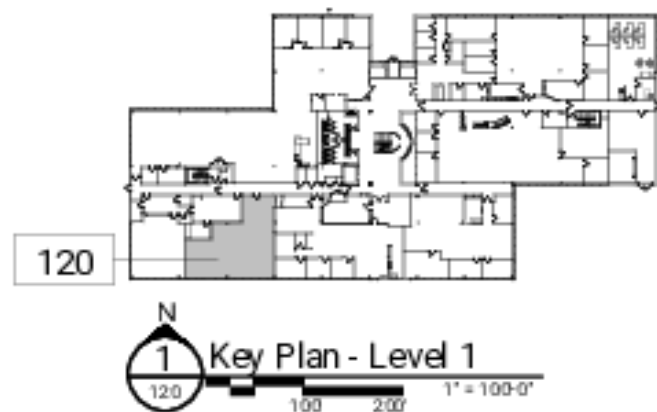
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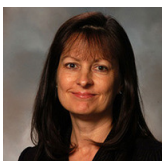
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 N
2 Suite 120 - Partial Level 1 Existing Floor Plan
1/8" = 1'-0"
4' 8' 16'



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



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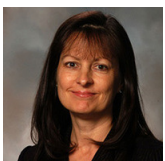
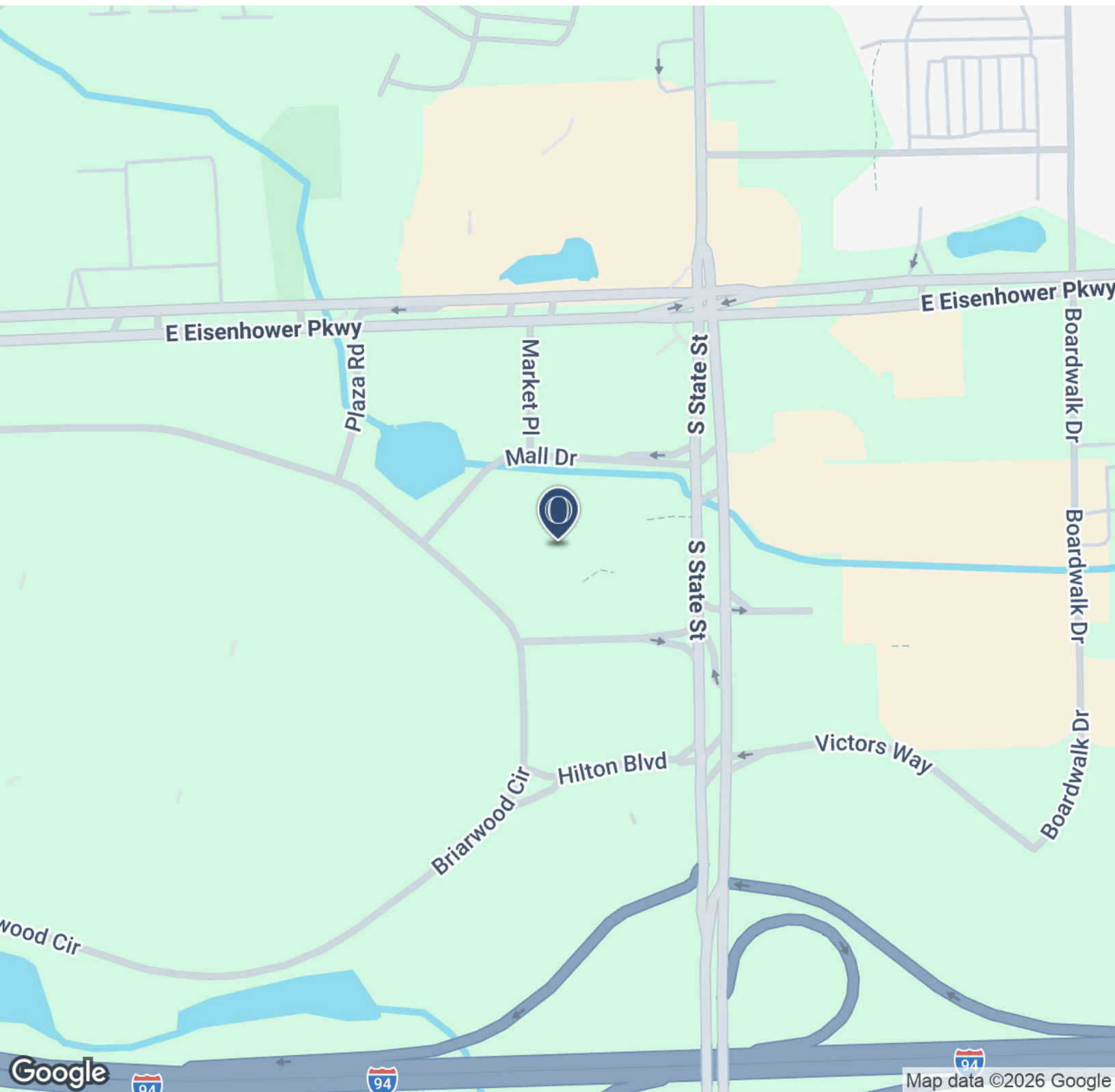
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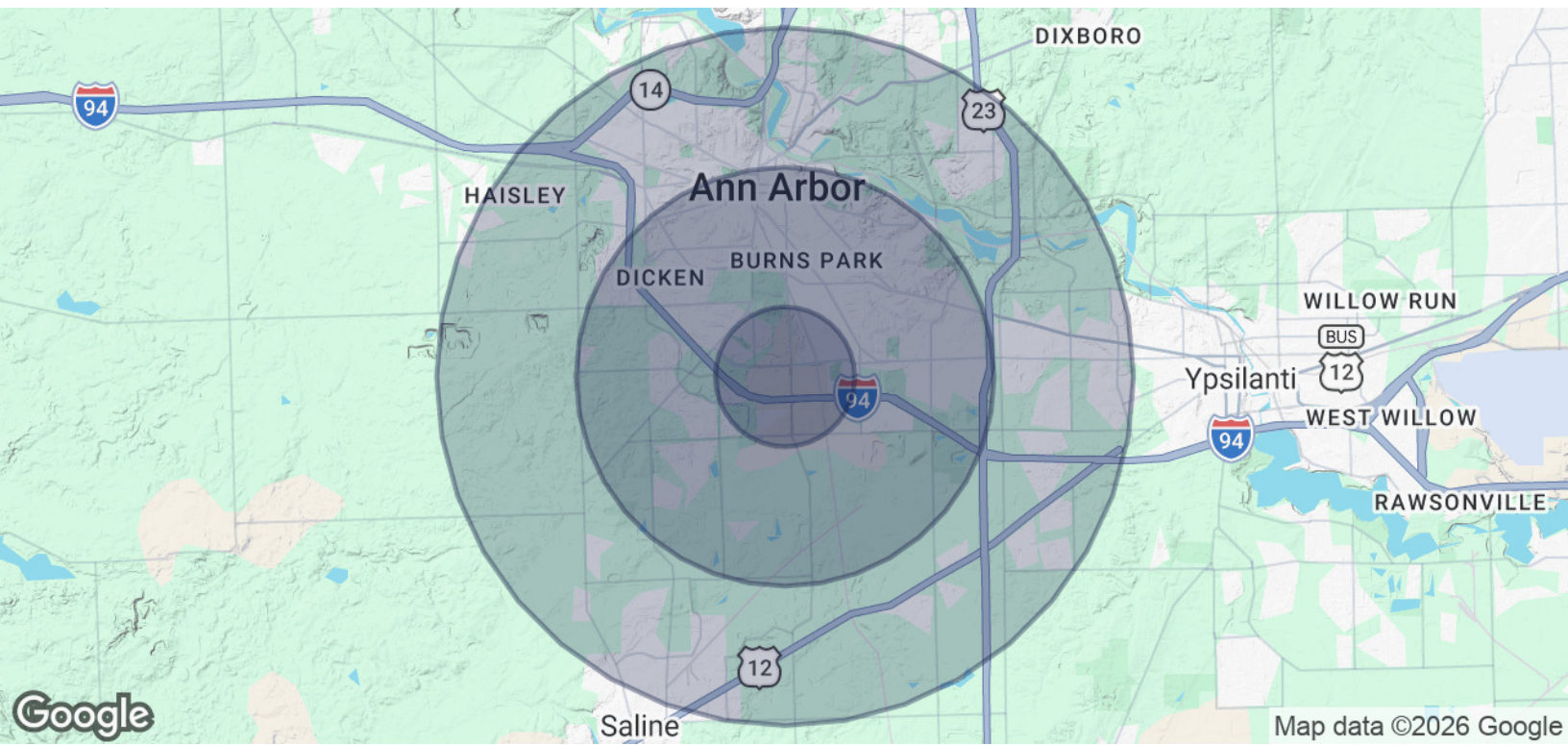
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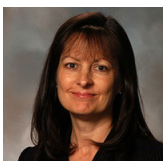
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,311	93,090	182,997
Average age	31.6	31.4	32.8
Average age (Male)	31.9	31.3	32.5
Average age (Female)	31.1	31.4	33.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,650	35,915	71,140
# of persons per HH	2.0	2.6	2.6
Average HH income	\$59,804	\$77,332	\$79,472
Average house value	\$117,554	\$321,105	\$320,385

* Demographic data derived from 2020 ACS - US Census



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