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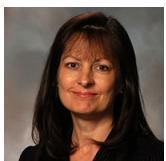


Integrated
Real Estate
Services



Office Building For Lease
Burlington Office Center
315 E Eisenhower Parkway, Suite 211
Ann Arbor, MI 48108

1,173 SF
\$28.00 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

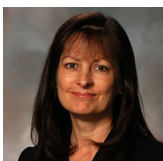
Lease Rate:	\$28.00 SF/yr (MG)
Available SF:	1,173 SF
Year Built:	1986
Renovated:	2013
Zoning:	TC1
Submarket:	South Ann Arbor

PROPERTY OVERVIEW

The Burlington Office Center is one of the most prominent business centers in Ann Arbor's desirable Southside businesses corridor. Burlington is situated on more than five acres of walkable, private wooded land and provides approximately 200,000 square feet of upscale, class A office space. Home to the largest private pond in the area, Burlington integrates incomparable scenic beauty with a professional Ann Arbor office environment. This three-building office center is unsurpassed in good looks, location, and convenience. Spaces at Burlington offer floor-to-ceiling windows with spectacular views and renovated common areas, including bathrooms and new awnings – the perfect blank slate for building out your ideal office space.

PROPERTY HIGHLIGHTS

- Beautiful Class A three-building office center
- Located across from Briarwood Mall at Eisenhower & Main St.
- 5 minutes to downtown Ann Arbor
- Immediate access to I-94 via S. State St. & Ann Arbor-Saline Rd.
- Ample parking with covered parking available
- Fiber optic internet
- Renovated common areas, including bathrooms and new awnings



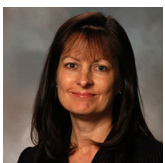
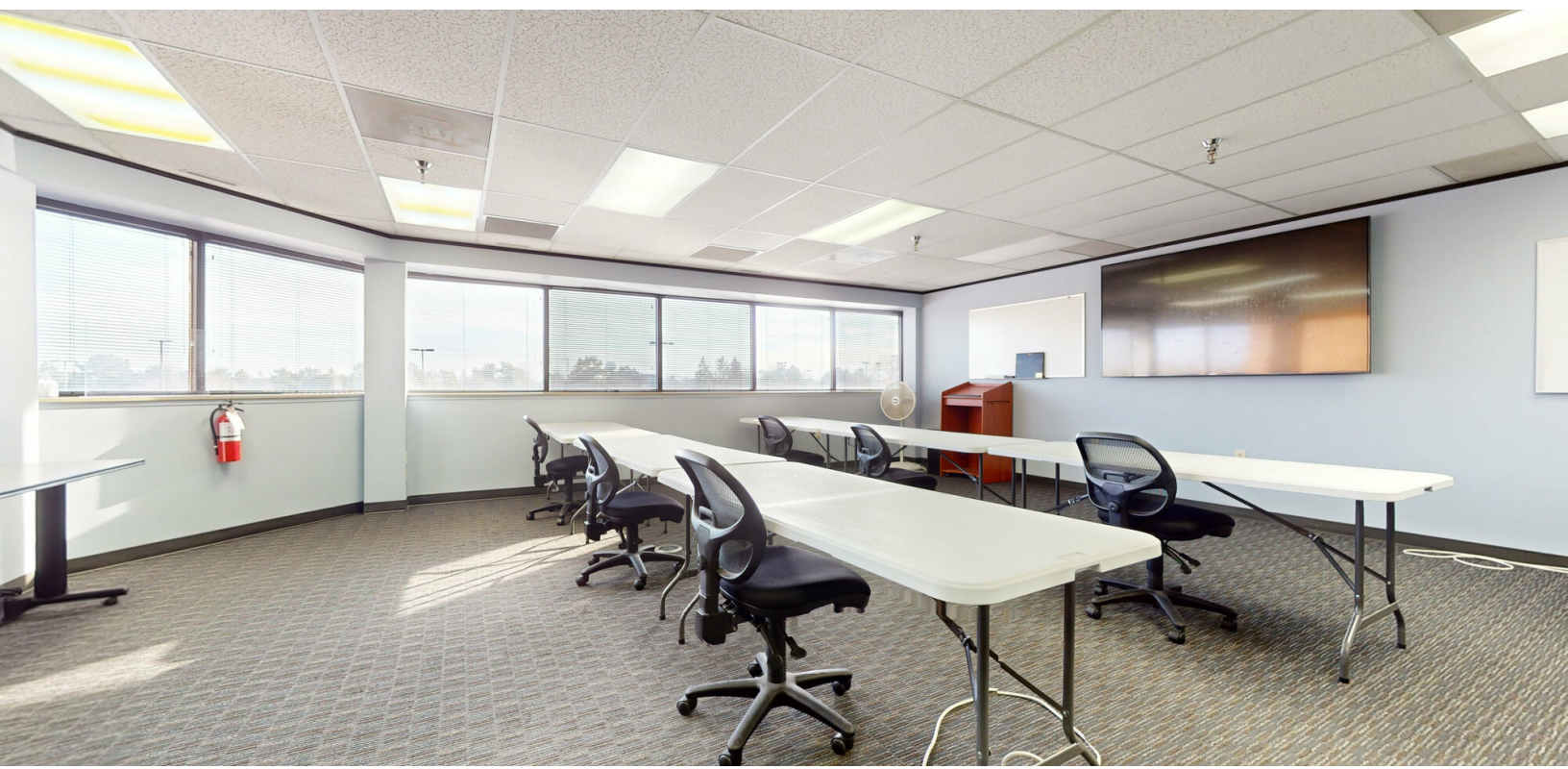
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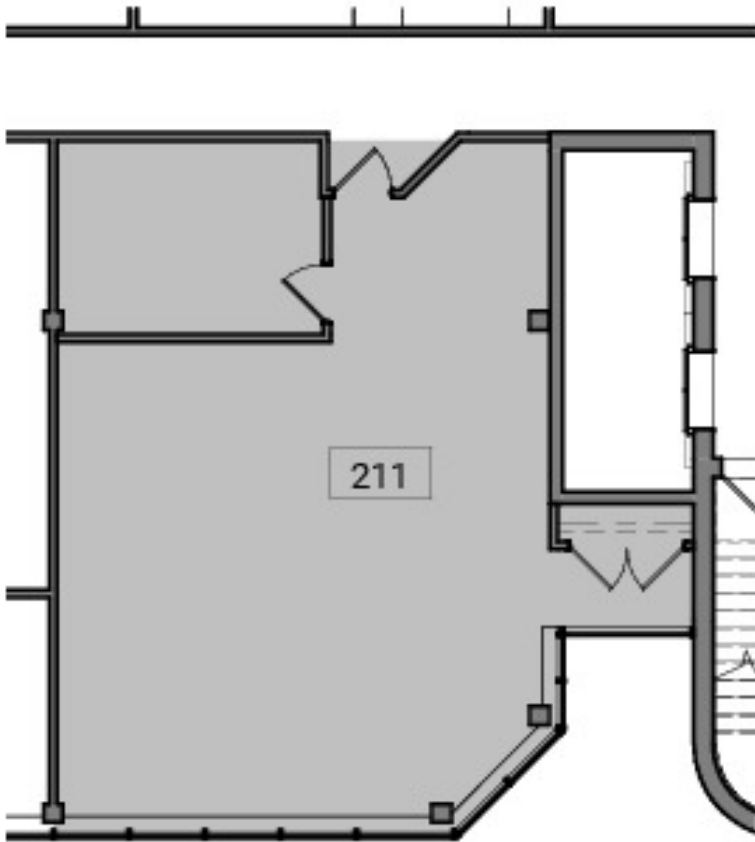
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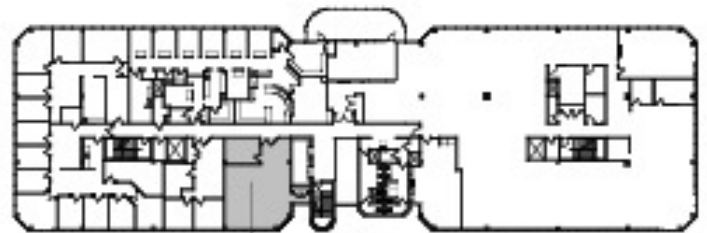
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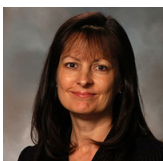
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 **2** Suite 211 - Partial Level 2 Existing Floor Plan
8 16' 24' 3/32" = 1'-0"



 **1** Key Plan - Level 2
80' 160' 1" = 80'-0"



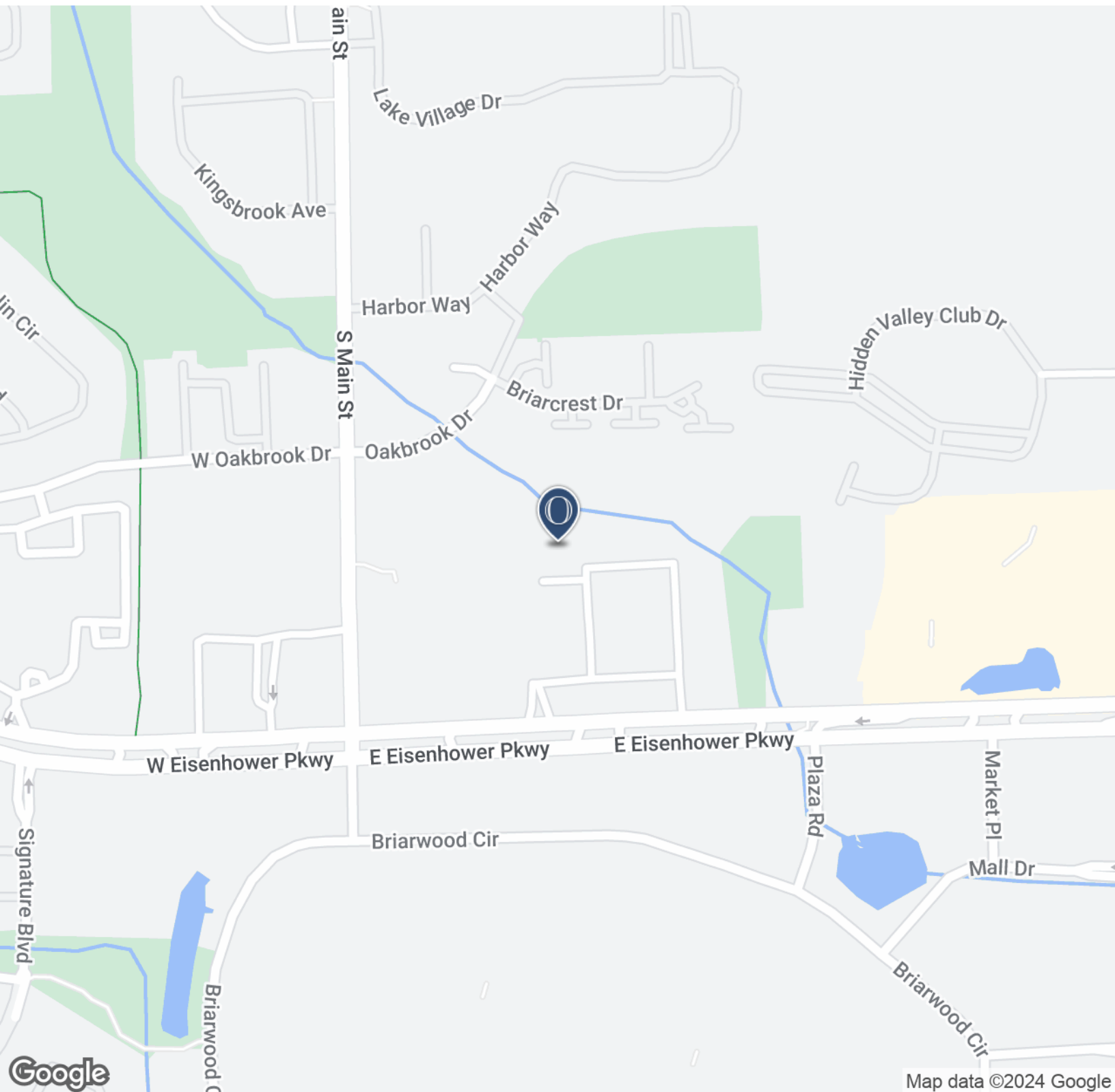
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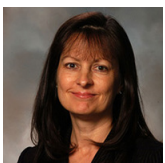
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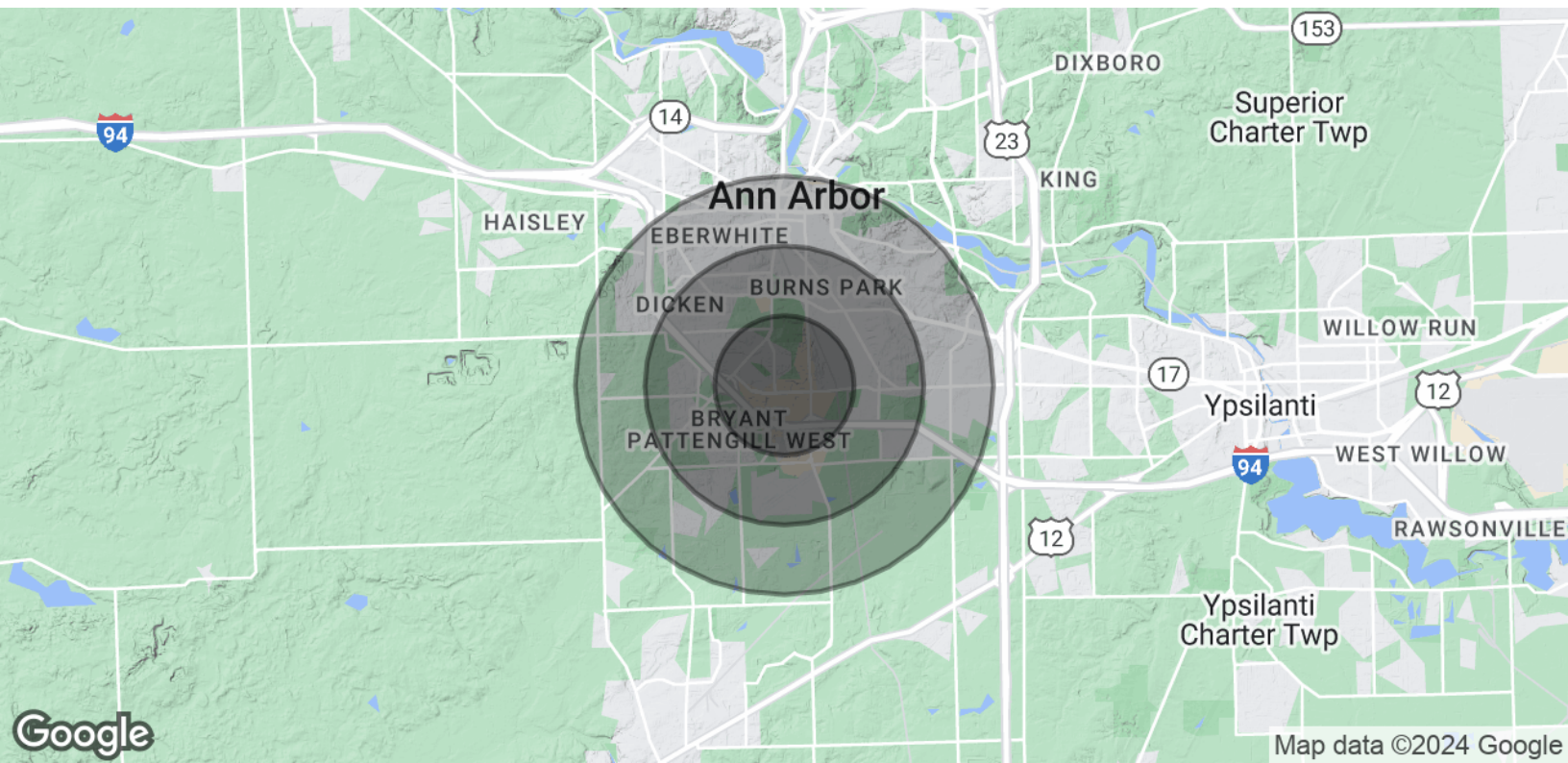
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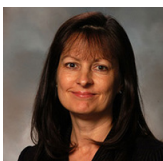
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	9,536	46,190	99,513
Average Age	32.9	32.6	31.1
Average Age (Male)	32.7	32.3	30.9
Average Age (Female)	32.5	32.7	31.4

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	4,813	19,434	38,588
# of Persons per HH	2.0	2.4	2.6
Average HH Income	\$63,194	\$75,407	\$75,252
Average House Value	\$221,066	\$316,738	\$316,929

* Demographic data derived from 2020 ACS - US Census



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