

Oxford Companies
734.665.6500
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Integrated
Real Estate
Services



Office Building For Lease

Atrium VI

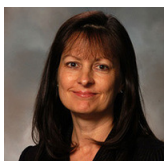
1300 Victors Way, Suite 1320

Ann Arbor, MI 48108

6,979 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

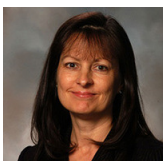
Lease Rate:	\$15 SF/yr (NNN)
Available SF for 1320 VW:	6,979 SF
Year Built:	1999
Ceiling Ht. (Beam)	10'9"
Ceiling Ht. (Deck)	13'
Parking Ratio:	3.71
Zoning:	TC1
Submarket:	South Side Ann Arbor

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**

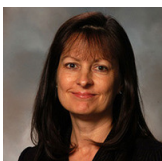
Heating	Forced air
Cooling	9- Roof top units
HVAC Units	9
Hot Water Heaters	Available tanks in Janitorial closet by restrooms (number not specified)
Electricity	(2)-1200amp 240v 3 phase
Emergency Lighting	T8, LED
Lighting System	Photocell controlled exterior lighting system (Vedder Electric)
Roof	60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

**UTILITY
 PROVIDERS**

Gas	DTE
Electric	DTE
Water	City of Ann Arbor

**REAL ESTATE TAX
 INFORMATION (YEAR)**

Parcel Number	09-12-09-201-022
State Equalized Value	\$3,480,000 (2026)
Taxable Value	\$3,480,000 (2026)



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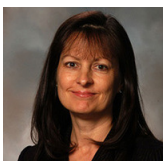
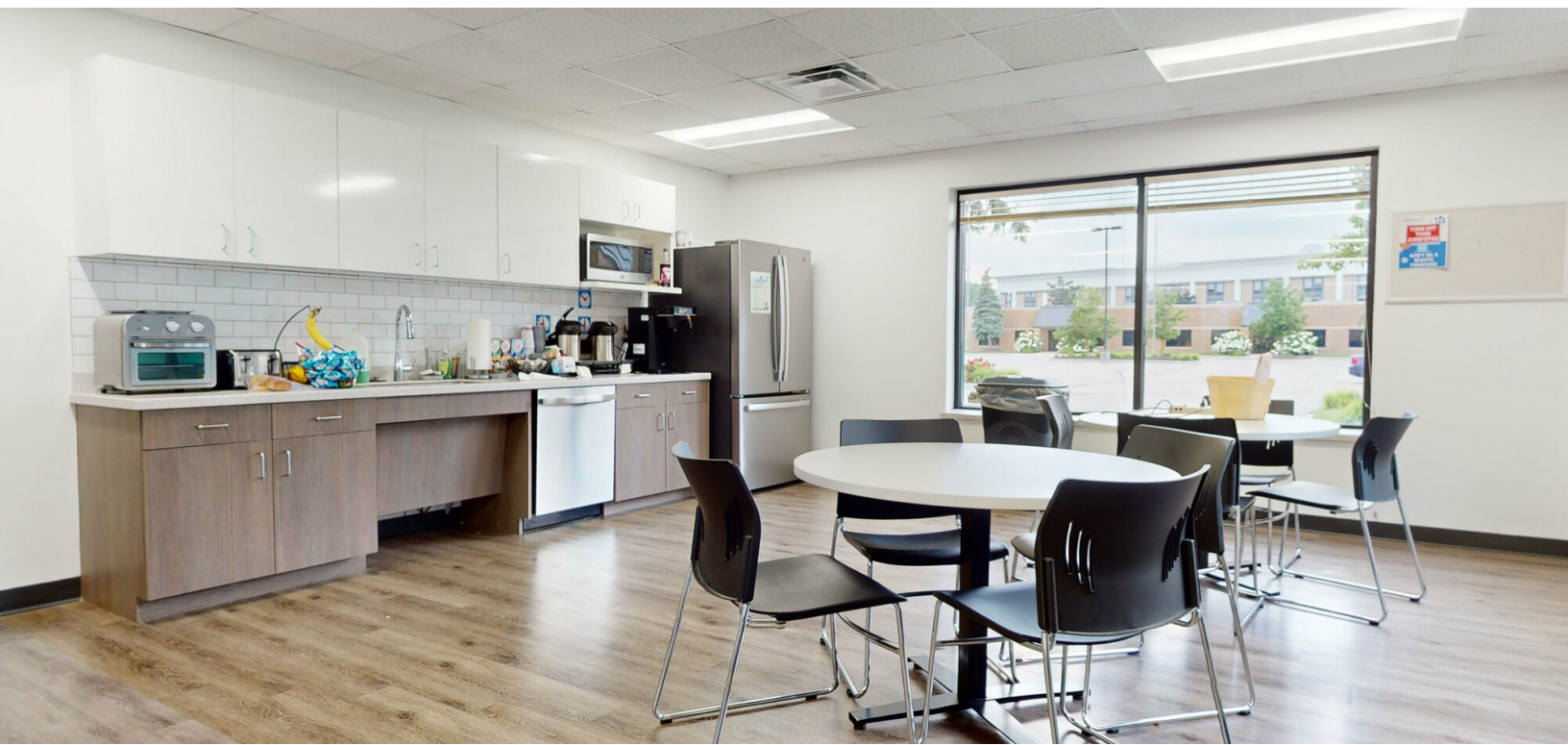
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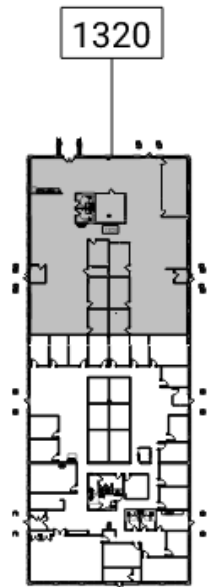
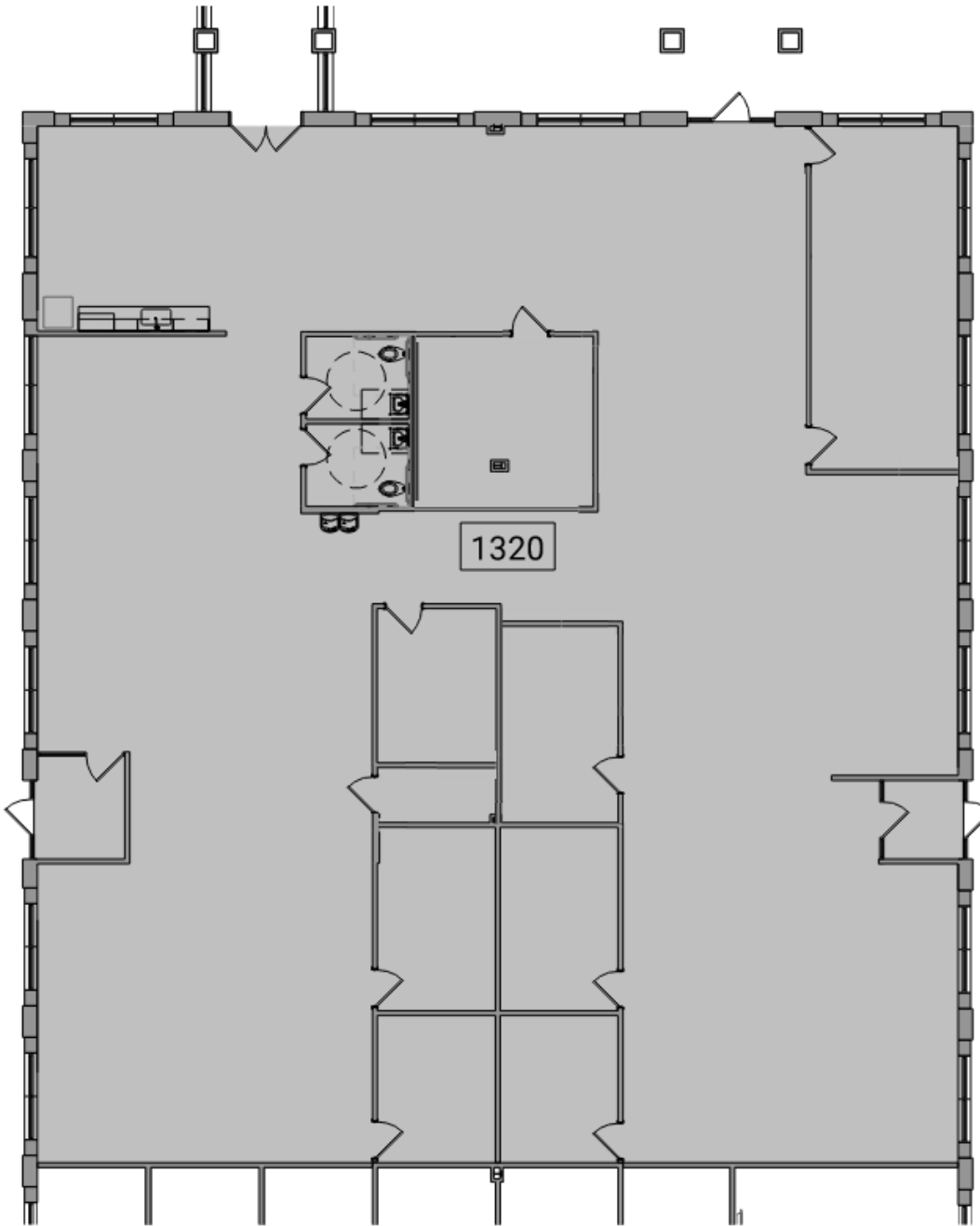
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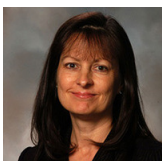


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2 Suite 1320 Partial Level 1 Existing Floor Plan
1320 30' 60' 1/16" = 1'-0"

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



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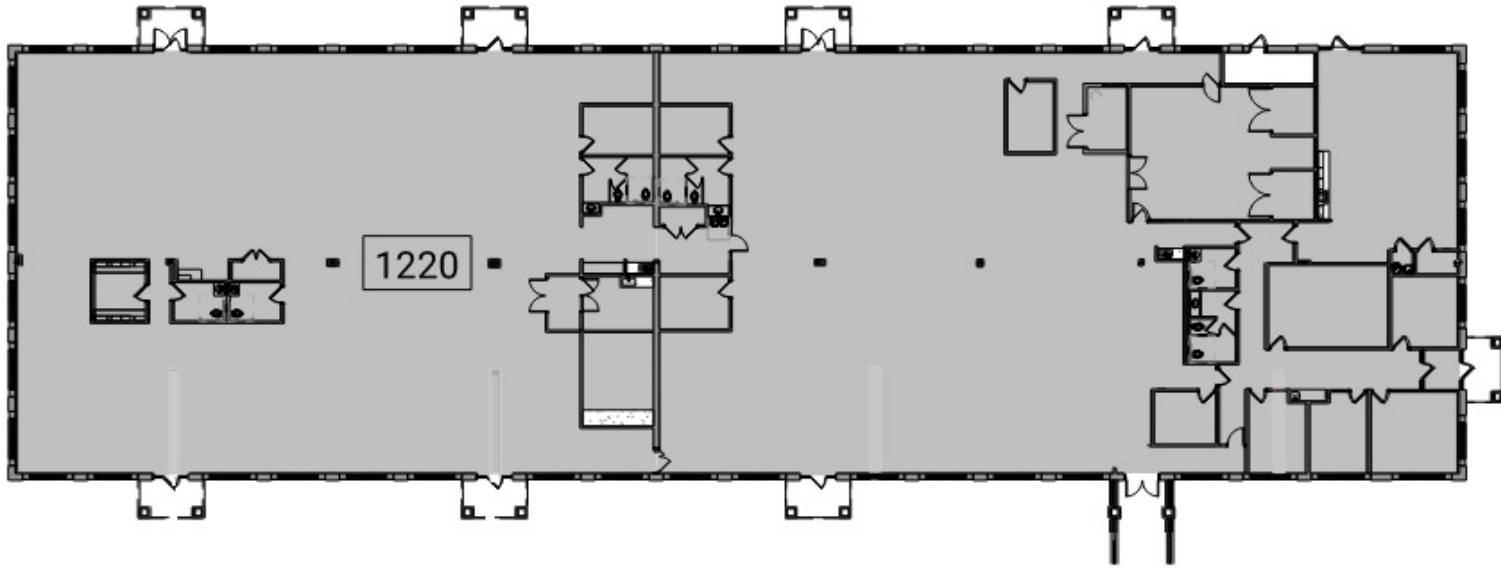
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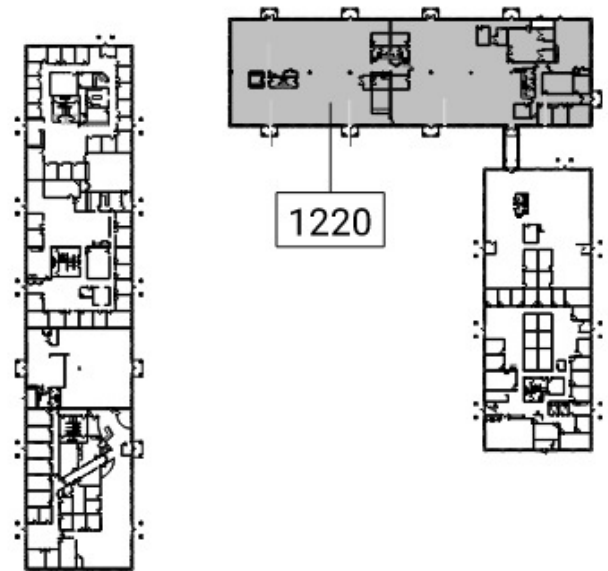
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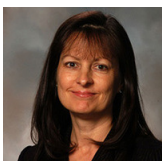
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 N
2 Suite 1220 - Partial Level 1 Existing Floor Plan
1200 20' 40' 80' 1" = 40'-0"



 N
1 Key Plan - Level 1
1200 160' 320' 1" = 160'-0"



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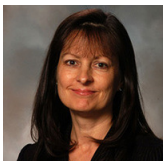
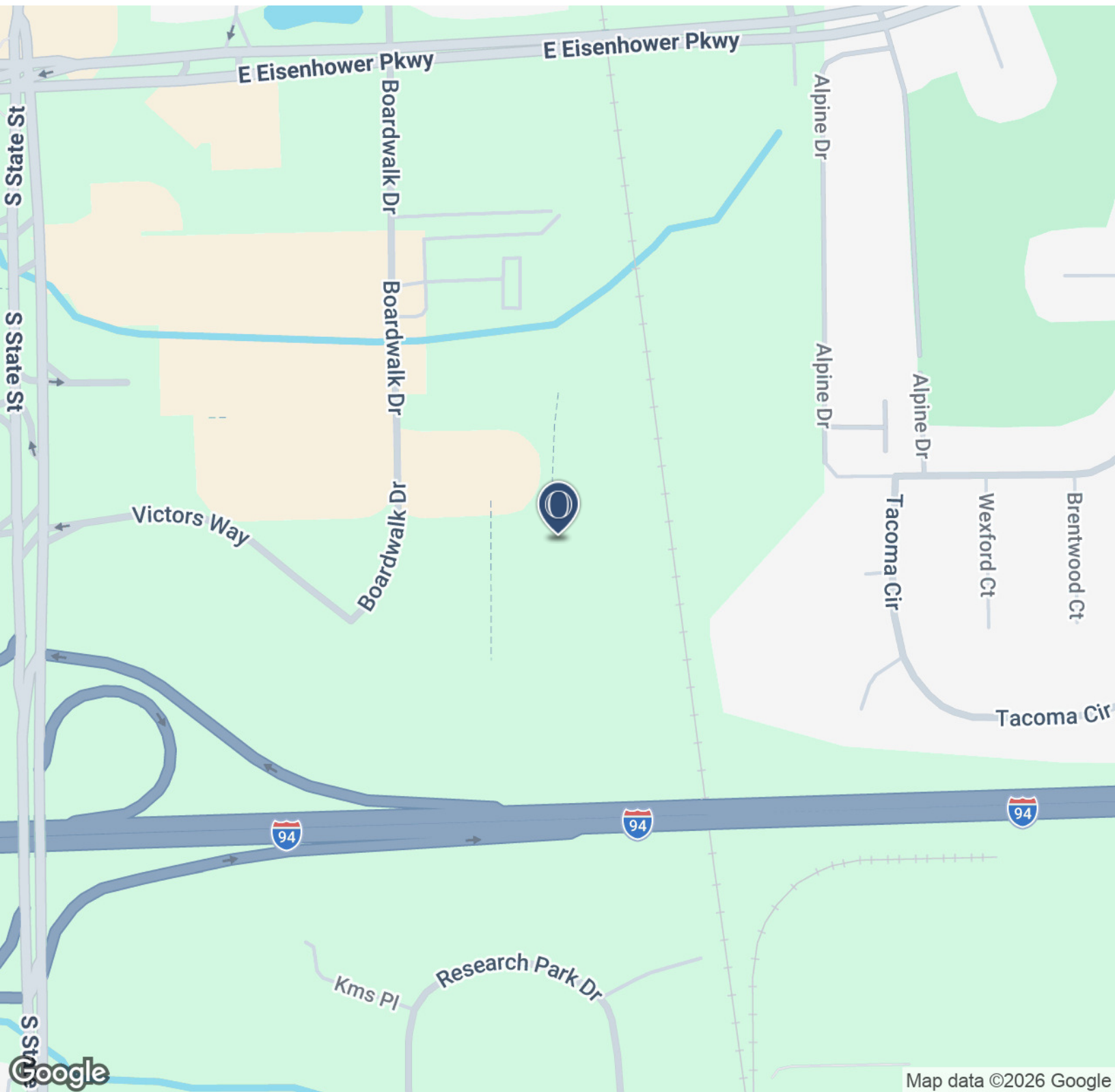
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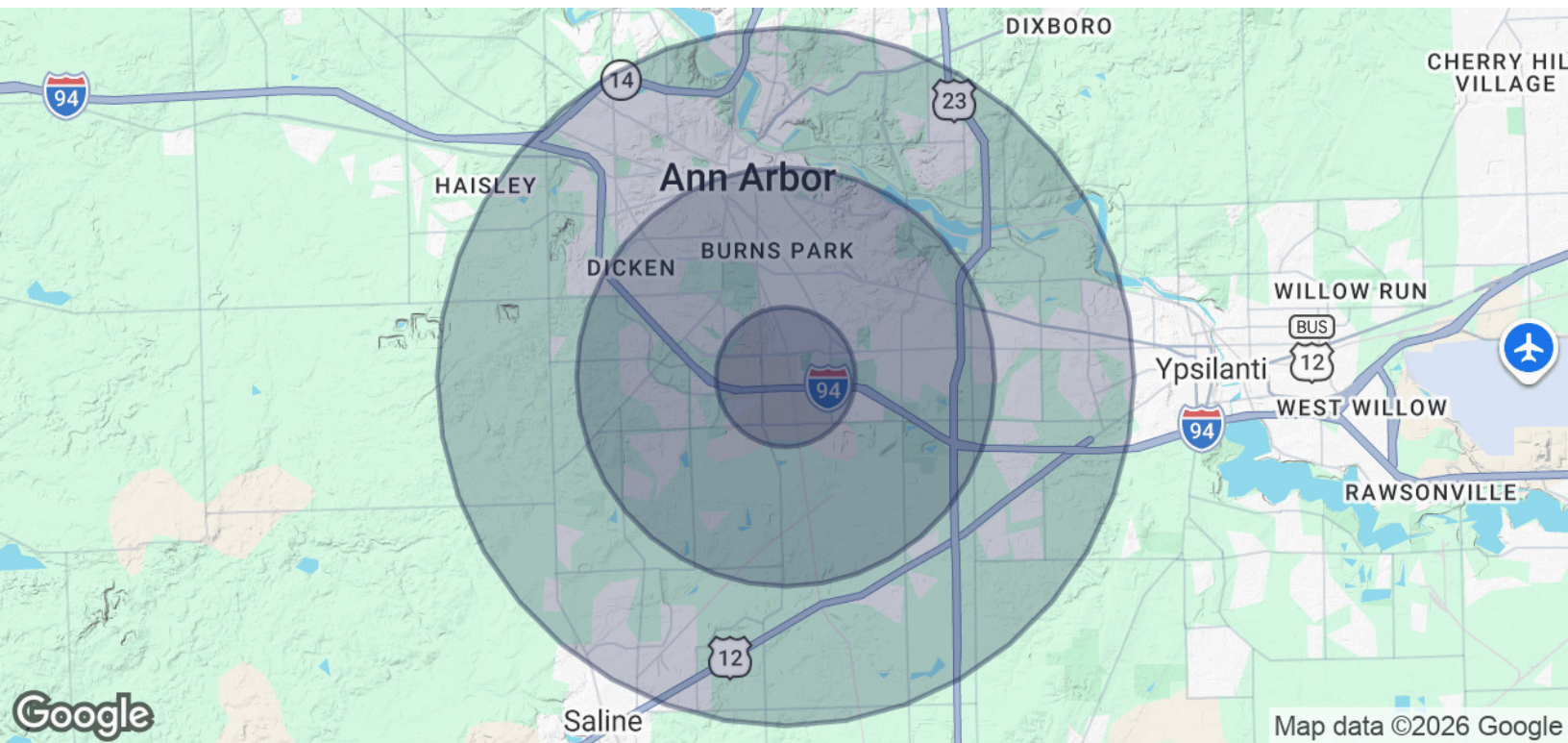
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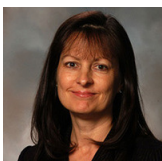
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,438	85,274	187,534
Average age	32.1	31.4	32.6
Average age (Male)	32.2	31.3	32.3
Average age (Female)	31.8	31.4	32.9

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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