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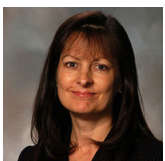


Integrated  
Real Estate  
Services



**Office Building For Lease**  
Burlington Office Center  
315 E Eisenhower Parkway, Suite 12  
Ann Arbor, MI 48108

1,528 SF  
\$25.00 SF/yr (MG)  
Available



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

Office: 734.665.6500  
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## OFFERING SUMMARY

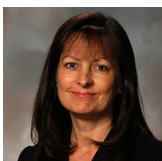
Lease Rate:	\$25.00 SF/yr (MG)
Available SF:	1,528 SF
Year Built:	1986
Renovated:	2013
Ceiling Height:	9'
Parking Ratio:	3.0
Zoning:	TC1
Submarket:	South Ann Arbor

## 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 with floor to ceiling windows with spectacular views
- Renovated common areas, including bathrooms and new awnings
- Ample parking with covered parking available
- Fiber optic internet
- Five minutes to downtown Ann Arbor, immediate access to I-94 via S. State St. & Ann Arbor-Saline Rd.
- Monument signage available
- Locally owned and professionally managed with 24/7 on-call emergency maintenance



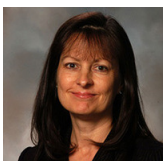
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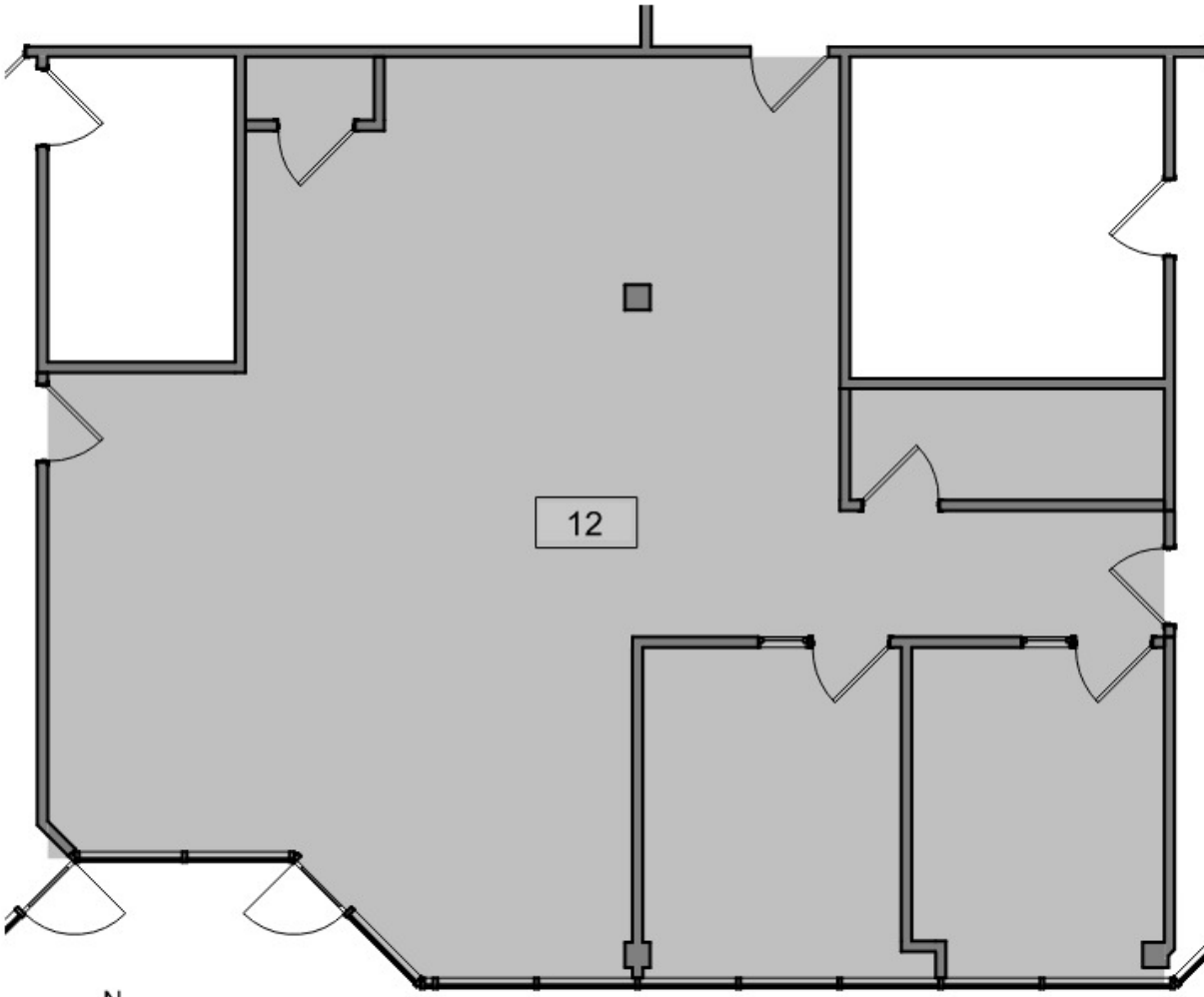
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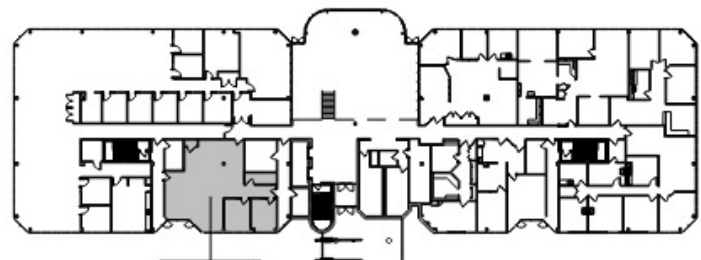
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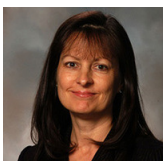
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**2** Suite 12 - Partial Garden Level Existing Floor Plan  
N  
B12 4' 8' 16' 1/8" = 1'-0"



**1** Key Plan - Garden Level  
N  
B12 80' 160' 1" = 80'-0"



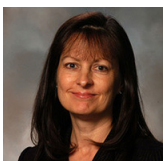
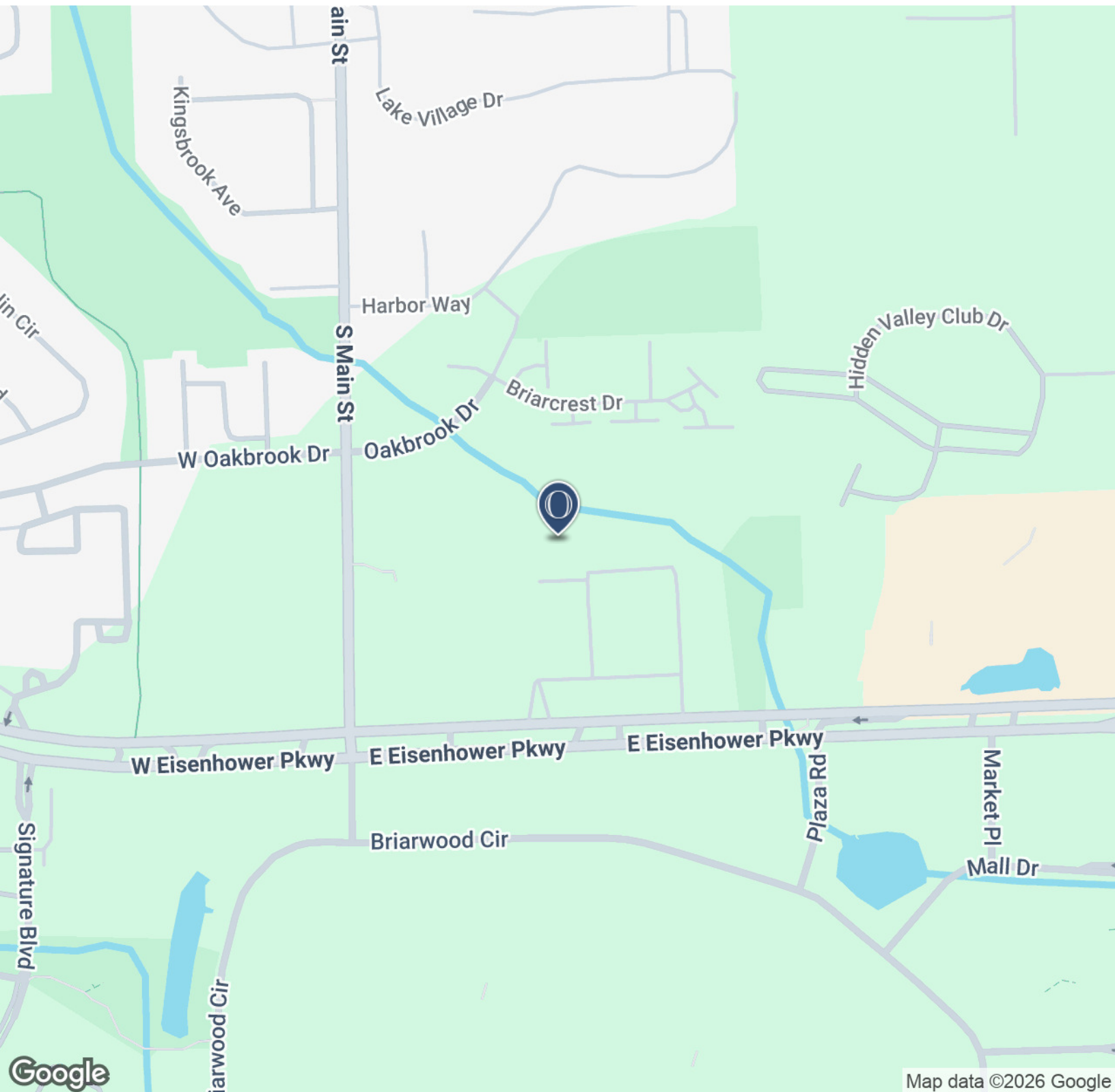
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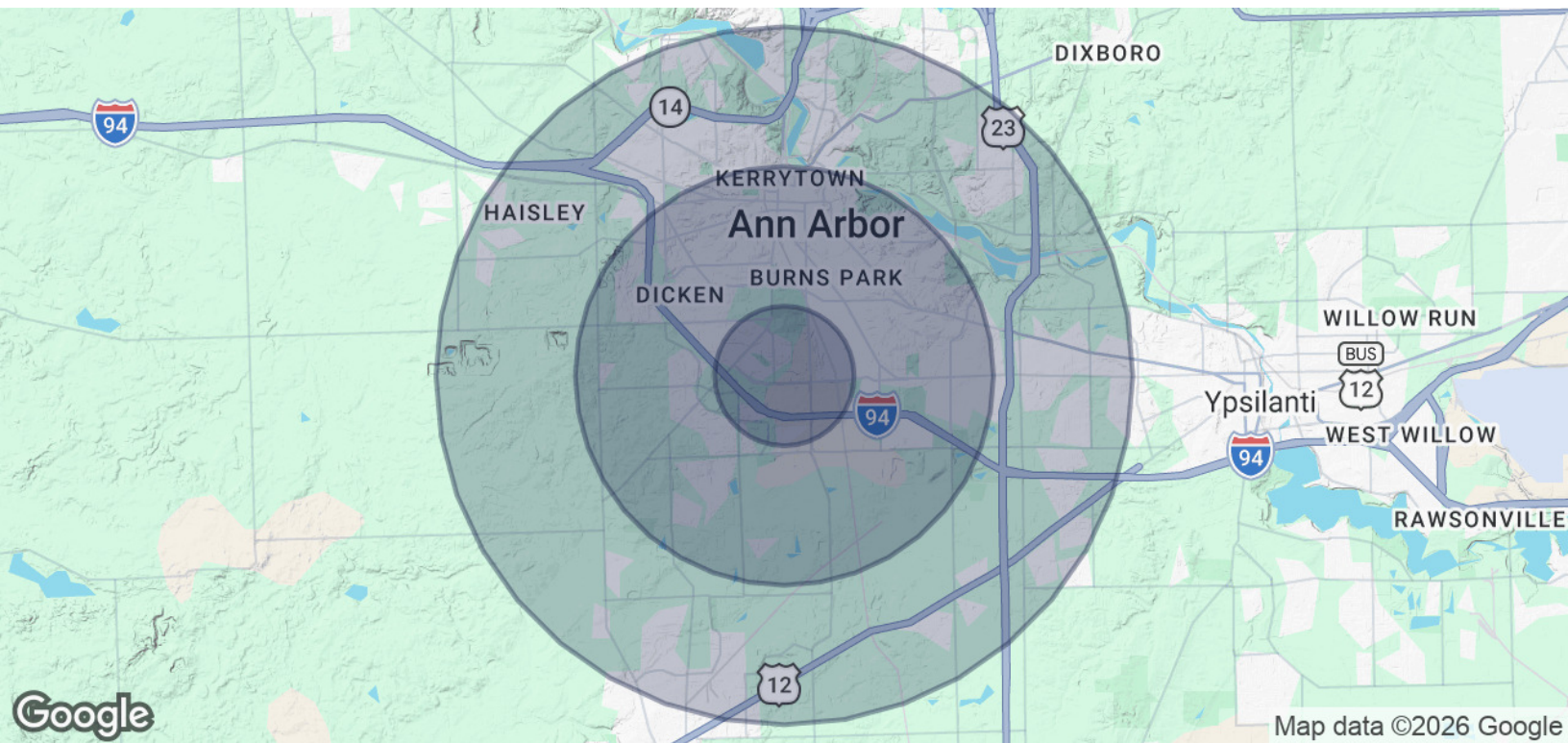
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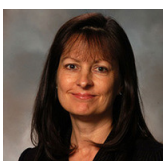


<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,564	92,324	171,314
Average age	41	36	37
Average age (Male)	39	35	36
Average age (Female)	43	37	38

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,060	38,235	71,097
# of persons per HH	1.9	2.4	2.4
Average HH income	\$136,171	\$120,649	\$123,909
Average house value	\$439,452	\$512,126	\$485,047

\* Demographic data derived from 2020 ACS - US Census



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