

Oxford Companies  
734.665.6500  
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Integrated  
Real Estate  
Services



## Office Building For Lease

825 Victors Way Office Bldg

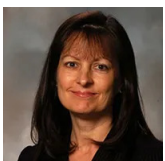
Suite 370

Ann Arbor, MI 48108

4,193 SF

\$24.50 SF/yr (MG)

Available



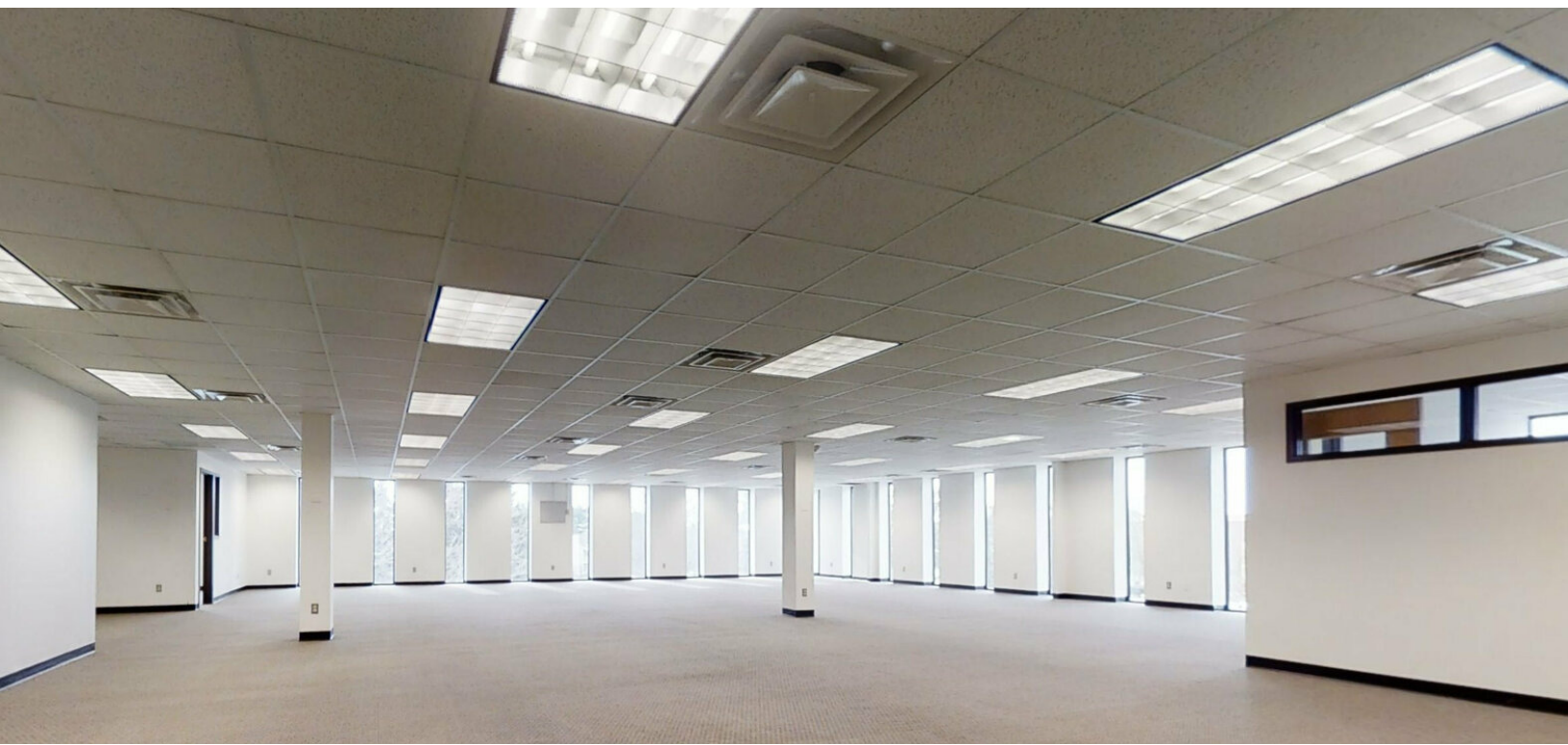
Contact Karen O'Neil for  
more information or to  
schedule a tour.

Office: 734.665.6500  
Cell: 734.323.4263  
koneil@oxfordcompanies.com

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#### OFFERING SUMMARY

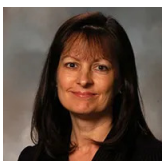
Lease Rate:	\$24.50 SF/yr (MG)
Available SF:	4,193 SF
Year Built:	1980
Ceiling Height:	8'
Parking Ratio:	5.05
Zoning:	TC1
Submarket:	South Ann Arbor

#### PROPERTY OVERVIEW

Situated along a quiet corridor, 825 Victors Way is within walking distance of numerous hotels and dining destinations, including Buffalo Wild Wings, Red Robin, Anna's House, and more. An updated lobby featuring a modern electronic directory creates a welcoming first impression, while abundant natural light enhances the office environment throughout.

#### PROPERTY HIGHLIGHTS

- Open concept allows for a layout customizable to each tenant
- Conference room and offices provided furnished
- Windows throughout provide plenty of natural light
- Immediate access to I-94 and minutes from downtown Ann Arbor
- Abundant free parking
- Walking distance to multiple restaurants including Buffalo Wild Wings, Red Robin, Anna's House, and more.
- Local property management and ownership with 24/7 on-call maintenance



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#### BUILDING MECHANICAL SYSTEM

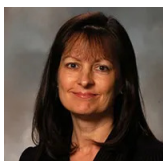
Heating	21 -Furnaces
Cooling	18-Roof top units
HVAC Units	18
Hot Water Heaters	Available tanks in west electrical room of each floor
Fire Prevention	Pull-station alarm system, reports to smoke detectors, Wet fire suppression system (Elite Fire Safety)
Emergency Lighting	Subcompact LED, T8, LED screw-in, T12, T18 (2)-600amp 208v 3 phase
Lighting System	Photocell controlled exterior lighting system (Certified Electric)
Roof	60 mil EPDM, fully-adhered roofing system

#### UTILITY PROVIDERS

Gas	Constellation
Electric	DTE
Water	City of Ann Arbor

#### REAL ESTATE TAX INFORMATION (YEAR)

Parcel Number	09-12-09-200-026
State Equalized Value	\$3,048,500
Taxable Value	\$2,212,806



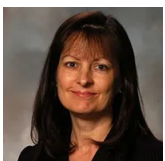
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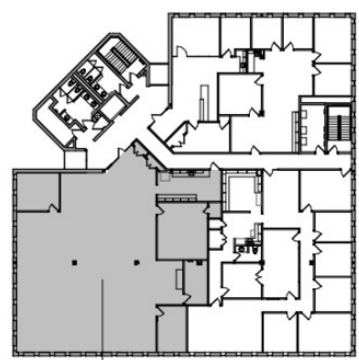
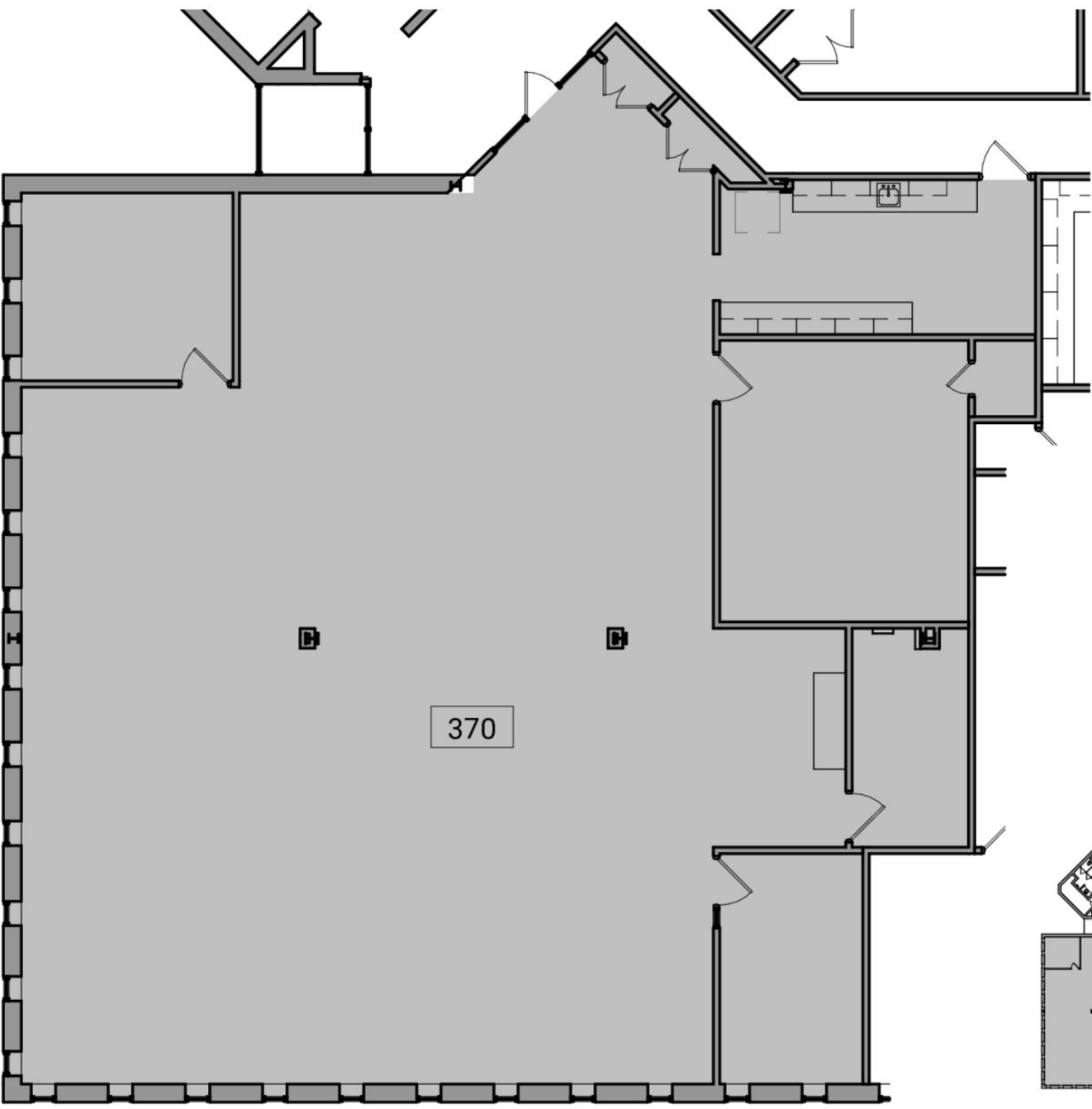
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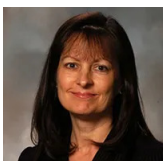


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**2** Suite 370 - Partial Level 3 Existing Floor Plan  
3/32" = 1'-0"  
8' 16' 24'

**1** Key Plan - Level 3  
1/64" = 1'-0"  
64' 128'



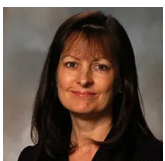
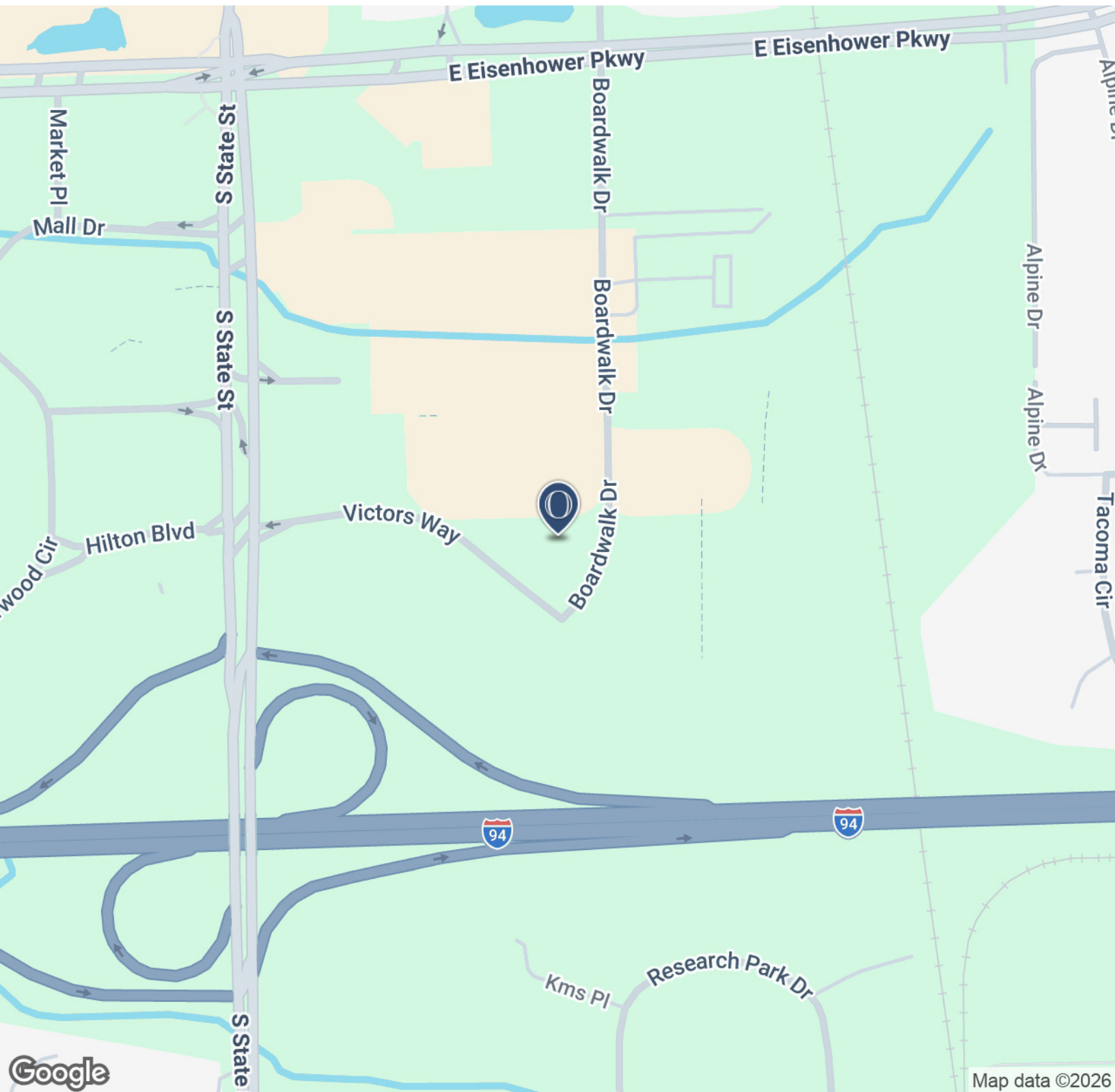
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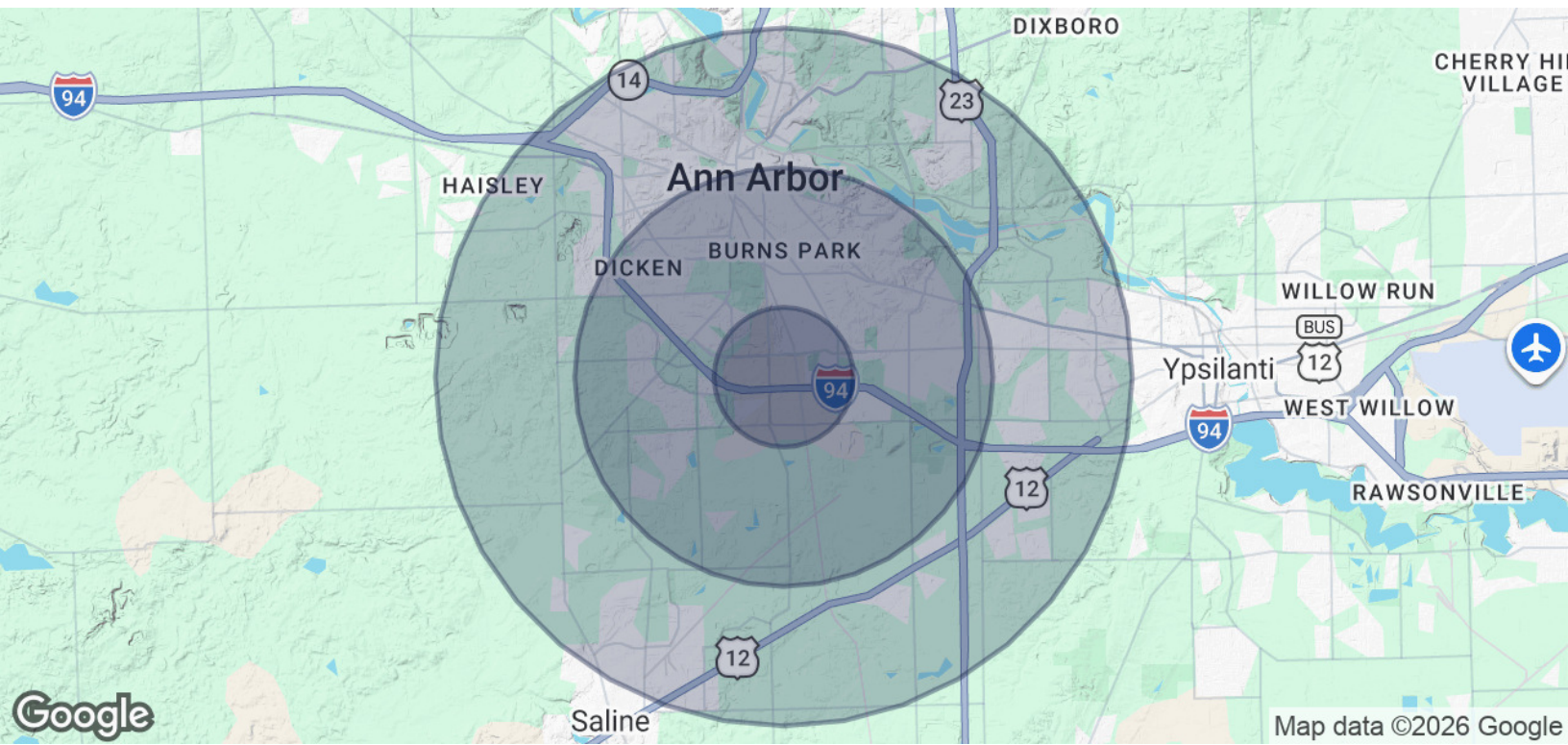
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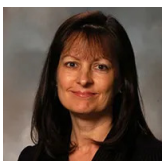


<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	9,260	87,725	186,830
Average age	32.0	31.4	32.7
Average age (Male)	32.2	31.3	32.4
Average age (Female)	31.6	31.4	33.0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,404	33,692	73,119
# of persons per HH	2.1	2.6	2.6
Average HH income	\$59,130	\$78,098	\$78,832
Average house value	\$116,843	\$330,577	\$318,794

\* Demographic data derived from 2020 ACS - US Census



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