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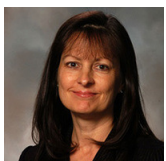


Integrated  
Real Estate  
Services



**Office Building For Lease**  
Burlington Office Center  
305 E Eisenhower Parkway, Suite 110  
Ann Arbor, MI 48108

2,057 SF  
\$29.50 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

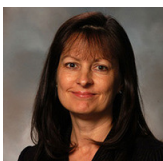
Lease Rate:	\$29.50 SF/yr (MG)
Available SF:	2,057 SF
Year Built:	1986
Ceiling Height:	9'
Parking Ratio:	4.15
Zoning:	TC1
Submarket:	South Ann Arbor

### PROPERTY OVERVIEW

The Burlington Office Center is one of the most prominent business centers in Ann Arbor's growing Southside 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. Burlington integrates incomparable scenic beauty with a professional Ann Arbor office environment. This three-building office center is unsurpassed in appearance, location, and convenience. Suite 110 was recently renovated with new flooring, lights, and a brand new kitchen. This suite comes furnished with desks, cubes, and multiple conference tables providing a move-in ready space. This is a fantastic opportunity for your next office.

### PROPERTY HIGHLIGHTS

- Fully furnished suite: Desks, workstations, conference tables already in place for immediate occupancy
- Located across from Briarwood Mall with easy access to I-94, and close to multiple restaurants, hotels, and retail amenities
- Convenient on-site parking for employees and visitors
- Locally owned and professionally managed with 24/7 on-call emergency maintenance



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**BUILDING  
 MECHANICAL  
 SYSTEM**

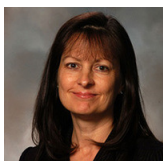
Heating	Rooftop Boiler
Cooling	Rooftop cooling tower
HVAC Units	Boiler
Hot Water Heaters	One (1) available tank
Fire Prevention	Pull station alarms (Eagle Security), Wet Fire Suppression System (Ann Arbor Fire Protection)
Emergency Lighting	30 different bulb types, 6 different ballasts/battery backup
Lighting System	Photocell & Timer controlled exterior lighting
Security	Fire Alarms (Eagle Security)
Roof	45 mil EPDM

**UTILITY  
 PROVIDERS**

Gas	Constellation
Electric	DTE Energy
Water	City of Ann Arbor

**REAL ESTATE TAX  
 INFORMATION (YEAR)**

Parcel Number	09-12-05-400-036
State Equalized Value	\$3,904,200 (2025)
Taxable Value	\$3,051,419 (2025)



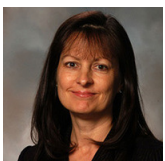
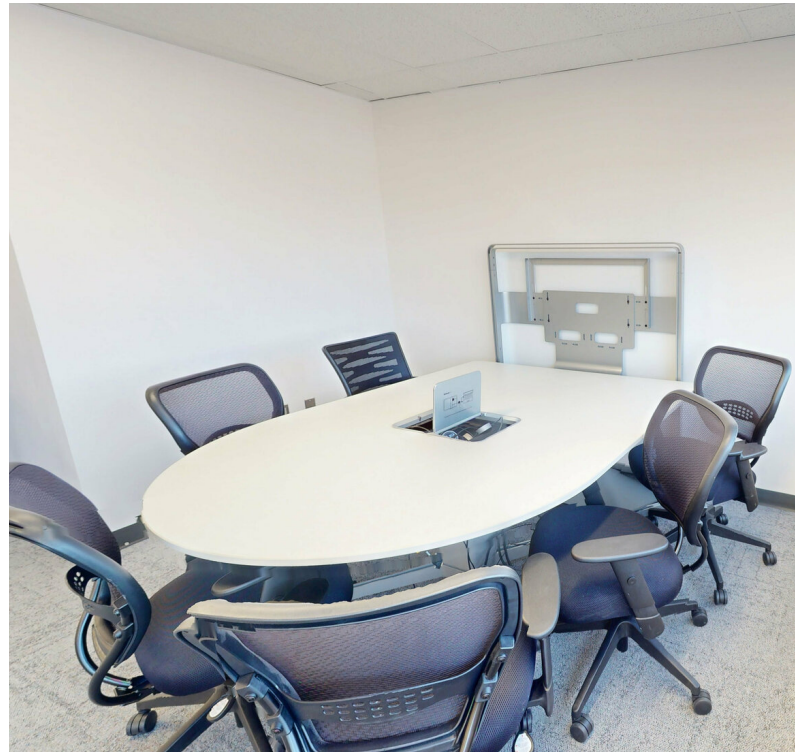
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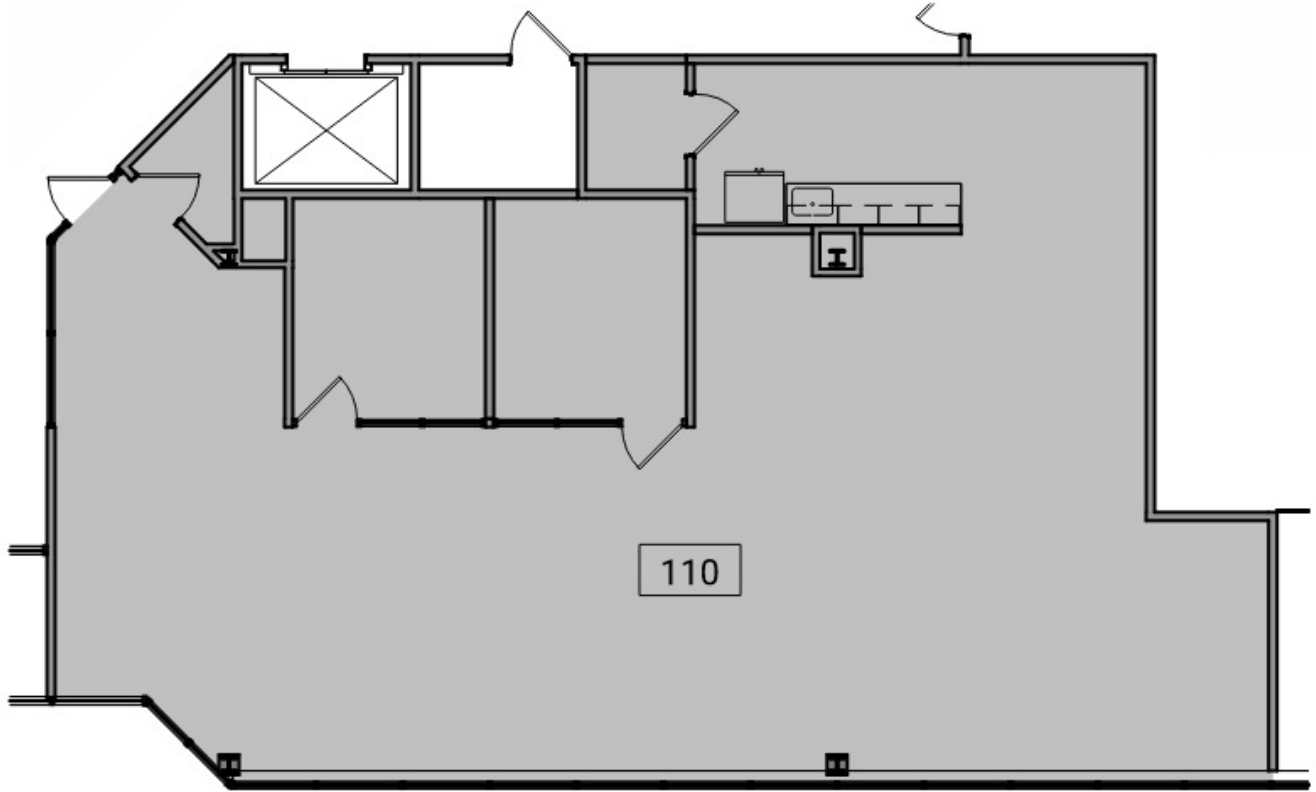
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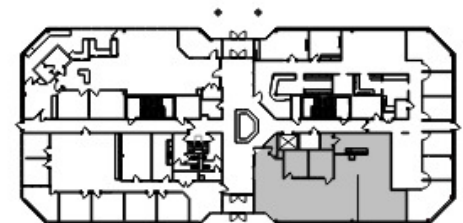
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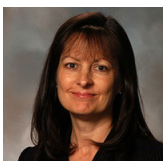
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2 Suite 110 - Partial Level 1 Existing Floor Plan  
Ste-110 N 10' 1" = 10'-0"



1 Key Plan - Level 1  
Ste-110 N 80' 1" = 80'-0"



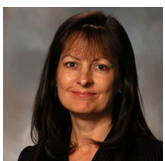
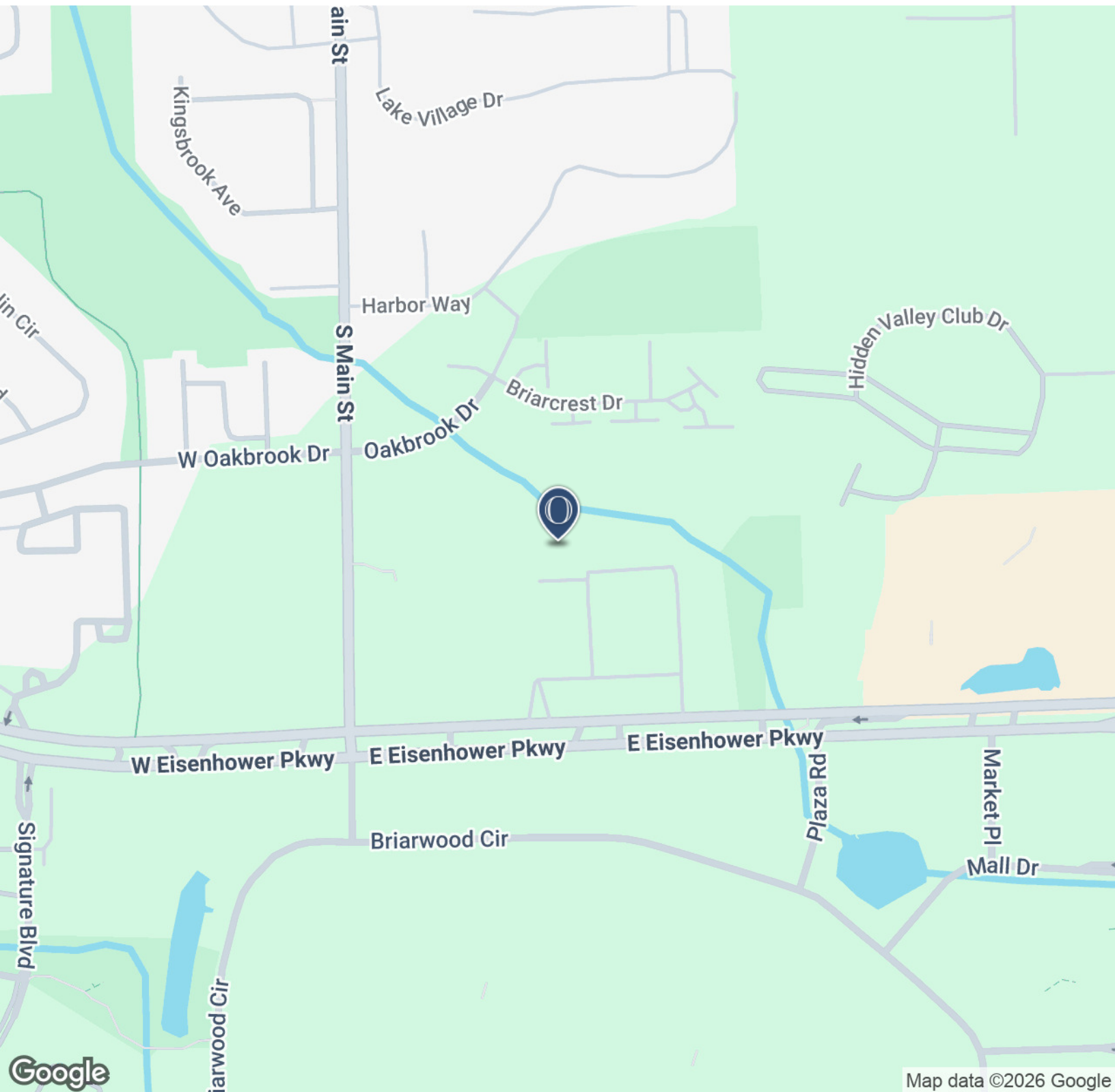
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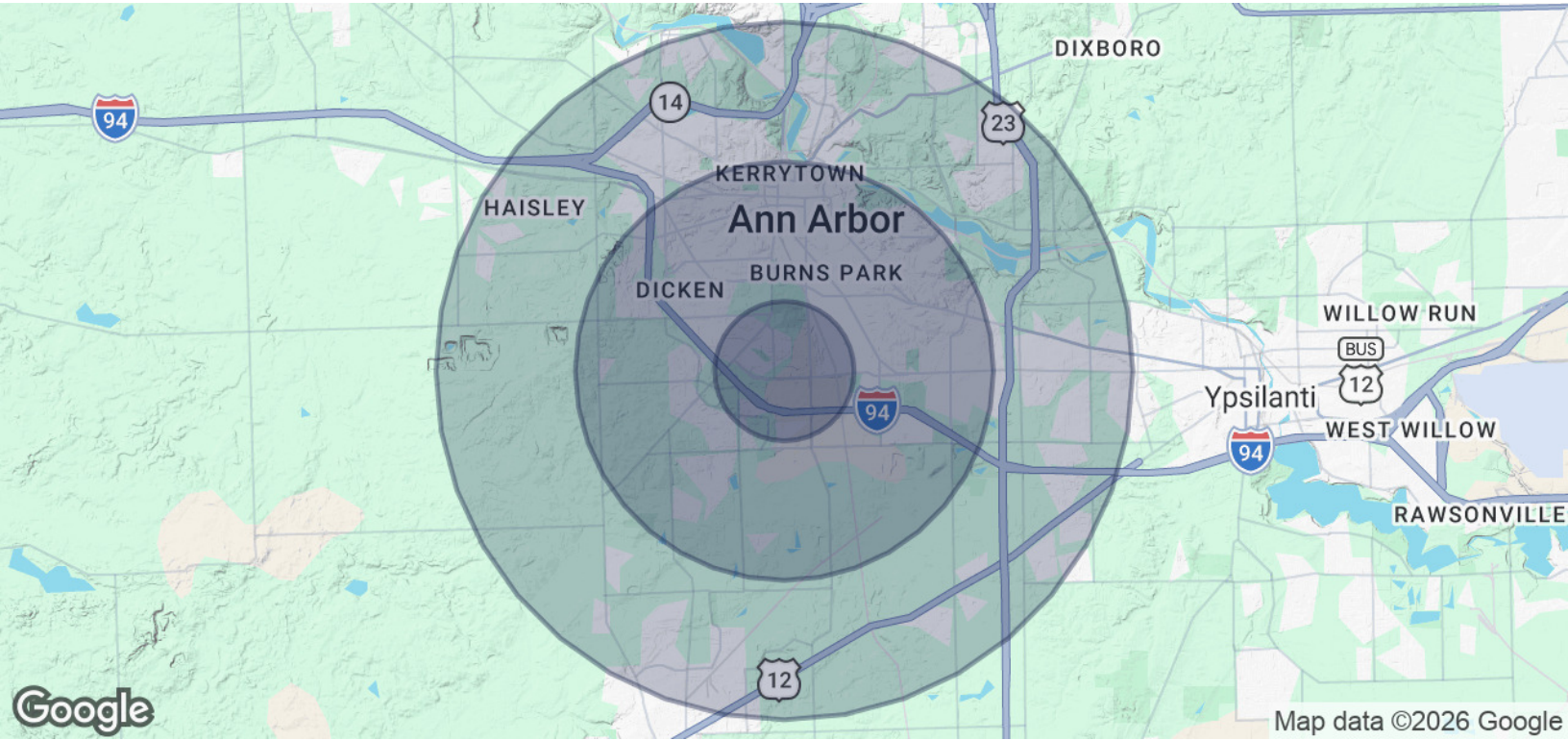
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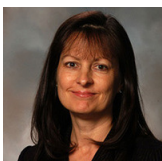


<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,564	92,324	171,314
Average age	41	36	37
Average age (Male)	39	35	36
Average age (Female)	43	37	38

<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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