

Oxford Companies
734.665.6500
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Integrated
Real Estate
Services



Covered Parking Available!

Office Building For Lease

Burlington Office Center

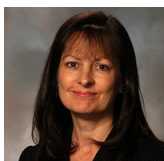
315 E Eisenhower Parkway, Suite 115

Ann Arbor, MI 48108

3,096 SF

\$31.00 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

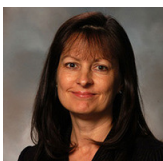
Lease Rate:	\$31.00 SF/yr (MG)
Available SF:	3,096 SF
Year Built:	1986
Renovated:	2013
Zoning:	TC1
Submarket:	South Ann Arbor

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. May be combined with Suite 110 for up to 8,239 SF of contiguous space.

PROPERTY HIGHLIGHTS

- Beautiful Class A three-building office center with floor to ceiling windows with spectacular views
- 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.
- Locally owned and professionally managed with 24/7 on-call emergency maintenance



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**BUILDING
 MECHANICAL
 SYSTEM**

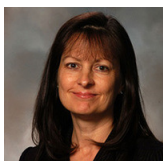
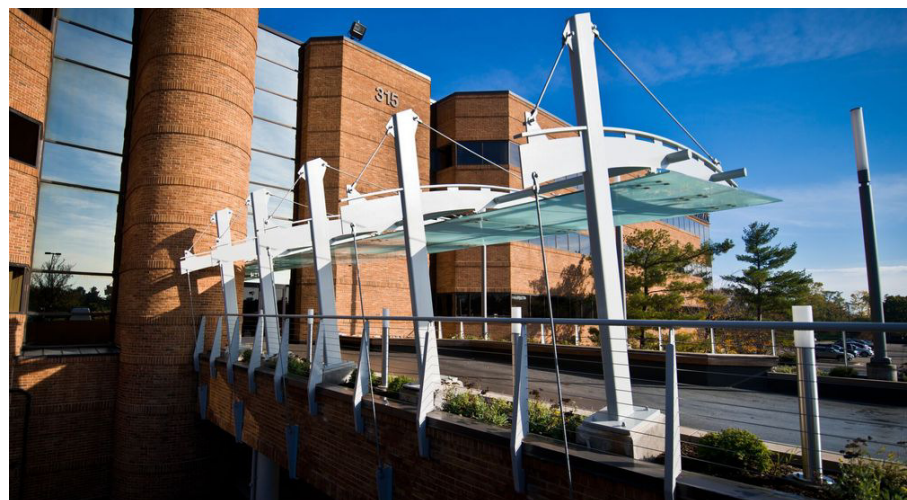
Heating	Forced air
Cooling	11 roof top units
Hot Water Heaters	One (1) available tank - 3rd floor roof access closet
Fire Prevention	Pull station alarms (Eagle Security), Wet Fire Suppression System (Ann Arbor Fire Protection)
Electricity	120/208
Emergency Lighting	Built in T8 with battery backup, LED upgrade in stairwell (in process)
Lighting System	Timer Controlled Exterior Lighting System (Snider Electric)
Security	Mag locks main doors
Roof	EPDM installed in 2010

**UTILITY
 PROVIDERS**

Gas	Constellation
Electric	DTE Energy
Water	City of Ann Arbor

**REAL ESTATE TAX
 INFORMATION (YEAR)**

Parcel Number	09-12-05-400-154
State Equalized Value	\$6,796,700 (2026)
Taxable Value	\$6,046,427 (2026)



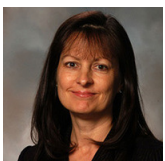
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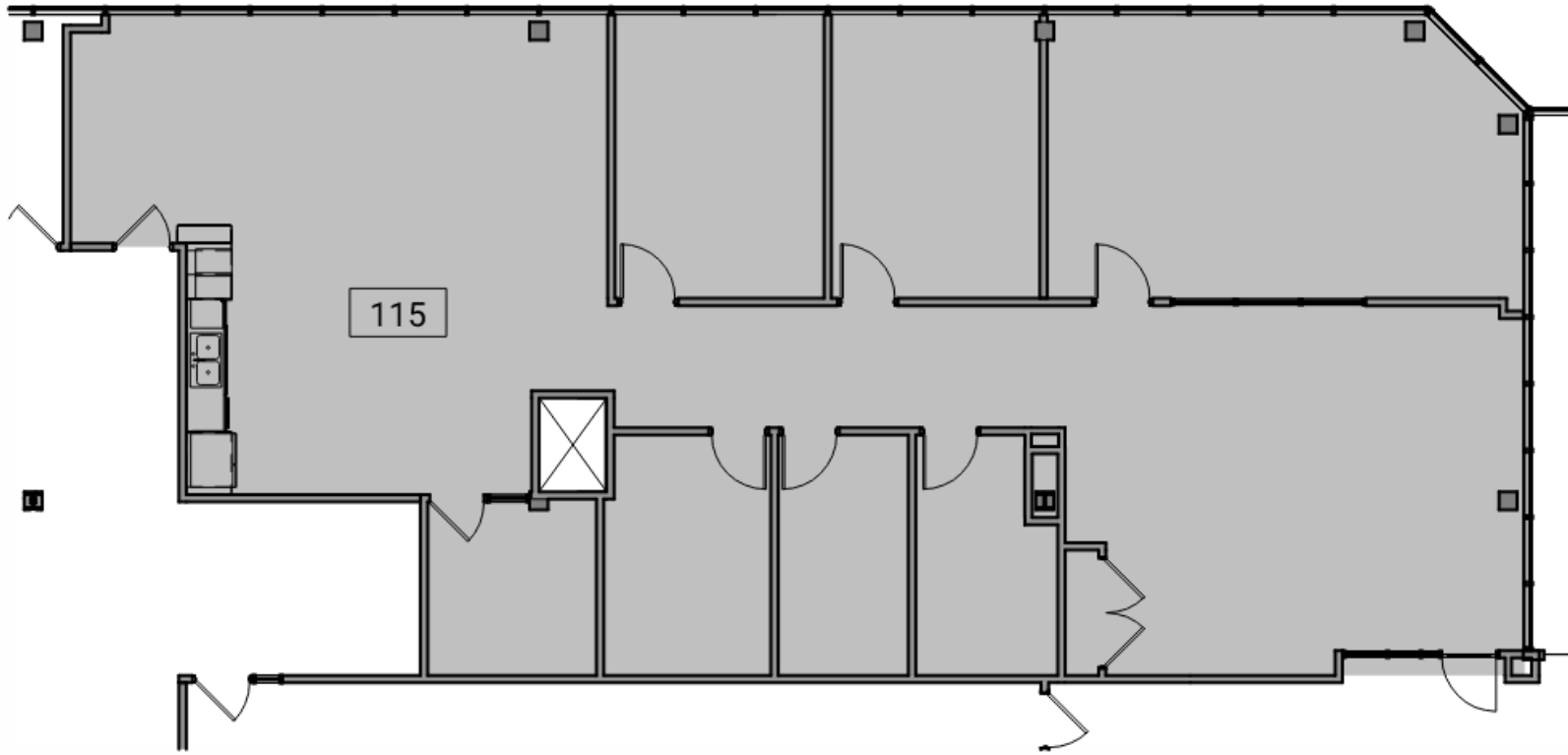
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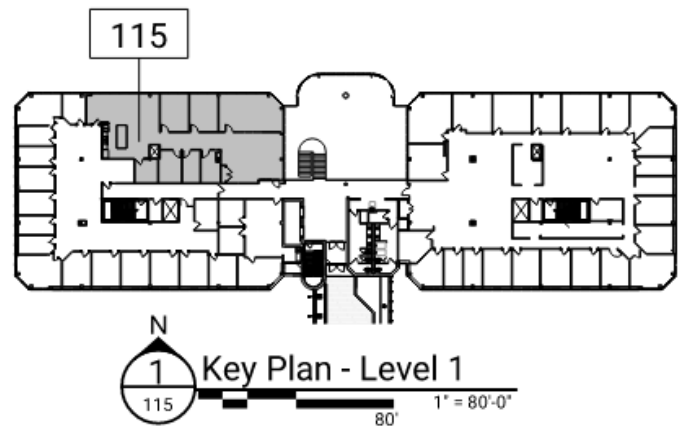
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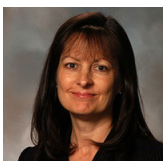
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2 Suite 115 - Partial Level 1 Existing Floor Plan
5'-4" 10'-8" 3/32" = 1'-0"



1 Key Plan - Level 1
80' 1" = 80'-0"



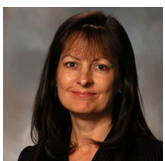
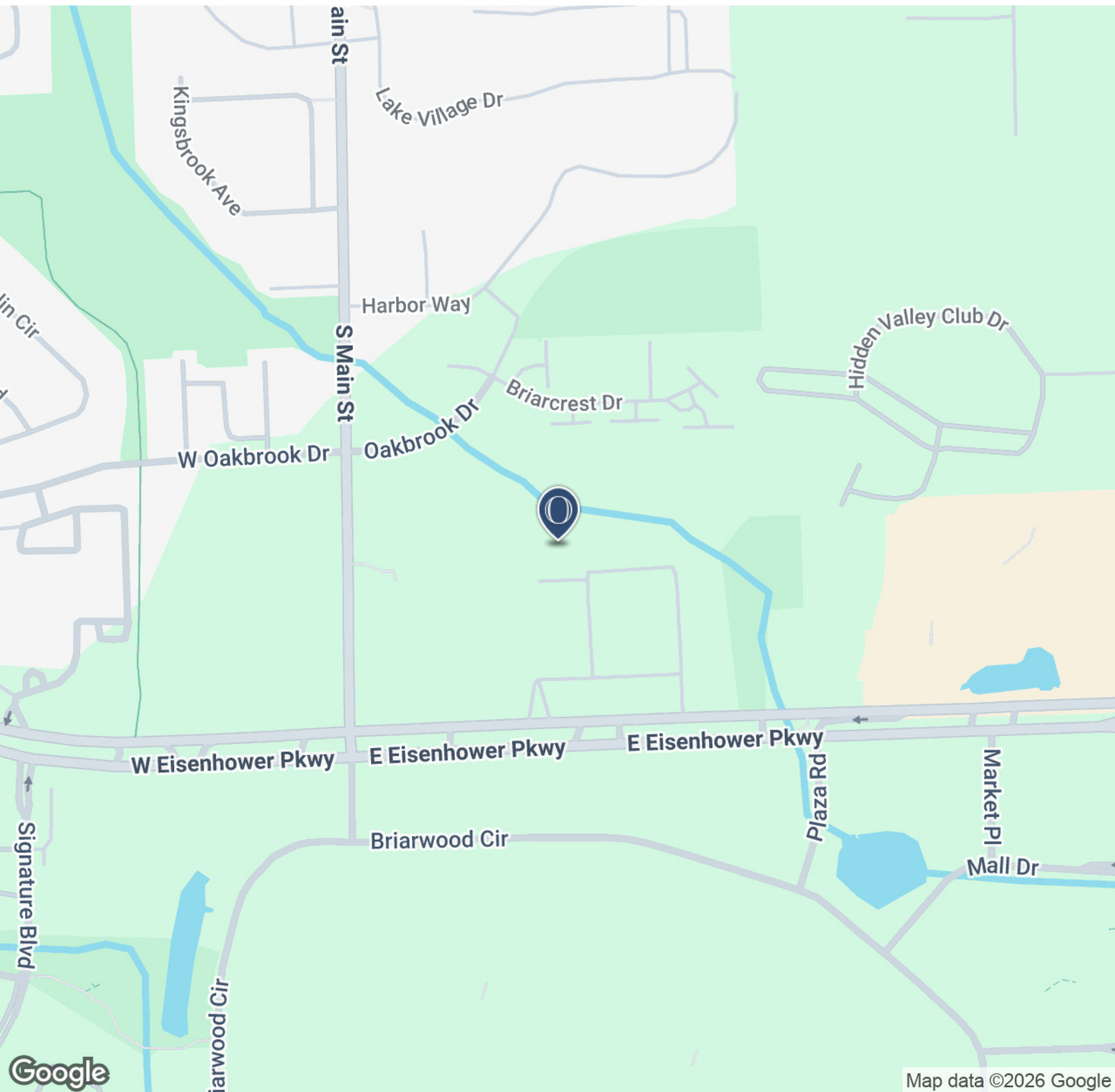
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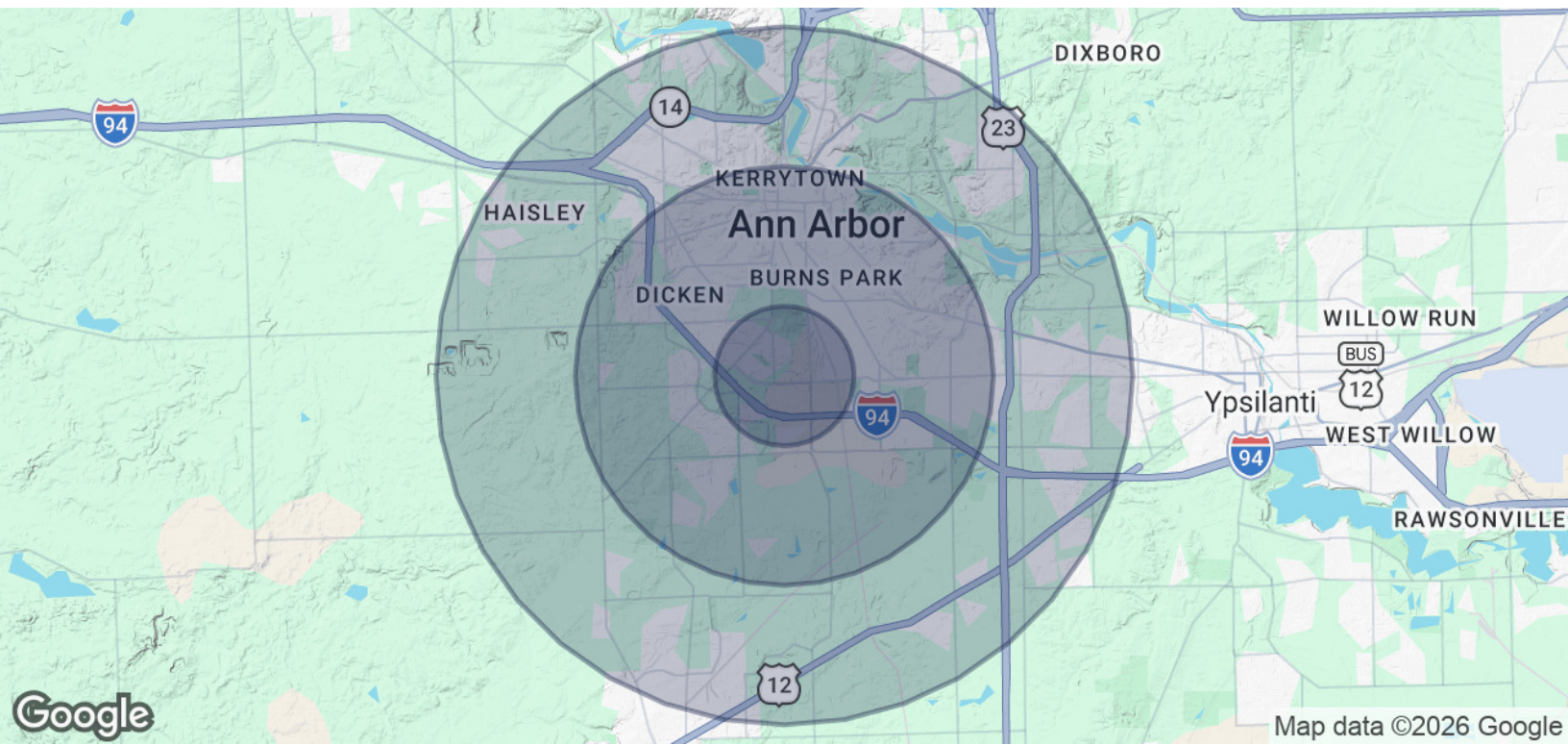
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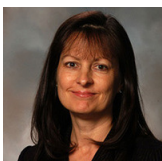
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,564	92,324	171,314
Average Age	41	36	37
Average Age (Male)	39	35	36
Average Age (Female)	43	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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

2020 American Community Survey (ACS)



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