

Oxford Companies
734.665.6500
oxfordcompanies.com

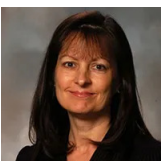


Integrated
Real Estate
Services



Office Building For Lease
Eisenhower Commerce Bldg 5
1500 Eisenhower Pl, Suite 1514
Ann Arbor, MI 48108

7,298 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

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OFFERING SUMMARY

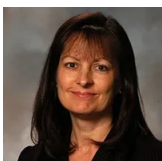
Lease Rate:	\$15 SF/yr (NNN)
Available SF:	7,298 SF
Year Built:	1987
Parking Ratio:	3.83
Ceiling Height:	11'6" beam, 13'1" height
Zoning:	M-1
Submarket:	South Ann Arbor

PROPERTY OVERVIEW

The Eisenhower Commerce Center consists of five flex buildings in Ann Arbor's bustling Southside corridor--the hub of Ann Arbor's thriving research and technology industries. These premium industrial, lab, and R&D spaces are in the perfect location for businesses looking to expand their Ann Arbor office space footprints. ECC tenants enjoy convenient access to I-94 and proximity to other business parks, hotels, and downtown Ann Arbor. This location puts you in the heart of the action — great for networking and business travel. The buildings themselves boast an attractive brick exterior and ample parking, and are nestled in a peaceful, wooded setting surrounded by natural landscaping. On the inside you'll find a blank canvas that can be easily customized to your business needs.

PROPERTY HIGHLIGHTS

- Nestled in a peaceful, wooded setting
- Currently has two sets of double doors, with potential to add an overhead door if desired
- Attractive brick exterior surrounded by natural landscaping
- Easy access to I-94 and minutes from downtown Ann Arbor and U-M
- At the hub of the city's thriving research and technology industries
- Surrounded by other business parks and hotels
- Plenty of free parking adjacent to building
- Locally owned and professionally managed with 24/7 on-call emergency maintenance



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BUILDING MECHANICAL SYSTEM

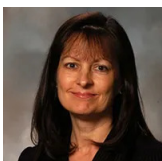
Heating:	Forced air
Cooling:	4 - Roof top units
HVAC Units:	4
Hot Water Heaters:	Available tanks in utility closet by each restroom
Fire Prevention:	No fire suppression system
Electricity:	4 breaker panels: 2-100 amp 1-125 amp 1-250 amp
Lighting System:	Photocell controlled exterior lighting system, T8, T12, PAR (Vedder Electric)
Roof:	60 mil, TPO Mech Fast

UTILITY PROVIDERS

Gas:	DTE
Electric:	DTE
Water:	City of Ann Arbor

REAL ESTATE TAX INFORMATION (YEAR)

Parcel Number:	09-12-09-202-006
State Equalized Value:	\$4,078,900 (2025)
Taxable Value:	\$3,049,162 (2025)



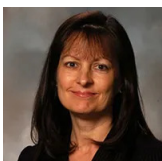
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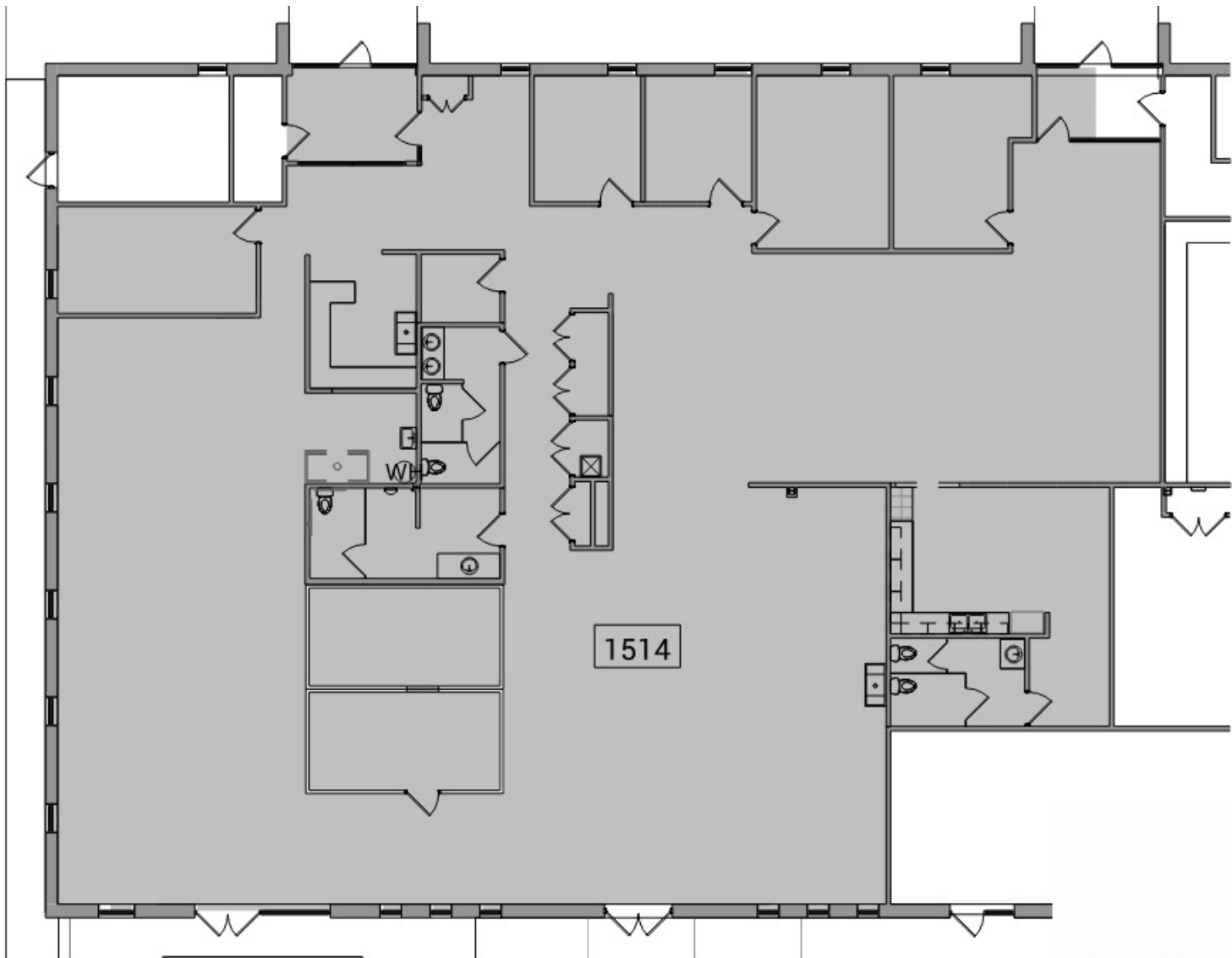
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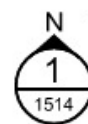
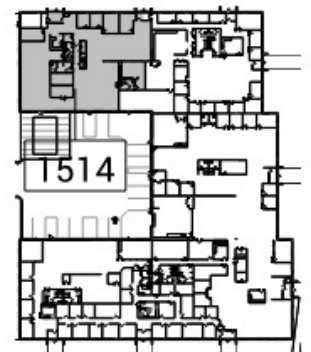


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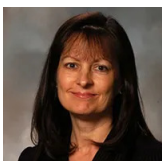
Suite 1514 - Partial Level 1 Existing Floor Plan

1/16" = 1'-0"



Key Plan - Level 1

1" = 160'-0"



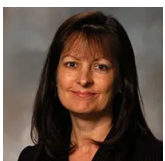
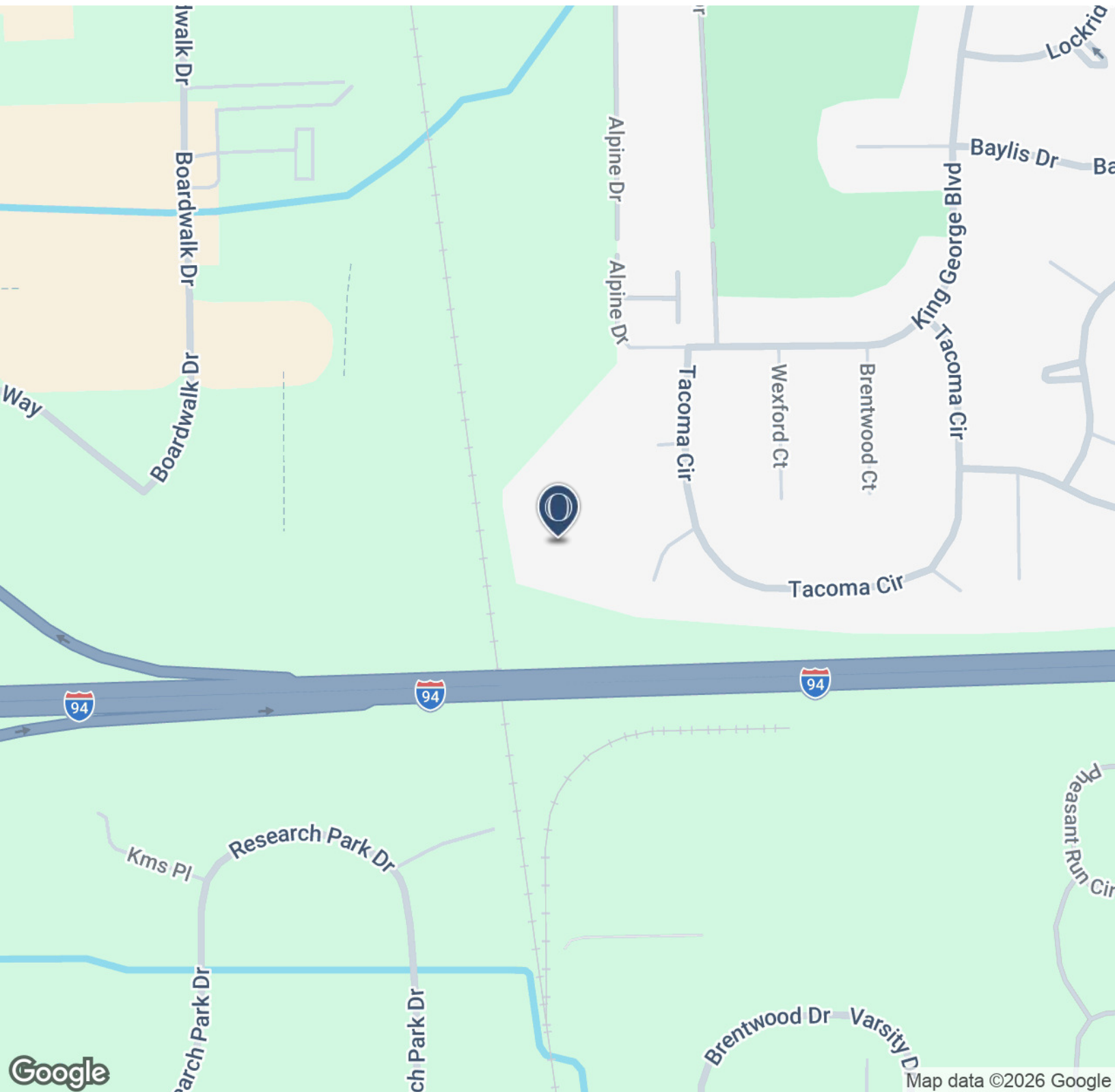
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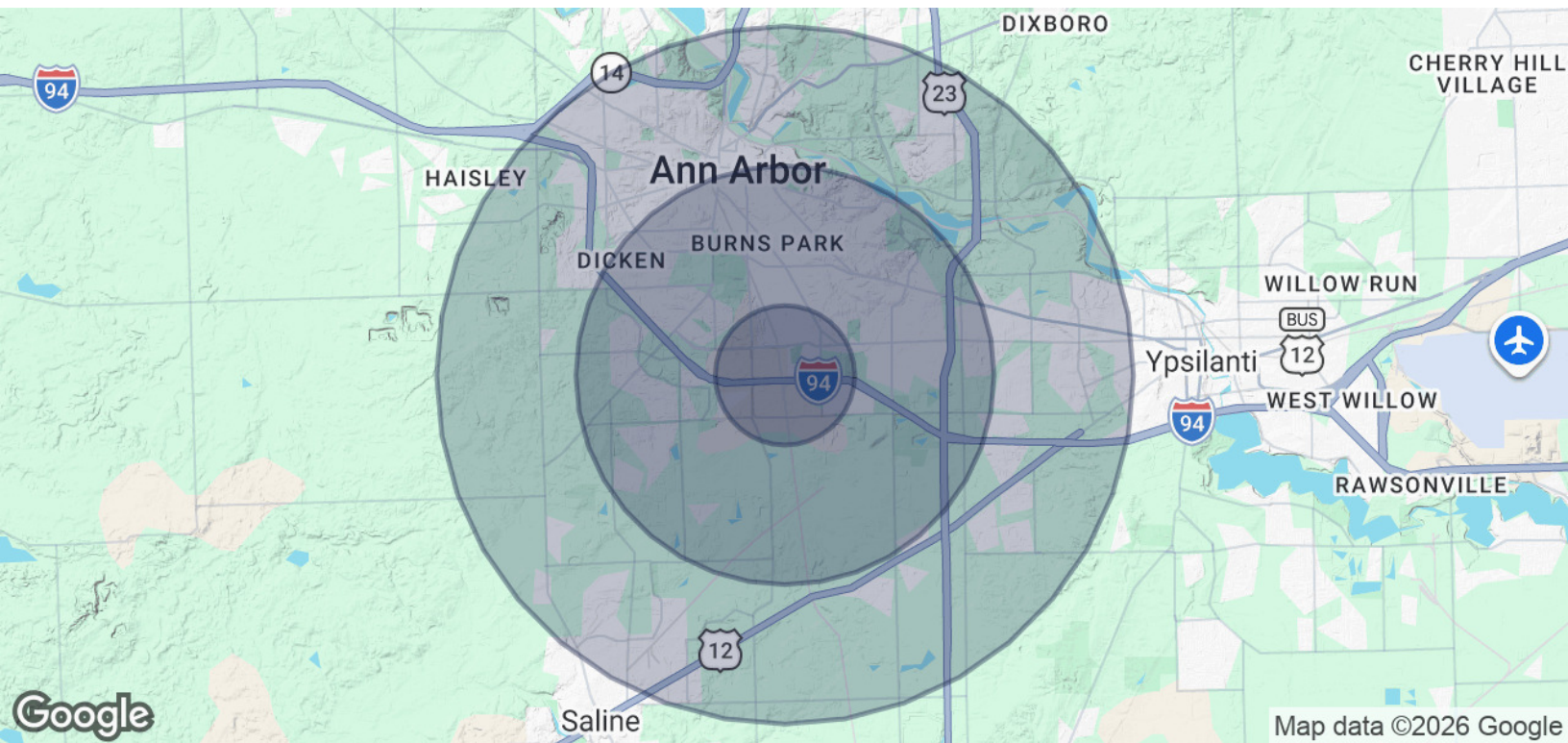
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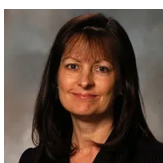
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,432	82,352	188,275
Average Age	32.0	31.3	32.5
Average Age (Male)	32.2	31.3	32.2
Average Age (Female)	31.8	31.4	32.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,347	31,812	73,680
# of Persons per HH	2.2	2.6	2.6
Average HH Income	\$57,191	\$77,730	\$77,935
Average House Value	\$138,542	\$342,141	\$315,557

2020 American Community Survey (ACS)



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