

Oxford Companies
734.665.6500
oxfordcompanies.com



Integrated
Real Estate
Services



Retail Property For Lease

Liberty Square

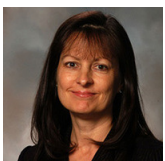
255 E. Liberty Street, Suite 287

Ann Arbor, MI 48104

1,733 SF

\$31.00 SF/yr (MG)

Date Available: Please Inquire



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

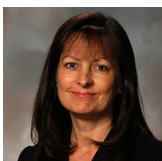
Lease Rate:	\$31.00 SF/yr (MG)
Available SF:	1,733 SF
Ceiling Height:	16'4" Main floor, 8' Mezzanine
Lot Size:	0.35 Acres
Zoning:	D1

PROPERTY OVERVIEW

Liberty Plaza is a fantastic location for businesses looking to relocate to downtown Ann Arbor. Lower level retail and second-story office spaces in this building are perfect for organizations that want high visibility and a steady stream of passersby. Liberty Plaza's brick exterior and abundance of tall windows give an air of charm and uniqueness. Because of its downtown Ann Arbor location, Liberty Plaza seamlessly connects you to the pulse of the area's world-class bars and restaurants.

PROPERTY HIGHLIGHTS

- Located in downtown Ann Arbor, steps from the University of Michigan campus
- Upper level office space with plenty of natural light and high ceilings
- Main floor plus a mezzanine allows for a flexible office layout
- Neighbored by popular restaurants and retail shops
- Underground and above-ground parking structures one block away
- Streamlined leasing experience for convenience and ease
- Professionally managed with 24/7 on-call emergency maintenance



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**BUILDING
 MECHANICAL
 SYSTEM**

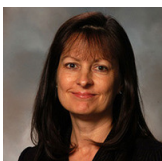
Heating	Baseboard Heating
Cooling	Eight roof top units
HVAC Units	RTUs present
Hot Water Heaters	2 tanks, first floor & basement
Fire Prevention	Alarm (pull stations), Wet fire suppression system
Electricity	DTE Energy
Emergency Lighting	4ft, 8ft & 12ft, standard socket LEDs, Timer controlled
Lighting System	Time controlled system
Security	CCTV system (Eagle Security)
Roof	60 Mil EPDM Adhered Roof System

UTILITY PROVIDERS

Gas	Constellation
Electric	DTE Energy
Water	City of Ann Arbor

REAL ESTATE TAX INFORMATION (YEAR)

Parcel Number	09-09-29-128-022
State Equalized Value	\$2,789,100 (2025)
Taxable Value	\$1,630,436 (2025)



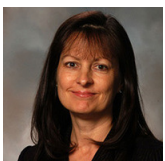
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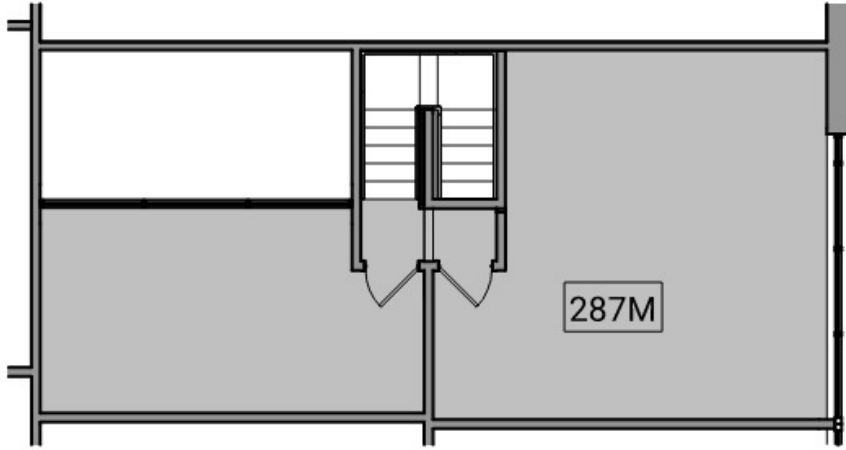
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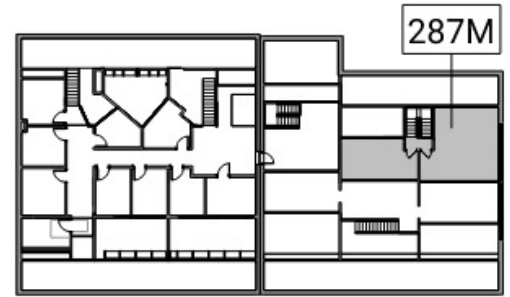
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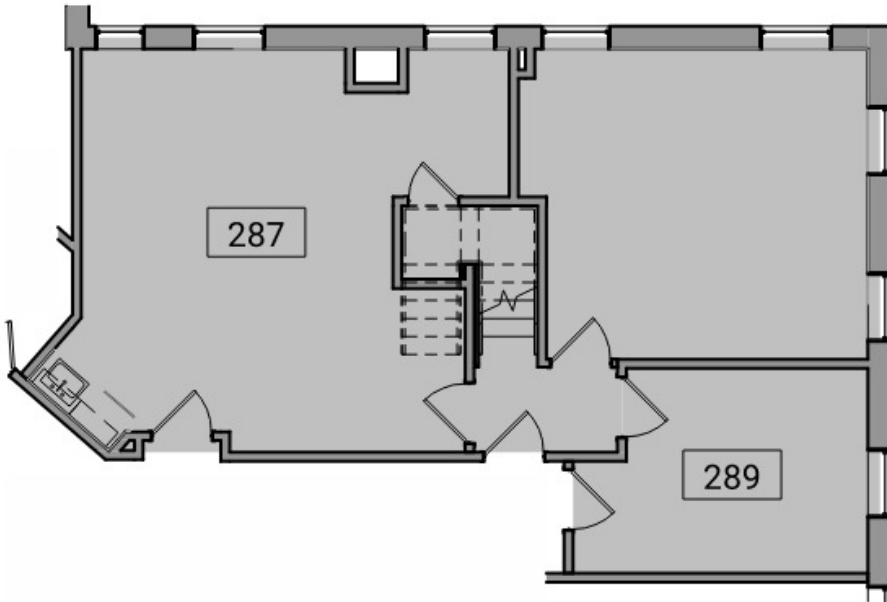
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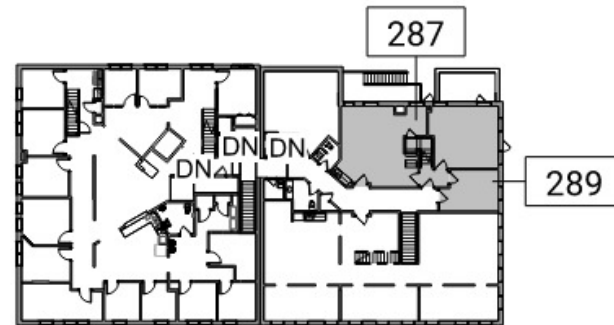
4 Suite 287M - Partial Mezzanine Existing Floor Plan
1" = 10'-0"



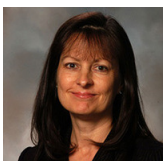
3 Key Plan - Mezzanine
1" = 50'-0"



2 Suite 287, 289 - Partial Level 02 Existing Floor Plan
1" = 10'-0"



1 Key Plan - Level 02
1" = 50'-0"



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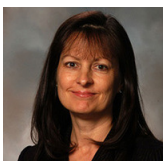
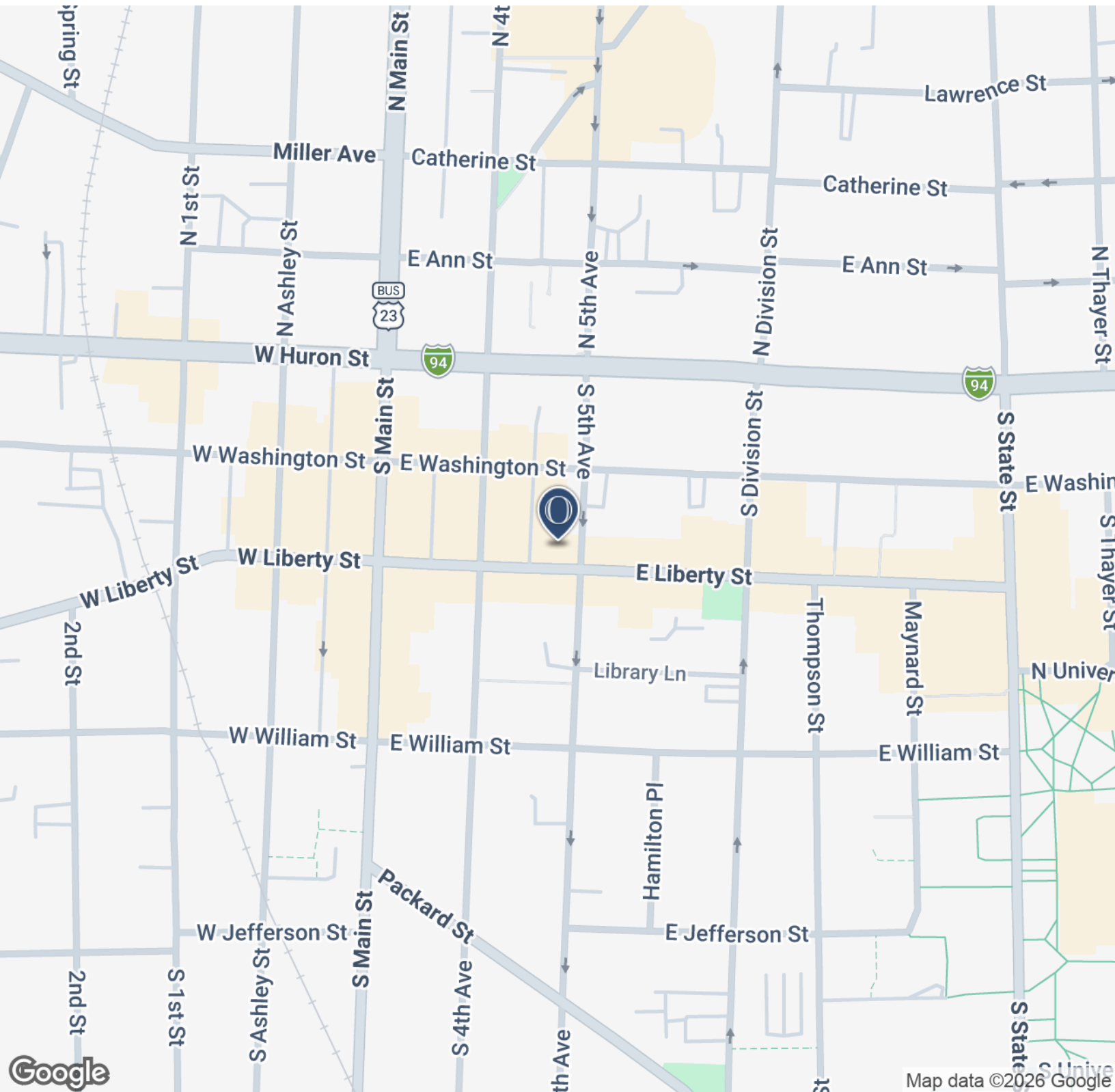
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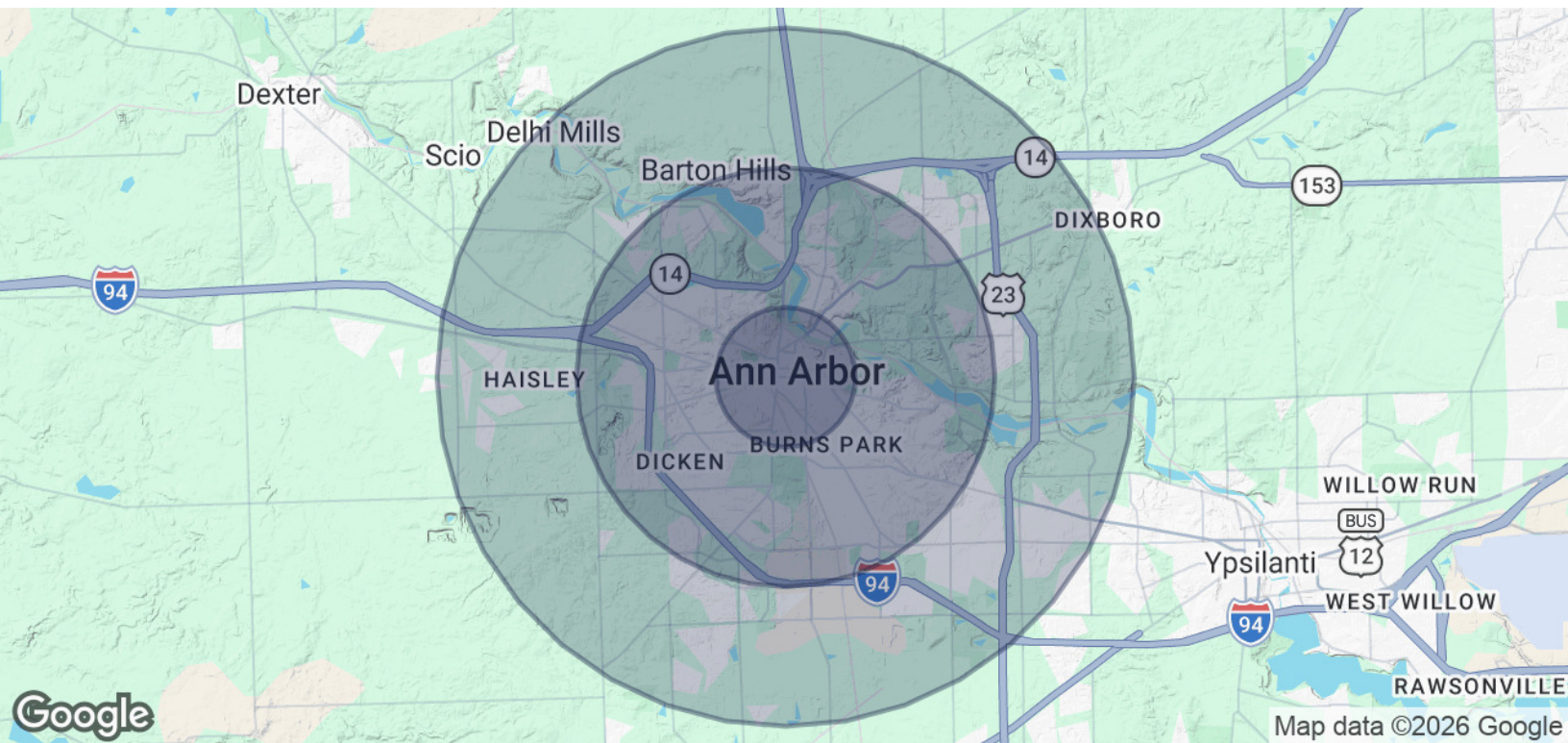
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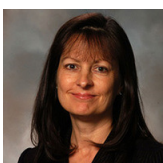
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	35,860	106,197	156,485
Average Age	29	35	37
Average Age (Male)	29	35	36
Average Age (Female)	29	36	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,124	42,953	65,142
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$77,506	\$120,812	\$125,739
Average House Value	\$525,399	\$541,087	\$505,497

Demographics data derived from AlphaMap



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