

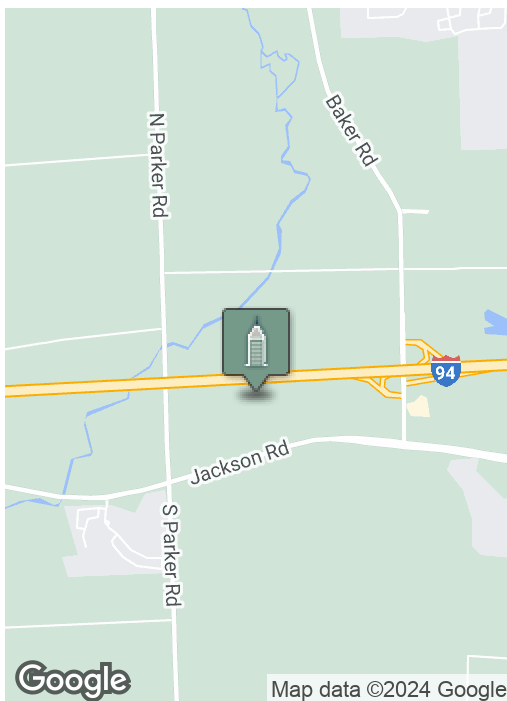
# Elegant Corporate Office - Scio Township

8192 JACKSON RD, ANN ARBOR, MI 48103



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**FOR SALE  
OR LEASE**



## SUMMARY

Sale Price:	\$2,750,000
Lease Rate:	\$22.50/SF NNN
Building Size:	9,923 SF
Zoning:	IRP (Industrial Office Research Park)

## PROPERTY HIGHLIGHTS

- North Oak Office Center
- Located between Parker and Baker Roads
- Private, secluded lot overlooking pond
- Ideal building for flagship high end office headquarters
- Signage available at Jackson Road
- 33 at the door parking spaces
- Easy access to I-94, M-14, and US-23 at Baker Road (Exit 167)
- Furniture may be available for sale

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

***Building  
relationships.***

**Jeff Evans**

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# Elegant Corporate Office for Sale or Lease

8192 JACKSON RD, ANN ARBOR, MI 48103



## PROPERTY DESCRIPTION

Discover the epitome of corporate prestige at 8192 Jackson in Ann Arbor's North Oak Office Center. This exemplary office building, a prime destination for a discerning tech company, offers a luxurious work environment amidst a serene natural setting.

### Exterior Excellence:

- Structure: A classic brick facade graces this stunning office, offering a timeless elegance that harmonizes with its modern features.
- Accessibility: Ample parking with 33 spaces welcomes staff and guests, with additional street signage available for corporate branding.
- Outdoors: An exquisite patio area, complete with elegant landscaping, outdoor seating, and a fire pit, creates a perfect setting for relaxation and corporate events.

### Interior Opulence:

- Conference Room: The heart of decision-making is found in a sophisticated conference room, equipped with sleek glass walls, automatic blinds, and a Barrisol-lit ceiling.
- Amphitheater and Lounge: Foster collaboration in an amphitheater-style space that seamlessly transitions into a lounge and kitchen area, ideal for informal meetings and company gatherings.
- Kitchenette: A high-end kitchenette features dual subzero refrigerators, Quartz countertops, and extensive millwork, mirroring the building's commitment to quality and style.



### Design and Features:

- Restrooms: Luxurious restrooms boast Corian countertops and elegant tiling, offering comfort and style.
- Private Offices: Glass-walled private offices provide quiet, contemplative spaces with additional soundproofing for focused productivity.
- Open Workspaces: The spacious open-plan areas are designed with modern workstations, fostering an environment of innovation and cooperation.

### Tech-Ready Facilities:

- Connectivity: Stay connected with fiberoptic internet, available at a pedestal onsite for top-speed digital communication.
- Lighting: Automated LED lighting with energy-efficient motion sensors illuminates the space, highlighting the building's smart integration.

### Comfort and Consideration:

- Maternity Room: A private maternity room underscores the building's progressive ethos and support for working parents.
- Climate Control: High-efficiency furnaces ensure a comfortable climate while minimizing the building's carbon footprint.

### Strategic Location:

- Situated just a short drive from downtown Ann Arbor and within easy reach of surrounding communities via major highways, 8192 Jackson is perfectly positioned for business connectivity and growth.

8192 Jackson is not just an office; it's a destination for success. It's an opportunity to house your flagship headquarters in a building that reflects the pinnacle of corporate luxury and operational brilliance.

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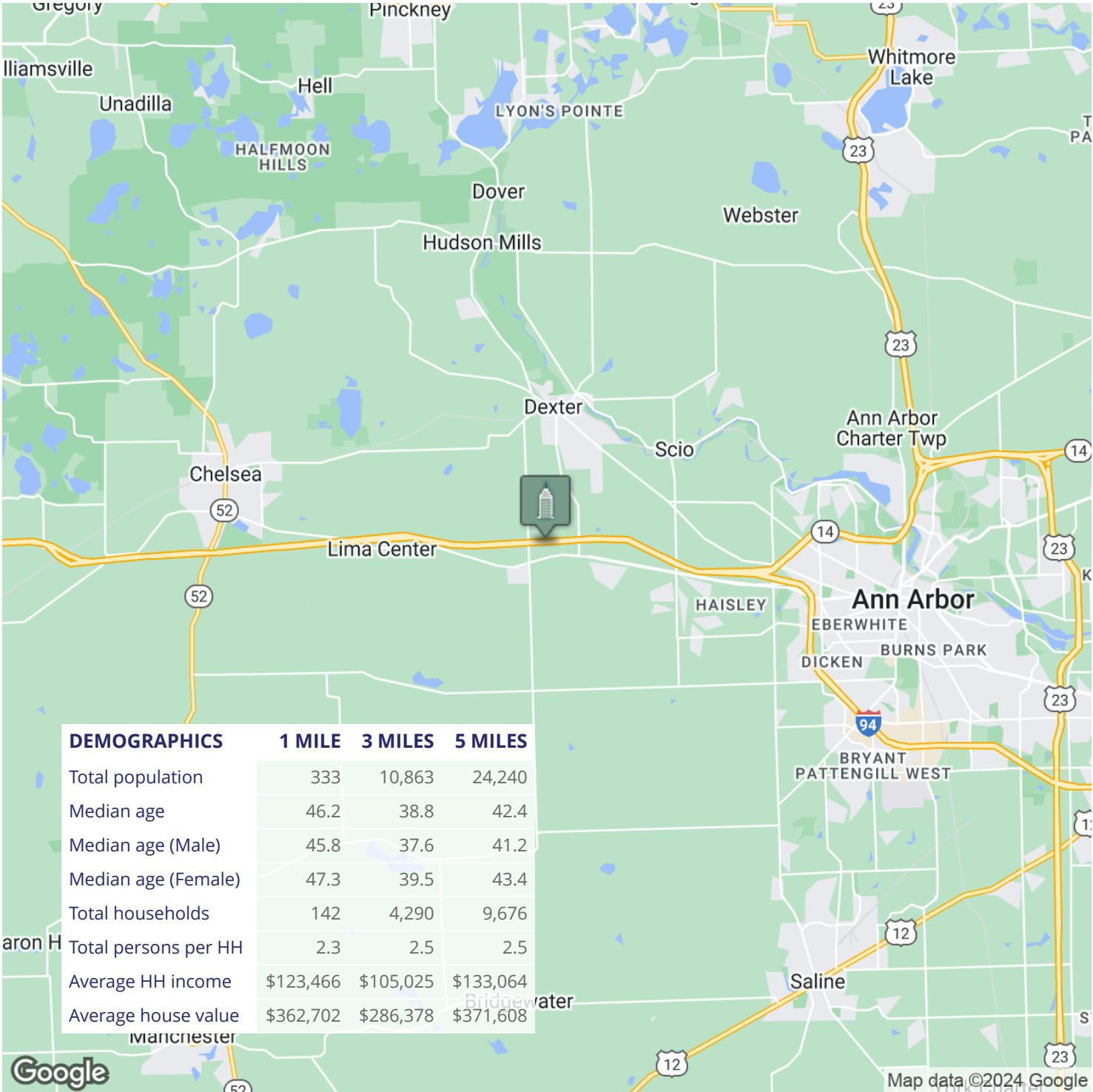
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