

# Beachum & Roeser

EST. 1976

**DEVELOPMENT & MANAGEMENT CORPORATION**

31100 Telegraph Road, Suite 200  
Bingham Farms, MI 48025

Phone: 248-647-7500

Fax: 248-647-9750

[www.beachumroeser.com](http://www.beachumroeser.com)

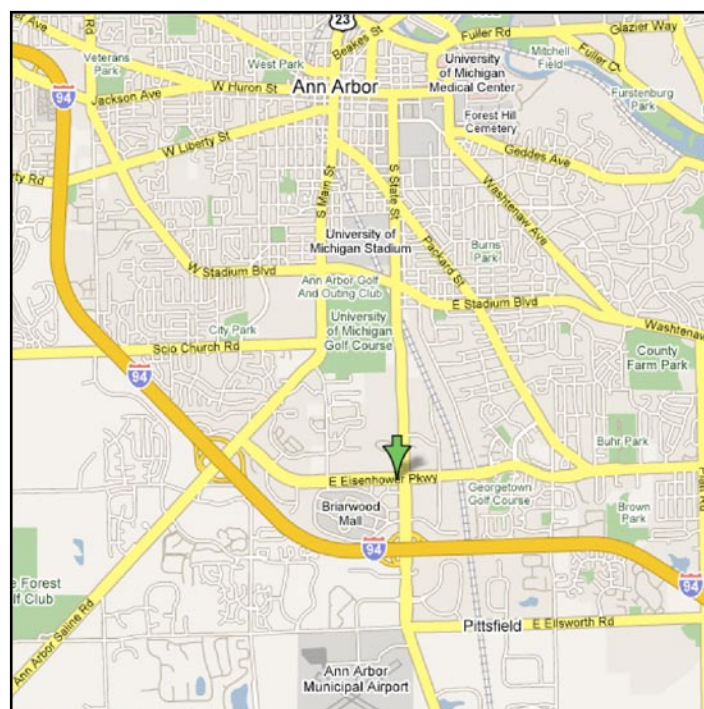
## Office Space For Lease

### Williamsburg Square VI Executive Offices

500 E. Eisenhower Pkwy, Suite 130  
Ann Arbor, MI 48108

### 1,580 Rentable Square Feet

- Located adjacent to Briarwood Mall
- Ample parking just steps from suite entry
- Operative windows that provide fresh air
- Beautiful landscaping
- Convenient to banks, hotels and gyms
- 5 minutes from University of Michigan
- Easy access to I-94



## Williamsburg Square VI Executive Offices

<b>Suite Size &amp; Address:</b>	1,580 Rentable Square Feet at 500 E. Eisenhower Parkway, Suite 130
<b>Load Factor:</b>	Six (6%) Percent
<b>Availability:</b>	For information, visit <a href="http://www.beachumroeser.com">www.beachumroeser.com</a> or call 248-647-7500
<b>Rental Rate</b> <i>(Modified Gross)</i> :	General Office - \$19.50 PSF / Medical Office - \$24.00 PSF
<b>Escalation:</b>	Three (3%) percent per annum
<b>Tax &amp; Operating:</b>	Base Year
<b>Term:</b>	Five (5) year term
<b>Utilities:</b>	Gas & electric separately metered – paid by tenant
<b>Communications:</b>	DSL & Cable (Comcast)
<b>Parking Ratio:</b>	General Office: 4 spaces per 1,000 u.s.f. Medical: Approx. 5 spaces per 1000 s.f. of bldg. area

### Unique Features:

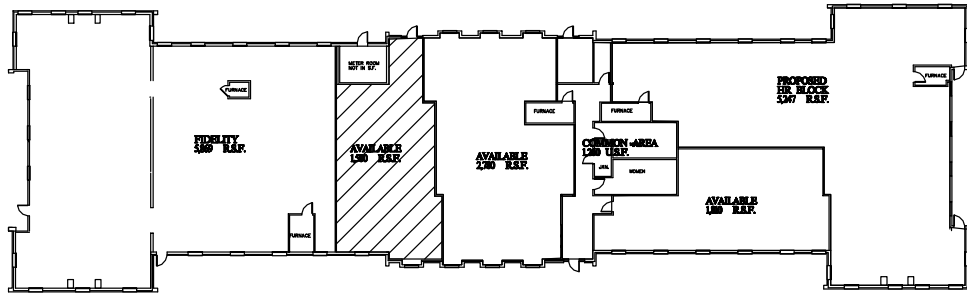
- Classic Williamsburg architectural design
- Premier Location at State and Eisenhower
- Easy access to I-94
- Convenient and ample parking just steps from suite entry
- Operative windows that provide fresh air
- Beautiful landscaping
- Customer oriented building owners and managers

### Quick Demographics - Ann Arbor, MI:

- Population in July 2006: 113,206
- Median household income (2005): \$45,798
- Median house/condo value (2005): \$238,100
- Washtenaw County population (2005): 341,847

**Contact:** **Michelle A. Riley**  
Phone: 248-647-7500  
Cell: 248-496-6504  
Fax: 248-665-0006  
E-Mail: [mriley@beachumroeser.com](mailto:mriley@beachumroeser.com)

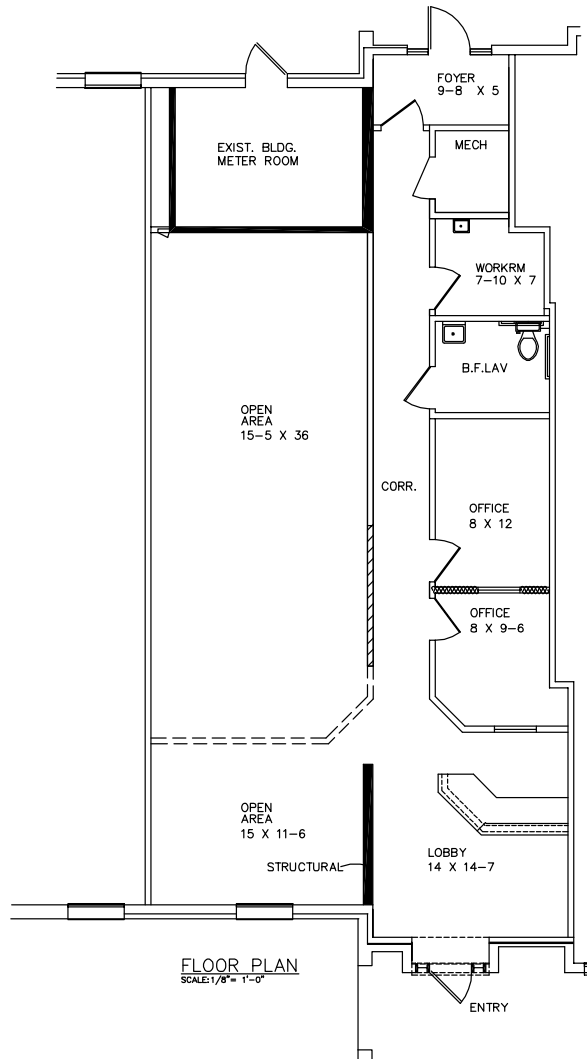
STATE STREET



EISENHOWER STREET

### WILLIAMSBURG VI

ANN ARBOR, MICHIGAN  
 500 E. EISENHOWER PARKWAY  
 AVAILABLE FOR LEASE  
 APPROX. 1,580 R.S.F.  
 SUITE #130



*Beachum & Poeser*

DEVELOPMENT MANAGEMENT CORPORATION

CALL:  
 MICHELLE RILEY  
 248-647-7500