

Beachum & Roeser

EST. 1976

DEVELOPMENT & MANAGEMENT CORPORATION

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www.beachumroeser.com

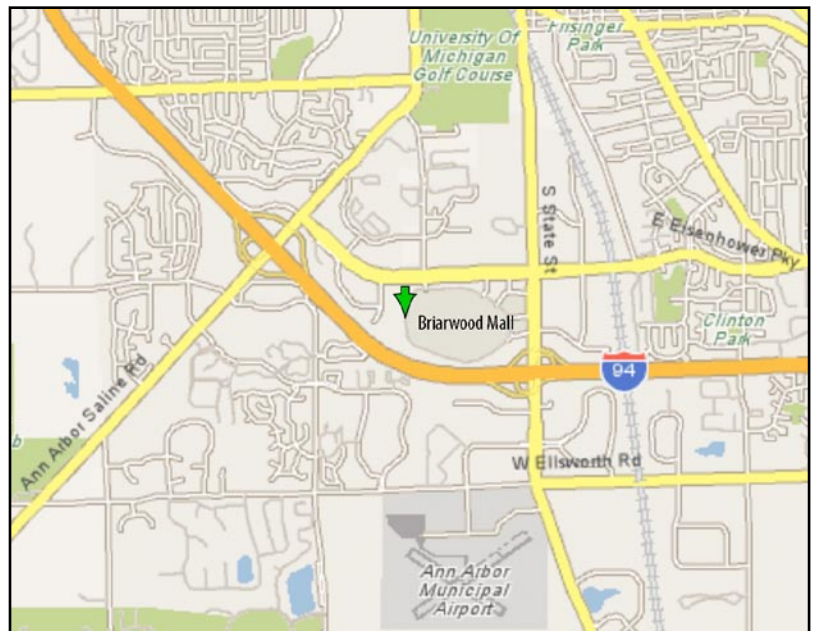
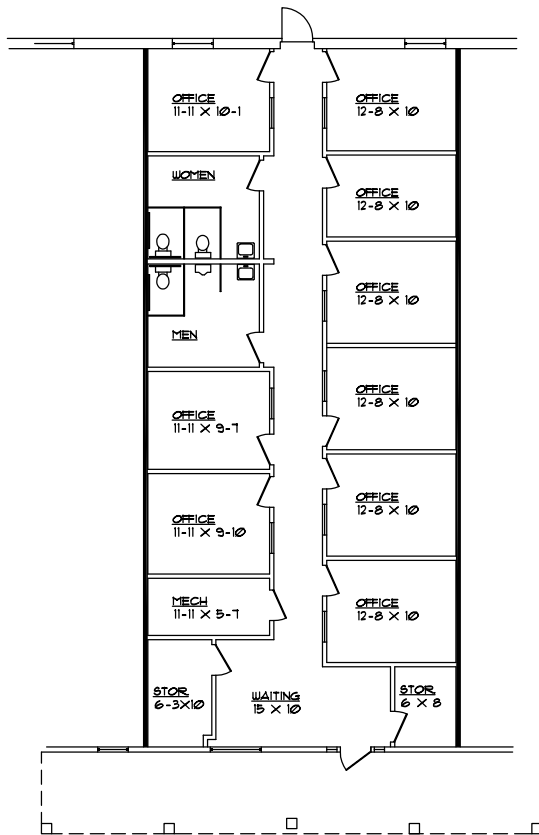
Office Space For Lease

Williamsburg Square VII Executive Offices

1601 Briarwood Circle, Ste 400
Ann Arbor, MI 48108

2,045 Useable 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 VII Executive Offices

Suite Size & Address:	2,045 Rentable Square Feet at 1601 Briarwood Circle, Ste 400
Load Factor:	None
Availability:	For information, visit www.beachumroeser.com or call 248-647-7500
Rental Rate <i>(Modified Gross)</i> :	General Office - \$21.50 PSF / Medical Office - \$23.00 PSF
Escalation:	Three (3%) percent per annum
Tax & Operating:	Base Year
Term:	Five (5) year term
Utilities:	Gas & electric separately metered – paid by tenant
Communications:	DSL & Cable (Comcast)
Parking Ratio:	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

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