



ONE BRIARWOOD

900 BRIARWOOD CIRCLE | ANN ARBOR, MI

Jim Chaconas
Senior Vice President, Ann Arbor
734 769 5005
jim.chaconas@colliers.com

Colliers International | Ann Arbor
1955 Pauline Blvd, Suite 400
Ann Arbor, MI 48103
www.CollidersAnnArbor.com

Property Summary

- 4-Story Class A Office Building
 - 134,900 SF Total | \$35 PSF
 - Minimum Divisible: 10,000 SF
 - Entire Floor: 33,725 SF
 - Pre-leasing now; Open 2023
- Exciting mixed-use redevelopment will be comprised of the One Briarwood office building, retail shops including a specialty grocer, and residential development
- Located at the site of the former Sears at Briarwood Mall, set amidst several hotels, luxury apartment communities, and lifestyle amenities
- LEED-certified, efficient floor plan, abundant natural light, high ceiling, and flexible square footage options
- Steps to Mall amenities and short drive to Whole Foods, Meijer, Target, and Costco
- Walking distance to condominium communities and 1-2 miles from the Lawton, Dicken, and Bryant-Pattengill West residential neighborhoods, and local schools
- Easy access to South State Street, Eisenhower Pkwy, I-94, the University of Michigan, downtown Ann Arbor, and Saline
- Parking spaces: 3.3 per 1,000 SF



Property Aerial



900 BRIARWOOD CIRCLE | ANN ARBOR, MI

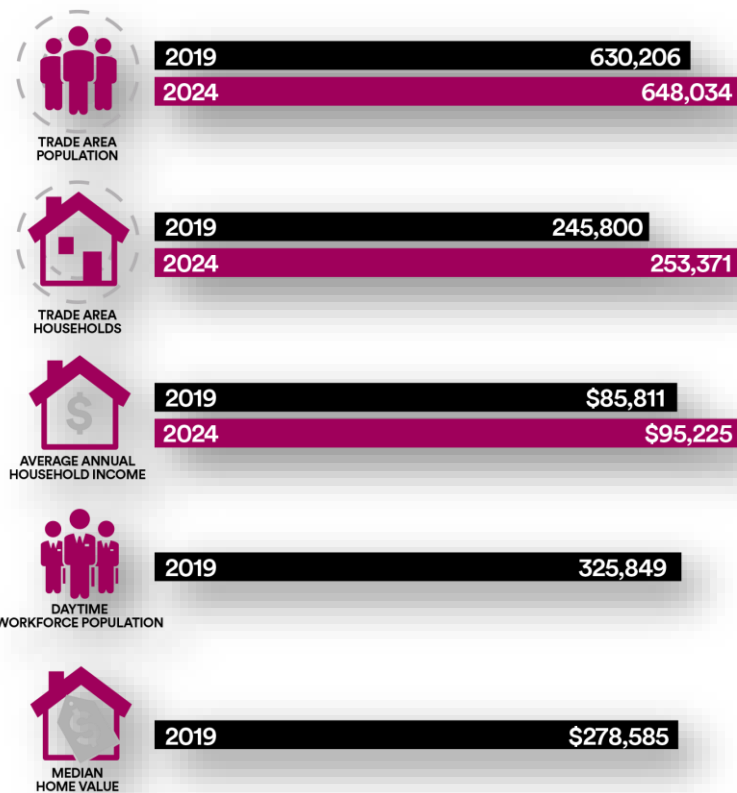
Distinctive. Classic. Trendy.

Briarwood Mall is the only regional mall for 32 miles, spanning more than 979,000 SF and boasting more than 120 retailers and 11 restaurants, both sit-down and fast-casual. With a tech-savvy base market, Briarwood satisfies an affluent, well-educated consumer with a demand for technology, fashion, and unparalleled dining.

Fashion Anchors



Retail & Dining Highlights



Nearby Amenities



Residential Amenities

An Overview of Living Amenities in Downtown Ann Arbor vs. Briarwood Area

DOWNTOWN ANN ARBOR (Main & Liberty St)		
Category	Name	Distance
Grocery Stores	Kroger	2 mi
	Plum Market	3 mi
Pet Supplies Stores	Wags 'n' Whiskers	1.6 mi
Fitness Studios	Ann Arbor YMCA	Walking
	Vie Fitness	Walking
	MVMT FIT	1.3 mi
	Planet Fitness	1.7 mi
	LA Fitness	2 mi
Local Restaurants*	Black Pearl	Walking
	Pacific Rim	Walking
	Jolly Pumpkin	Walking
	Pretzel Bell	Walking
	Zola	Walking
	Aventura	Walking
	Sava's	Walking

BRIARWOOD		
Category	Name	Distance
Grocery Stores	Whole Foods	1 mi
	Meijer	1 mi
	Busch's	1 mi
Pet Supplies Stores	Pet People	1 mi
	Pet Supplies Plus	1 mi
	PetSmart	1.7 mi
Fitness Studios	FitPoint	Walking
	SPENGA	1 mi
	Orangetheory	1.3 mi
	Crunch Gym	2 mi
	Planet Fitness	3.7 mi
Local Restaurants*	Anna's House	Walking
	Mediterrano	Walking
	Dalat Vietnamese	1 mi
	Buddy's Detroit Pizza	1.7 mi
	Everest Sherpa	1.8 mi
	Godaiko Japanese	1.7 mi
	Wolverine Brewery	3.2 mi

* LOCAL RESTAURANTS DESIGNATES NON-FRANCHISE, LOCALLY AND INDEPENDENTLY OWNED ESTABLISHMENTS

Residential Amenities

Luxury Apartments



Residential Amenities

An Overview of Luxury Apartments Downtown Ann Arbor vs. Briarwood

UM OFF-CAMPUS STUDENT HOUSING APARTMENTS

DOWNTOWN ANN ARBOR	
Name/Address	Type, Rent, & Square Footage
618 South Main 618 South Main Street	Type: 2 BD, 2BA
	Size: 1,240 SF
	Rent: \$2,400+
The Varsity 425 East Washington Street	Type: 2 BD, 2 BA
	Size: 750 SF
	Rent: \$1,444
Ann Arbor City Club 201 South 1st Street	Type: 2 BD, 2 BA
	Size: 1,125 SF
	Rent: \$3,000+
Six11 611 East University Avenue	Type: 4 BD, 4 BA (no 2 BD avail)
	Size: 1,345 SF
	Rent: \$5,756
Younion 477 East Washington Street	Type: 2 BD, 1 BA (no 2 BA avail)
	Size: 687 SF
	Rent: \$1,420
Foundry Lofts 413 East Huron Street	Type: 2 BD, 2 BA
	Size: 792 SF
	Rent: \$1,640
The Yard 615 South Main Street	Type: 2 BD, 2 BA
	Size: 843 SF
	Rent: \$1,350

**Average
\$2.36 PSF**

BRIARWOOD	
Name/Address	Type, Rent, & Square Footage
Centerra Pointe 2555 Oak Valley Drive	Type: 2 BD, 2 BA
	Size: 1,405 SF
	Rent: \$2,190
Briar Cove Terrace 650 Waymarket Drive	Type: 2 BD, 2 BA
	Size: 1,163 SF
	Rent: \$1,560
The Emerson 3000 Signature Blvd	Type: 2 BD, 2 BA
	Size: 1,100
	Rent: \$1,505
Orion Main Street 101 Lake Village Drive	Type: 2 BD, 2 BA
	Size: 1,300 SF
	Rent: \$1,600
Harbor House 275 Harbor Way	Type: 2 BD, 2 BA
	Size: 1,005 SF
	Rent: \$1,600
Valley Ranch 1315 Oak Valley Drive	Type: 2 BD, 2 BA
	Size: 1,153 SF
	Rent: \$1,900
Uptown Ann Arbor 3300 Ann Arbor-Saline Road	Type: 2 BD, 2 BA
	Size: 1,055 SF
	Rent: \$2,100
Woodland Mews 275 Fieldcrest Street	Type: 2 BD, 2 BA
	Size: 1,165
	Rent: \$1,525
Hidden Valley Club 600 Hidden Valley Drive	Type: 2 BD, 2 BA
	Rent: 916
	Price: \$1,200

**Average
\$1.48 PSF
(37% lower)**

PRICES ARE BASE RENT ONLY, AVERAGES, AND VARY BASED ON MARKET FLUCTUATIONS
SIZES ARE AVERAGE 2 BEDROOM / 2 BATHROOM

900 BRIARWOOD CIRCLE | ANN ARBOR, MI

Residential Amenities

Area Schools



Regional Overview

Rated #1



Best City To Live
(Livability.com,
Niche.com 2018)



**Best College Town
in America**
(Forbes 2019)



**Top Public Universities
in America**
(Niche.com 2018)



**Most Educated
City in America**
(WalletHub 2018)

Ann Arbor is a welcoming community, home to the one of the world's finest universities and research institutions in the University of Michigan. From the parks, events, to the lively downtown retail, Ann Arbor continues to swiftly grow in employee density. The demand for goods and services supports independent, one-of-a-kind businesses that contribute to Ann Arbor's personality and set it apart from other areas of opportunity.

More than 300 software / IT firms located here employ 6,700 people. Well-established companies such as Thomson Reuters, Google, and Barracuda Networks are among the largest employers while Domino's Pizza and XPO Logistics call Ann Arbor their headquarters. An automotive innovation center, Toyota, Ford, Subaru, and Honda occupy large spaces throughout Ann Arbor, which is just 35 minutes from Ford Motor Company's World Headquarters.

In addition to many established industries, the area has become a magnet for emerging and rapidly growing sectors such as biotech, life sciences, and information technology.



About Ann Arbor



DEMOGRAPHICS 2019 ANN ARBOR	2019 ESTIMATES	% INCREASE BASED ON PROJECTION
Trade Area Size	28.8 Sq Mi	
Estimated Population Density	4,289 Per Sq Mi	
Population 2010	113,384	
Estimated Population 2019	156,723	+38%
Projected Population 2024	160,763	6%
Total # Households 2010	47,026	
Estimate # Households 2019	49,822	6%
Projected # Households 2024	50,870	2%
Median Household Income 2010	\$47,227	
Estimated Household Income 2019	\$68,471	45%
Projected Household Income 2014	\$78,881	+15%
Per Capita Income 2010	\$28,842	
Estimated Per Capita Income 2019	\$41,160	+43%
Projected Per Capita Income 2024	\$49,130	+19%
Median Age 19 Years or Less	28,183	23%
Median Age 20 – 64 Years	79,873	65%
Median Age 65 Years or Over	15,287	12%
Owner-Occupied Median Home Value in 2010	\$284,126	
Renter-Occupied Median Rent	\$1,016	
Total Businesses	8,214	
Total Employees	138,373	
Company Headquarter Businesses	51	
College Degree	53,132	73%
Graduate Degree	31,933	44%



ONE BRIARWOOD

900 BRIARWOOD CIRCLE | ANN ARBOR, MI

Jim Chaconas
Senior Vice President, Ann Arbor
734 769 5005
jim.chaconas@colliers.com



Colliers International | Ann Arbor
1955 Pauline Blvd, Suite 400
Ann Arbor, MI 48103
www.ColliersAnnArbor.com

