



Build-to-Suit Medical
and Dental Offices
2,500 - 14,000 SF Available
3001 Miller Road, Ann Arbor, MI

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www.OxfordCompanies.com

A Location That Works for You

Imagine an office location that combines effortless convenience and accessibility, with the tranquility of a secluded scenic landscape. Situated on the westside of Ann Arbor at the Forest Cove Office Campus, this prime location offers easy access for both patients and staff while providing a peaceful, natural setting.

- **Strategic Accessibility** – Just minutes from M-14 and I-94 for seamless connectivity.
- **Growing Market** – Located in a high-demand area with strong potential for patient growth.
- **Scenic Setting** – Adjacent to the Botsford Nature Preserve, offering a serene backdrop.
- **Proven Investment** – A rare opportunity to establish your practice in a sought-after area.



Conceptual Rendering

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Botsford Preserve



M-14 On-Ramp

North Site

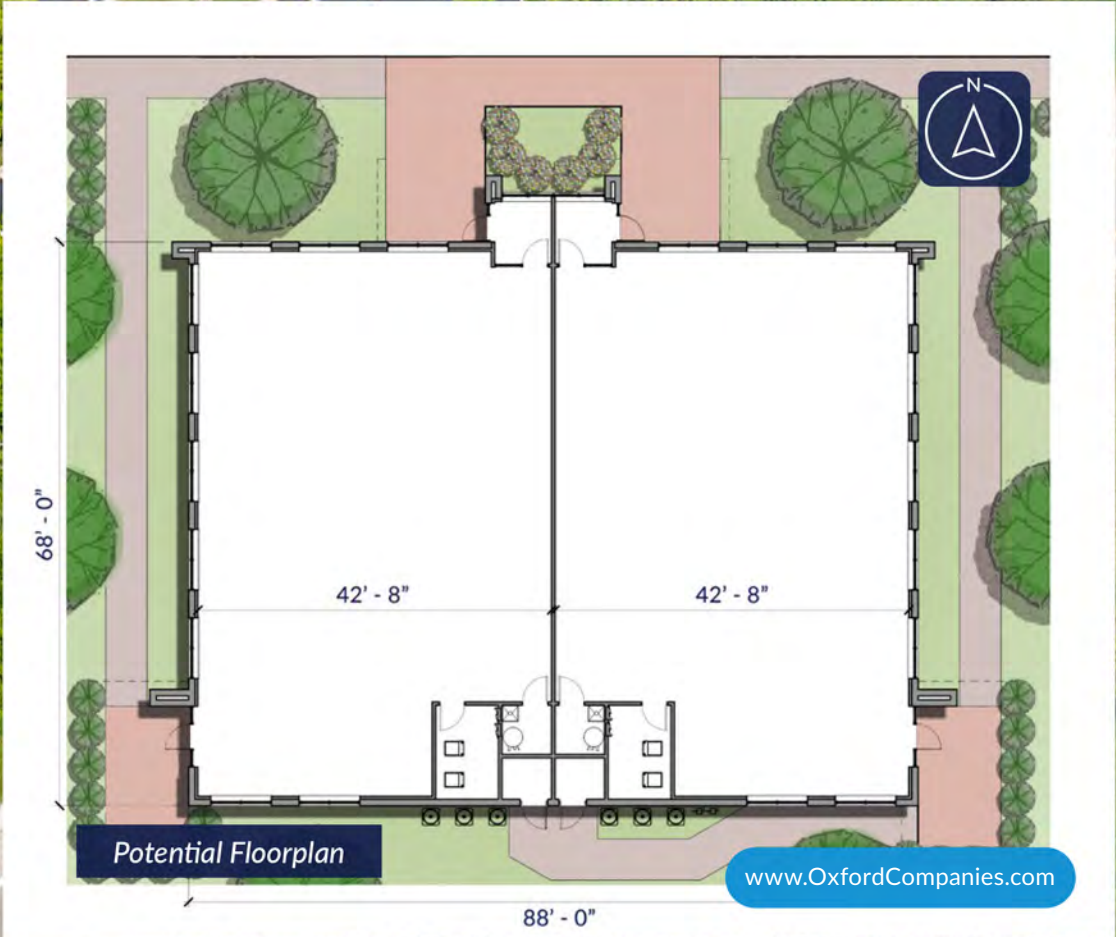
14,000 SF



Conceptual Rendering

South Site

2,500 - 6,000 SF



Cost of Ownership Model

For illustrative purposes

Inputs

Property Data

Unit Size (SF)		3,000
Construction Cost per SF	\$	514.00
Operating Costs per SF	\$	15.35

Outputs

Development/Acquisition Costs

Land Acquisition	\$	275,500
Construction Cost	\$	1,542,000
Total Cost*	\$	1,817,500
Construction Loan	\$	1,363,000

*Does not include lender fees, legal fees, etc.

Cost of Ownership

Upfront Equity	\$	454,500
Ongoing Monthly Payment		
Debt Service**	\$	10,162
Operating Costs	\$	3,838
Total Monthly	\$	14,000

** Estimated 20 year amortization, 6.5% interest rate, 75% loan-to-value

Operating costs include tax estimates based on projected construction costs. Actual taxes may vary as determined by the local assessor.



Expert Guidance. Seamless Process.

With deep local expertise and a full-service approach, we handle every detail from development to long-term property management. You can have the confidence that your investment is being handled by a team of experts.

Why Oxford?

- Locally Invested and Experienced - Over 25 years dedicated to Ann Arbor's prosperity.
- Proven Development Team - Currently leading Arbor South, the city's largest mixed-use project, featuring 1,000 apartments, 100,000+ SF of retail, and a full-service hotel.
- Unmatched Property Management - Managing 2.6M+ SF of commercial space—more than any other firm in Ann Arbor.
- Full-Service Experience - Integrated development, construction, and property management.
- Reliable Support - 24/7 maintenance services ensure your space runs smoothly.

BrightWorks: A Dynamic Hub for Meetings & Events
Located inside Forest Cove, BrightWorks offers flexible event and meeting spaces designed for collaboration, networking, and innovation. Learn more at BrightWorksCoworking.com

Forest Cove



Trinity Health
Urgent Care



University of Michigan
West Ann Arbor
Health Center



Downtown Ann Arbor

Ann Arbor

Barton Hills

Skyline High School

Water Hill



University of Michigan Hospital

Central Campus



Ann Arbor Airport

