



SIGNATURE ASSOCIATES
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Office For Lease

Property Name:
Location: 3200 Greenfield Road
City, State: Dearborn, MI
Cross Streets: S. of Rotunda Drive
County: Wayne

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 136,553	Total Available Sq. Ft.: 33,818	Class: A
Typical Floor Plate: 45,424	Min / Max Cont. Sq. Ft.: 3,074 / 16,044	No. of Floors: 3

PROPERTY INFORMATION

Zoning: IA	Parking: 606
Exterior Construction: Brick	Power: Ample
Structural System: Frame	Security Systems: Yes, Building Alarm & Camera
Roof: Membrane	Restrooms: Renovated 2015
Floors / Covering: Carpet / N/A	Sprinklers: Yes
Heating: Blr./Baseboard	Signage: Building Monument Signage
Air-Conditioning: Cooling Towers	Delivery Area: Loading Dock
Ceiling Height: 8'6"	Date Available: Immediate
Year Built: 1988 (Retrofit: 2015)	Acreage: N/A

Current Tenants:

PRICING INFORMATION

Lease Rate: \$17.95 G+E	Rentable/Usable: N/A	Impr Allowance: Negotiable
Lease Term: 3 - 5 Years	Total Taxes:	Deposit: TBD
Options: N/A	Parcel #: 32-10-194-01-007	

Tenant Responsibility:

Comments: Highest quality office space. Immediate access to I-94 and M-39 (Southfield Freeway). Close to retail and Airport (DTW), and Dearborn commercial corridor. Stable ownership. Covered drop-off at main entrance and sundry shop. Most impressive building in Dearborn. Generous improvement allowance possible.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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