



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.: 25,003 Class: A

Typical Floor Plate: 45,424 **Min / Max Cont. Sq. Ft.:** 3,074 / 16,044 **No. of Floors:** 3

PROPERTY INFORMATION

Zoning:IAParking:606Exterior Construction:BrickPower: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 TowersDelivery Area:Loading DockCeiling Height:8'6"Date Available:Immediate

Year Built: 1988 (Retrofit: 2015) Acreage: N/A

Current Tenants:

PRICING INFORMATION

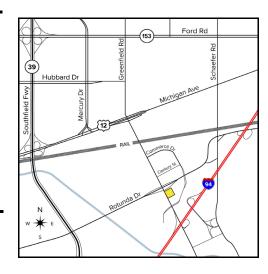
Lease Rate: \$17.95 G+E Rentable/Usable: N/A Impr Allowance: Negotiable

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 with recent common area renovations. Immediate access to I-94 and M-39 (Southfield Freeway). Close to retail and Airport (DTW), and Dearborn commercial corridor. Stable, institutional ownership. Covered drop-off and sundry shop. Most impressive building in Dearborn. Generous improvement allowance possible.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Chris Secontine, (248) 799-3174, csecontine@signatureassociates.com