



**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.:	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:	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 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):

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