



Hi-Tech For Lease

Property Name: Research Park
Location: 3915 Research Park Drive, Unit: A-9
City, State: Ann Arbor, MI
Cross Streets: NE Quad S. State Street & Ellsworth Road
County: Washtenaw
Zoning: RE-Research

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	34,833	Available Shop Sq. Ft.:	1,505
Available Sq. Ft.:	5,121	Available Office Sq. Ft.:	3,616
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

Multi-Tenant:	Yes	Year Built:	1988
Clear Height:	13'	Rail:	No
Grade Level Door(s):	2	Security:	No
Truckwells or Docks:	0	Interior:	N/A
Exterior Construction:	Brick/Block	Lighting:	Fluorescent
Structural System:	Steel	Bay Sizes:	N/A
Air-Conditioning:	Yes	Restrooms:	Men & Women
Heating:	Gas Forced Air	Cranes:	No
Availability:	Immediately	Parking:	98
Power (Amps/Volts):	N/A	Land Dimensions:	N/A
		Sprinklers:	No
		Signage:	Yes
		Exterior:	N/A
		Roof:	N/A
		Floors:	Concrete
		Floor Drains:	Yes
		Acreage:	5.810

PRICING INFORMATION

Lease Rate:	\$10.25	Mthly Rate:	\$4,374.19/mo	TD:	N/A
Lease Type:	NNN	Taxes:	\$2.90/sq. ft. (2024)	Deposit:	N/A
Lease Term:	3-5 Year(s)	Parcel #:	09-12-09-300-018	Assessor #:	N/A
		Imprv Allow:	N/A	Options:	N/A

Tenant Responsibility: NNN Operating Expenses: \$5.86/sq. ft.

COMMENTS

Intech of Ann Arbor is a 52,927 sq. ft. complex of two (2) adjacent multi-tenant buildings that sit on 5.81 acres of land located in the NEC of Research Park comprised of 34,833 sq. ft. at 3915 Research Park Drive and 18,094 sq. ft. at 3917 Research Park Drive.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Jay Chavey, (248) 948-4196, jchavey@signatureassociates.com
 Drake Filippis, (248) 799-3161, dfilippis@signatureassociates.com