



**SIGNATURE
ASSOCIATES**
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Office For Lease

Property Name: Fairlane Officentre
Location: 4 & 6 Parklane Boulevard
City, State: Dearborn, MI
Cross Streets: Hubbard Drive
County: Wayne

BUILDING SIZE / AVAILABILITY

| | | |
|--|--|-------------------------|
| Total Building Sq. Ft.: 286,726 | Total Available Sq. Ft.: 117,727 | Class: A |
| Typical Floor Plate: 49,363 | Min / Max Cont. Sq. Ft.: 744 / 61,438 | No. of Floors: 6 |

PROPERTY INFORMATION

| | | | |
|-------------------------------|---------------------------|--------------------------|----------------|
| Zoning: | BC - General Business | Parking: | 5/1000 |
| Exterior Construction: | Metal/Glass | Power: | N/A |
| Structural System: | Steel | Security Systems: | Yes, Building |
| Roof: | EPDM | Restrooms: | Yes |
| Floors / Covering: | Concrete / Carpet / Stone | Sprinklers: | Yes |
| Heating: | Forced Air | Signage: | N/A |
| Air-Conditioning: | 100% | Delivery Area: | Yes, with dock |
| Ceiling Height: | 8'6" | Date Available: | Immediate |
| Year Built: | 1985 (Retrofit: 2019) | Acreage: | 21.01 |

Current Tenants: Ford Direct, Cliffs, Rosenberger

PRICING INFORMATION

| | | | | | |
|--------------------|-------------|-------------------------|------------------------|------------------------|-----|
| Lease Rate: | \$17.95 G+E | Rentable/Usable: | N/A | Impr Allowance: | N/A |
| Lease Term: | Negotiable | Total Taxes: | \$369,094.15 (2024/25) | Deposit: | N/A |
| Options: | N/A | Parcel #: | 32-09-131-03-001 | | |

Tenant Responsibility:

Comments: Outstanding office building with recent, significant renovations. Located in the heart of Fairlane development. Fast freeway access. Spaces up to 61,438 contiguous sq. ft. Business-ready suites also available. Amenities include conference center, on-site management and food service.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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