

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.:**	103,878	**Class:**	A
Typical Floor Plate:	49,363	**Min / Max Cont. Sq. Ft.:**	482 / 61,483	**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

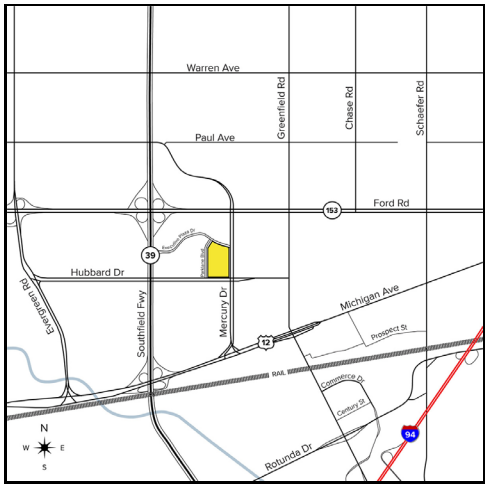
Current Tenants: Ford Direct, Cliffs, Rosenberger

PRICING INFORMATION

Lease Rate:	$18.75 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

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.