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Office For Lease

Property Name: Building 1
Location: 7322 Newman Boulevard
City, State: Dexter/Twp., MI
Cross Streets: I-94 / Baker Road
County: Washtenaw

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 26,000	Total Available Sq. Ft.: 26,000	Class: B
Typical Floor Plate: 26,000	Min / Max Cont. Sq. Ft.: 26,000 / 26,000	No. of Floors: 1

PROPERTY INFORMATION

Zoning: L-1, Limited Industrial	Parking: 120+
Exterior Construction: Precast Conc.	Power: 1600 Amps, 208/120/277 Volt, 3-Phase
Structural System: Steel	Security Systems: No
Roof: Metal	Restrooms: Men & Women
Floors / Covering: Concrete / Carpet	Sprinklers: No
Heating: Yes	Signage: Yes
Air-Conditioning: Yes	Delivery Area: N/A
Ceiling Height: 9' - 10'11"	Date Available: Immediate
Year Built: 1985 (Retrofit: 1993)	Acreage: 20

Current Tenants:

PRICING INFORMATION

Lease Rate: \$7.95 NNN	Rentable/Usable: N/A	Impr Allowance: N/A
Lease Term: N/A	Total Taxes: \$1.13/SF (2025)	Deposit: N/A
Options: N/A	Parcel #: 08-17-200-016	

Tenant Responsibility:

Comments: 26,000 sq. ft. freestanding office flex building in a three (3) building corporate campus on 20 acres at I-94 & Baker Road, minutes from Ann Arbor. Built out with 21,136 sq. ft. of office flex and 4,864 sq. ft. of warehouse/storage with a dock and a grade door. Dropped ceiling in office range from 9'0" to 10'11". Warehouse clear heights range from 9'11" underbeam to 12'9" to the deck. It's a good fit for a corporate office user, a regional HQ, an engineering/R&D center, or a satellite location that needs shipping and receiving. The space has a reception area, conference and training rooms, and a server room with a mix of open office areas and private offices.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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