

SIGNATURE ASSOCIATES
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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:** | $10.95 MG + Utilities | **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. Natural gas power back-up generator on site. Gas, water, and electric are separately metered.




**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.