



SIGNATURE ASSOCIATES
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Office For Lease

Property Name: Schafer Court III
Location: 14441 Rotunda Drive, Suite: #300
City, State: Dearborn, MI
Cross Streets: Schaefer Road
County: Wayne

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 48,362	Total Available Sq. Ft.: 5,800	Class: B
Typical Floor Plate: 48,362	Min / Max Cont. Sq. Ft.: 5,800 / 5,800	No. of Floors: 1

PROPERTY INFORMATION

Zoning: IB	Parking: 200
Exterior Construction: Brick/Block	Power: 480 Volts
Structural System: Steel	Security Systems: Yes
Roof: Rubber	Restrooms: Yes
Floors / Covering: Concrete / Carpeting	Sprinklers: Yes
Heating: RTU	Signage: Two Monument Signs
Air-Conditioning: RTU - 100%	Delivery Area: Possible
Ceiling Height: 12' - 16'	Date Available: Immediately
Year Built: 1989	Acreage: 3.72

Current Tenants: Les Standford Chevrolet

PRICING INFORMATION

Lease Rate: \$10.50 NNN	Rentable/Usable: Rentable	Impr Allowance: Possible
Lease Term: 5 Years	Total Taxes: \$71,152.16 (2024/25)	Deposit: N/A
Options: Yes	Parcel #: 32-10-192-05-002	

Tenant Responsibility: Prorated Utilities, RE Taxes, amd CAM

Comments: High image flex building providing excellent freeway access. Quality space throughout and ample parking. Nicely finished office space with direct entrance. Tenant improvement allowance available. Office and R&D uses allowed. Hi-tech fire monitoring system. Near Ford World Headquarters. Close proximity to I-94 on/off ramps.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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