



**SIGNATURE
ASSOCIATES**
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Office For Sale or Lease

Property Name: Chicago Research Center
Location: 769 - 789 Chicago Road
City, State: Troy, MI
Cross Streets: John R Road
County: Oakland

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 126,392	Total Available Sq. Ft.: 126,392	Class:
Typical Floor Plate: 10,000-15,000	Min / Max Cont. Sq. Ft.: 10,000 / 126,392	No. of Floors: 3

PROPERTY INFORMATION

Zoning:	R-C	Parking:	456
Exterior Construction:	Brick/Glass	Power:	N/A
Structural System:	Reinf. Concrete	Security Systems:	No
Roof:	N/A	Restrooms:	Yes
Floors / Covering:	N/A / N/A	Sprinklers:	Yes
Heating:	N/A	Signage:	Road & Building
Air-Conditioning:	Yes	Delivery Area:	N/A
Ceiling Height:	10' - 14'	Date Available:	Immediate
Year Built:	1985 (Retrofit: 1998)	Acreage:	6

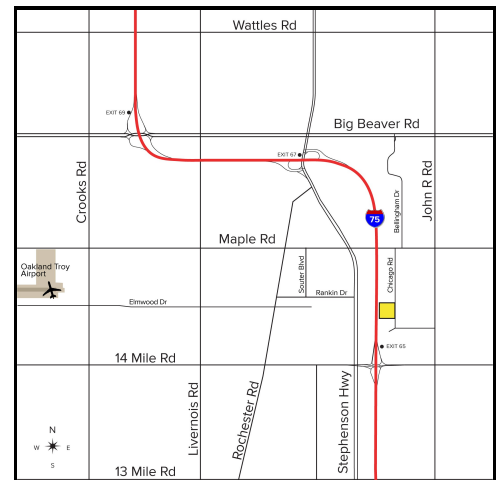
Current Tenants:

PRICING INFORMATION

Lease Rate:	Contact Broker	Rentable/Usable:	N/A	Lease Term:	TBD
Sale Price:	Contact Broker	Total Taxes:	\$71,961.37 (2024)	Impr Allowance:	N/A
Options:	N/A	Parcel #:	20-35-201-066	Deposit:	N/A

Tenant Responsibility: All operating costs.

Comments: Located fronting I-75, highly visible and conveniently located, with many nearby amenities. Flexible R-C zoning allows for R&D as well as general office uses. Prominent freeway signage for larger users. Buildings 769 and 789 Chicago Road each features a 12' x 12' overhead door. Very low operating costs. Contact listing broker for pricing.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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