



**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: 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: \$5.00 NNN	Rentable/Usable: N/A	Lease Term: TBD
Sale Price: Contact Broker	Total Taxes: \$71,355.68 (2025)	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):

John Boyd, (248) 948-0102, jboyd@signatureassociates.com
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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.