



**SIGNATURE
ASSOCIATES**
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Office For Lease

Property Name: The Dakota Building
Location: 1785 W. Stadium Boulevard, Suite: #101
City, State: Ann Arbor, MI
Cross Streets: S. of Pauline Boulevard
County: Washtenaw

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 20,040	Total Available Sq. Ft.: 4,186	Class: B
Typical Floor Plate: 10,020	Min / Max Cont. Sq. Ft.: 4,186 / 4,186	No. of Floors: 2

PROPERTY INFORMATION

Zoning: Office	Parking: 91
Exterior Construction: Brick	Power: N/A
Structural System: Steel	Security Systems: No
Roof: N/A	Restrooms: Men & Women
Floors / Covering: Concrete / Carpet	Sprinklers: No
Heating: GFA	Signage: Yes
Air-Conditioning: 100%	Delivery Area: No
Ceiling Height: N/A	Date Available: 10/1/2025
Year Built: 2006	Acreage: 1.96

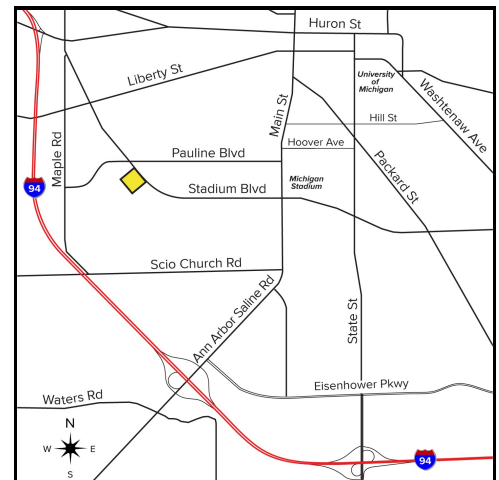
Current Tenants:

PRICING INFORMATION

Lease Rate: \$23.95 MG + E	Rentable/Usable: Rentable	Impr Allowance: Carpet and Paint
Lease Term: 5 Years	Total Taxes: \$3.89/SF (2024)	Deposit: N/A
Options: N/A	Parcel #: 09-09-31-206-025	

Tenant Responsibility: Pro-Rated Suite Electric of \$1.32/SF

Comments: 3,626 USF / 4,186 RSF.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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