



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

Office For Lease

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

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 20,400	Total Available Sq. Ft.: 4,778	Class: B
Typical Floor Plate: 10,020	Min / Max Cont. Sq. Ft.: 592 / 4,778	No. of Floors: 2

PROPERTY INFORMATION

Zoning: Office	Parking: 91
Exterior Construction: Brick	Power: Ample
Structural System: Steel	Security Systems: No
Roof: Rubber	Restrooms: Men & Women, Unisex
Floors / Covering: Concrete / Carpet	Sprinklers: No
Heating: GFA	Signage: Yes
Air-Conditioning: 100%	Delivery Area: No
Ceiling Height: 8'11"	Date Available: Immediate
Year Built: 2006	Acreage: 1.96

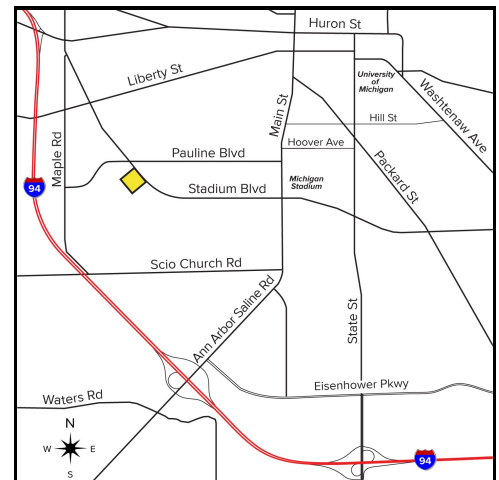
Current Tenants:

PRICING INFORMATION

Lease Rate: \$23.95 MG + E	Rentable/Usable: Rentable	Impr Allowance: Carpet and Paint
Lease Term: 5 Years	Total Taxes: \$3.92/SF (2025)	Deposit: N/A
Options: N/A	Parcel #: 09-09-31-206-025	

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

Comments: Suite 101 is 3,626 USF / 4,186 RSF and Suite 106 is 538 USF / 592 RSF. Combined they total 4,164 USF / 4,778 RSF. These two (2) suites are adjacent and each suite can be leased separately or together.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Jay Chavey, (248) 948-4196, jchavey@signatureassociates.com
Drake Filippis, (248) 799-3161, dfilippis@signatureassociates.com