



Hi-Tech For Lease

Property Name: Research Park
Location: 3917 Research Park Drive
City, State: Ann Arbor, MI
Cross Streets: NE Quad S. State Street & Ellsworth Road
County: Washtenaw
Zoning: RE-Research

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	18,094	Available Shop Sq. Ft.:	789	Office Dim:	N/A
Available Sq. Ft.:	3,654 - 9,002	Available Office Sq. Ft.:	2,865 - 8,213	Shop Dim:	N/A

PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1988
Clear Height:	13'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	2	Security:	No	Signage:	Yes
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Brick/Block	Lighting:	Fluorescent	Roof:	N/A
Structural System:	Steel	Bay Sizes:	N/A	Floors:	Concrete
Air-Conditioning:	HVAC	Restrooms:	Men & Women	Floor Drains:	Yes
Heating:	Gas Forced Air	Cranes:	No	Acreage:	5.810
Availability:	Immediately	Parking:	76	Land Dimensions:	N/A
Power (Amps/Volts):	N/A				

PRICING INFORMATION		Mthly Rate:	\$3,121.13 - \$7,689.21/mo	TD:	N/A
Lease Rate:	\$10.25	Taxes:	\$2.90/sq. ft. (2024)	Deposit:	N/A
Lease Type:	NNN	Parcel #:	09-12-09-300-018	Assessor #:	N/A
Lease Term:	3-5 Year(s)	Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: NNN Operating Expenses: \$5.86/sq. ft.

COMMENTS

Intech of Ann Arbor is a 52,927 sq. ft. complex of two (2) adjacent multi-tenant buildings that sit on 5.81 acres of land located in the NEC of Research Park comprised of 34,833 sq. ft. at 3915 Research Park Drive and 18,094 sq. ft. at 3917 Research Park Drive. Adjacent Unit B-4 (5,348 sq. ft.) and Unit B-7 (3,654 sq. ft.) at 3917 Research Park can be combined to provide 9,002 sq. ft.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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