

3917 RESEARCH PARK DRIVE
ANN ARBOR, MICHIGAN



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

HI-TECH / R&D / OFFICE FOR LEASE
3,654 – 9,002 Square Feet Available

INTECH BUSINESS PARK

LEASE RATE REDUCED



PROPERTY FEATURES

- | • Available Units | B-4* | B-7* |
|-------------------|---------------|---------------|
| Office Space | 5,348 sq. ft. | 2,865 sq. ft. |
| Hi-Bay Space | 0 sq. ft. | 789 sq. ft. |
| Total | 5,348 sq. ft. | 3,654 sq. ft. |
- *Units B-4 and B-7 combined yields 9,002 sq. ft.
 - Flex suites with office/shop/lab combo areas
 - 13' clear height
 - Each unit has a private suite entrance and access to hi-bay area by 1-2 grade level over head doors
 - Zoned Research
 - Beautiful corporate campus setting with on-site ample parking
 - Easy access to I-94 expressway via State Street interchange
 - Immediately Available
 - Reduced Lease Rate: \$10.25/sq. ft. NNN
 - 2025 operating expense budget is \$5.86/sq. ft.



For more information, please contact:

JAY CHAVEY
(248) 948 4196
jchavey@signatureassociates.com

DRAKE FILIPPIS
(248) 799 3161
dfilippis@signatureassociates.com

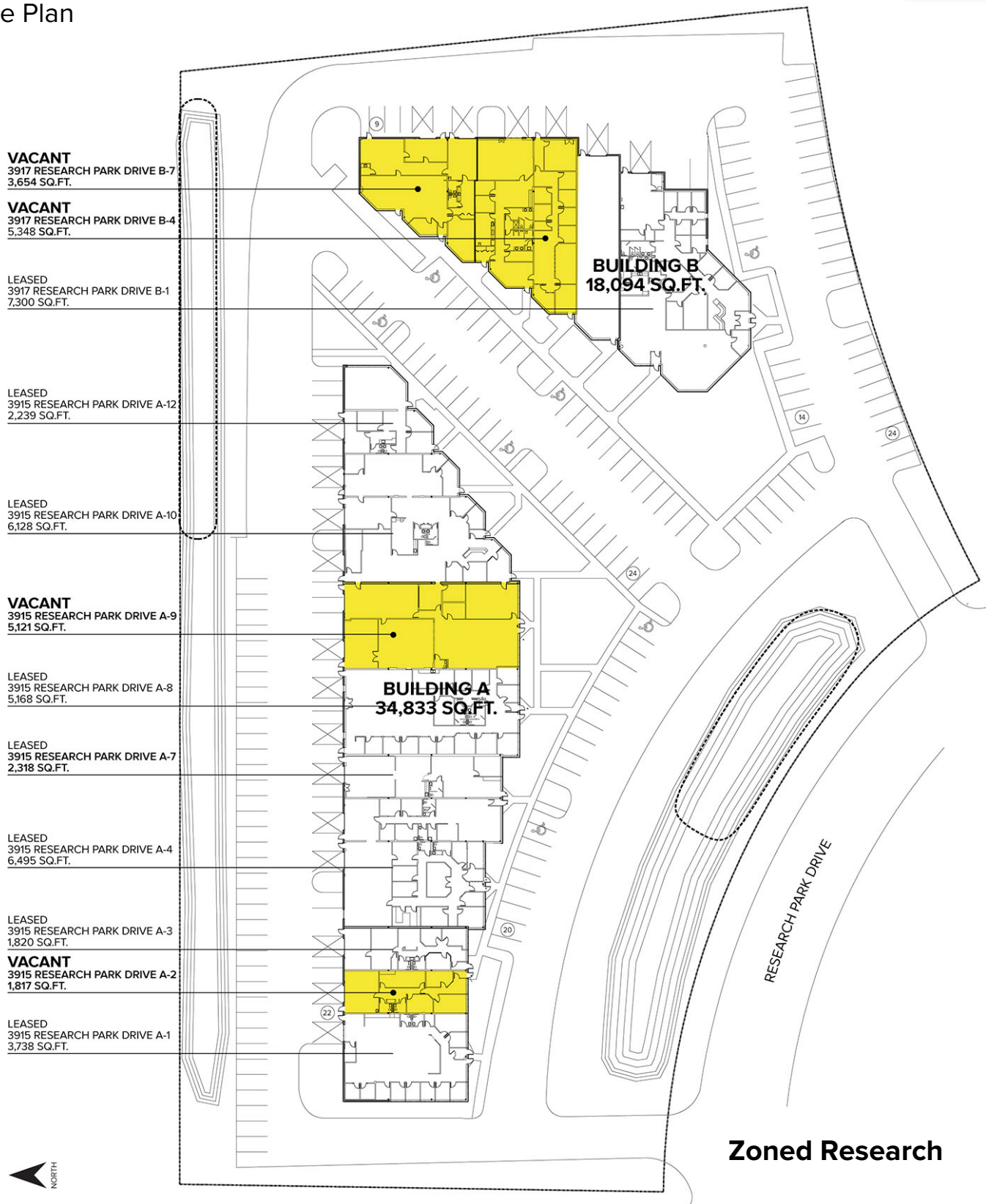
SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

3917 Research Park Drive – Ann Arbor, Michigan

Hi-Tech / R&D / Office For Lease

3,654 – 9,002
Square Feet
AVAILABLE

Site Plan



For more information, please contact:

JAY CHAVEY
(248) 948 4196
jchavey@signatureassociates.com

DRAKE FILIPPIS
(248) 799 3161
dfilippis@signatureassociates.com

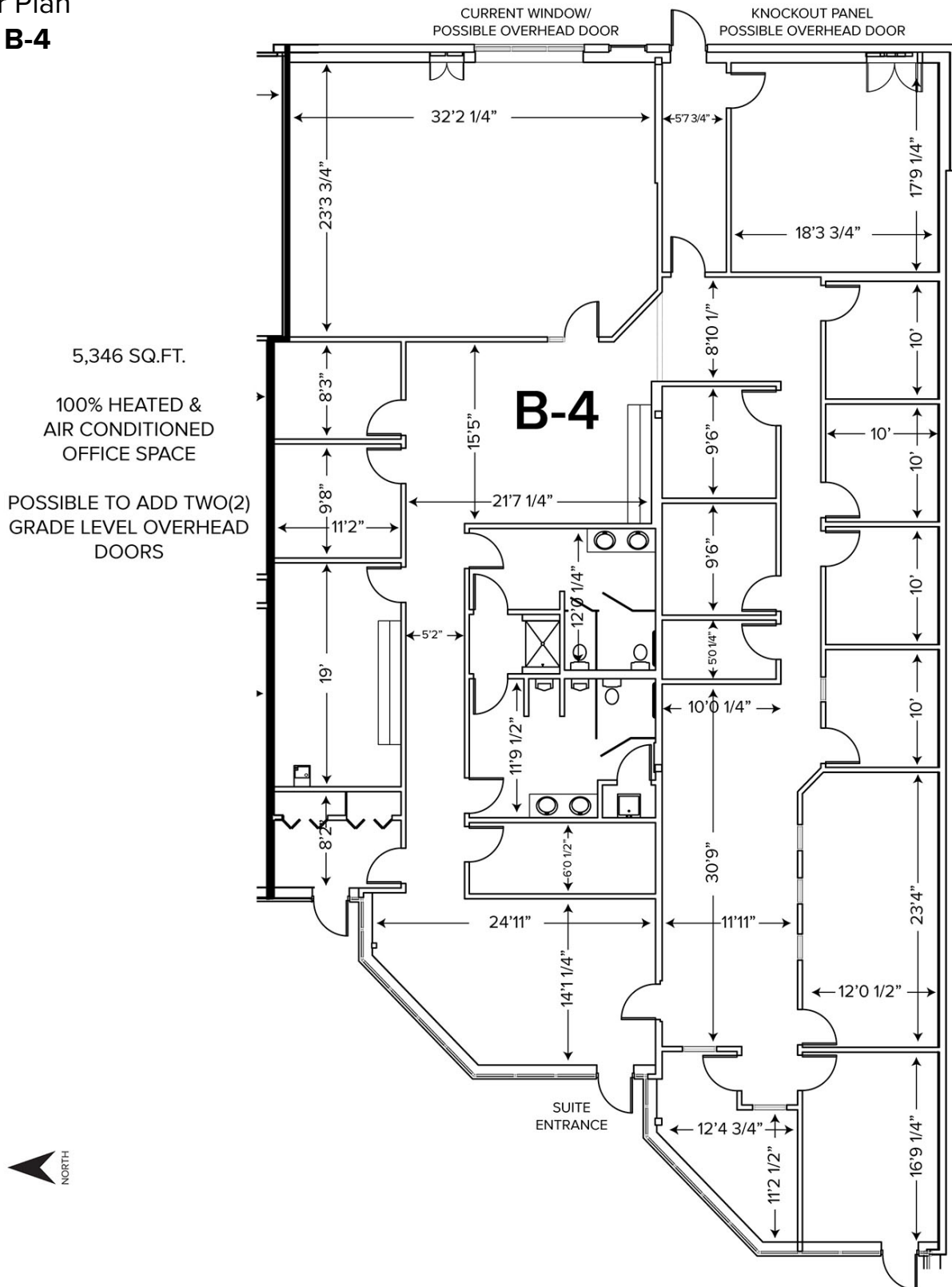
SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

3917 Research Park Drive – Ann Arbor, Michigan

Hi-Tech / R&D / Office For Lease

3,654 – 9,002
Square Feet
AVAILABLE

Floor Plan Unit B-4



For more information, please contact:

JAY CHAVEY
(248) 948 4196
jchavey@signatureassociates.com

DRAKE FILIPPIS
(248) 799 3161
dfilippis@signatureassociates.com

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

3917 Research Park Drive – Ann Arbor, Michigan

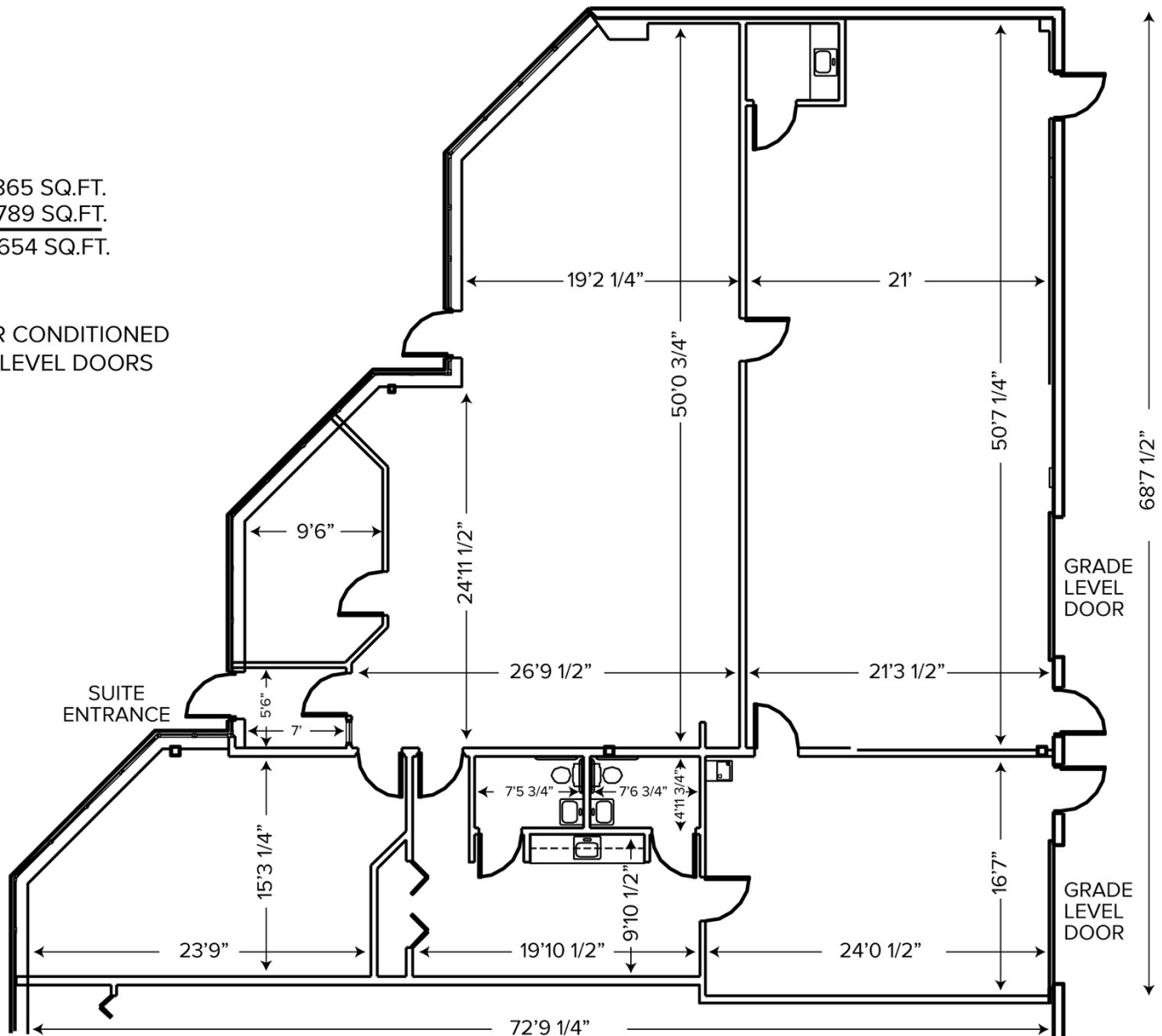
Hi-Tech / R&D / Office For Lease

3,654 – 9,002
Square Feet
AVAILABLE

Floor Plan Unit B-7

OFFICE: 2,865 SQ.FT.
HI-BAY: 789 SQ.FT.
TOTAL: 3,654 SQ.FT.

100% HEATED & AIR CONDITIONED
2 ACTIVE GRADE LEVEL DOORS



For more information, please contact:

JAY CHAVEY
(248) 948 4196
jchavey@signatureassociates.com

DRAKE FILIPPIS
(248) 799 3161
dfilippis@signatureassociates.com

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

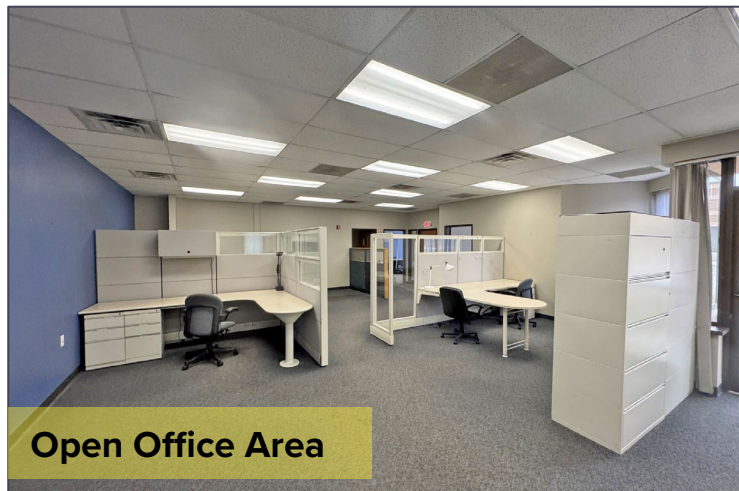
3917 Research Park Drive – Ann Arbor, Michigan

Hi-Tech / R&D / Office For Lease

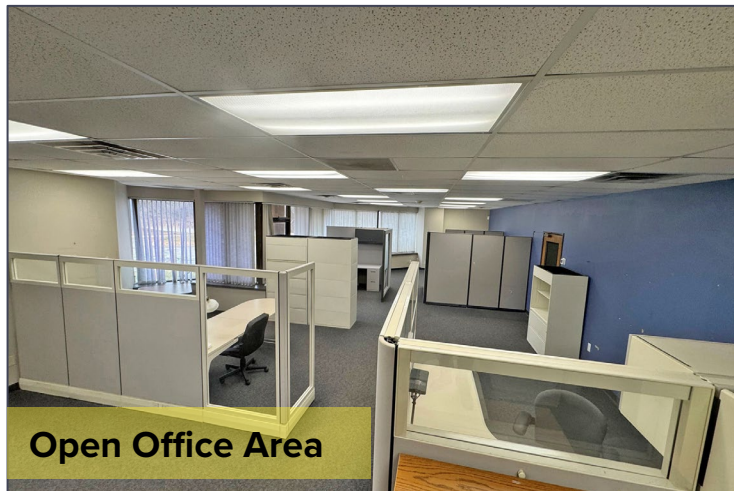
3,654 – 9,002
Square Feet
AVAILABLE

Interior Photos

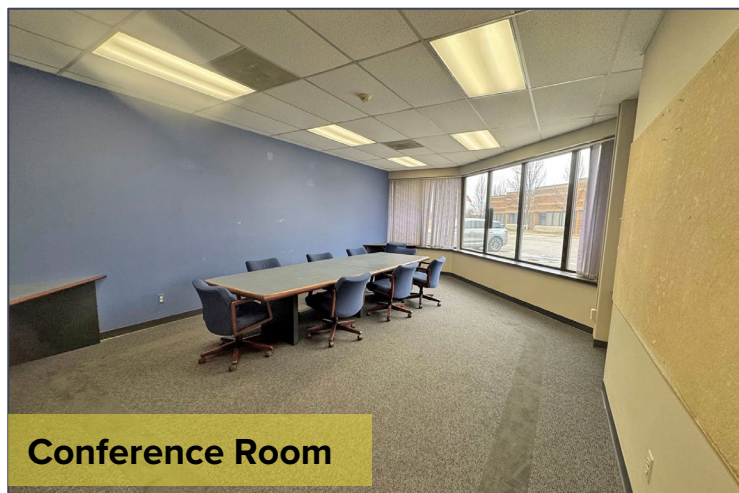
Unit B-7



Open Office Area



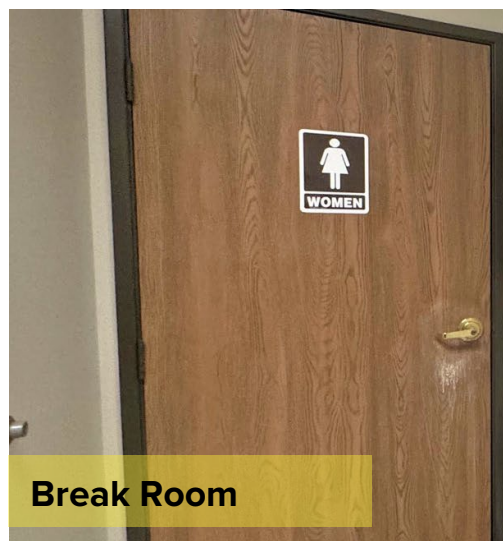
Open Office Area



Conference Room



Open Tech Area



Break Room



For more information, please contact:

JAY CHAVEY
(248) 948 4196

jchavey@signatureassociates.com

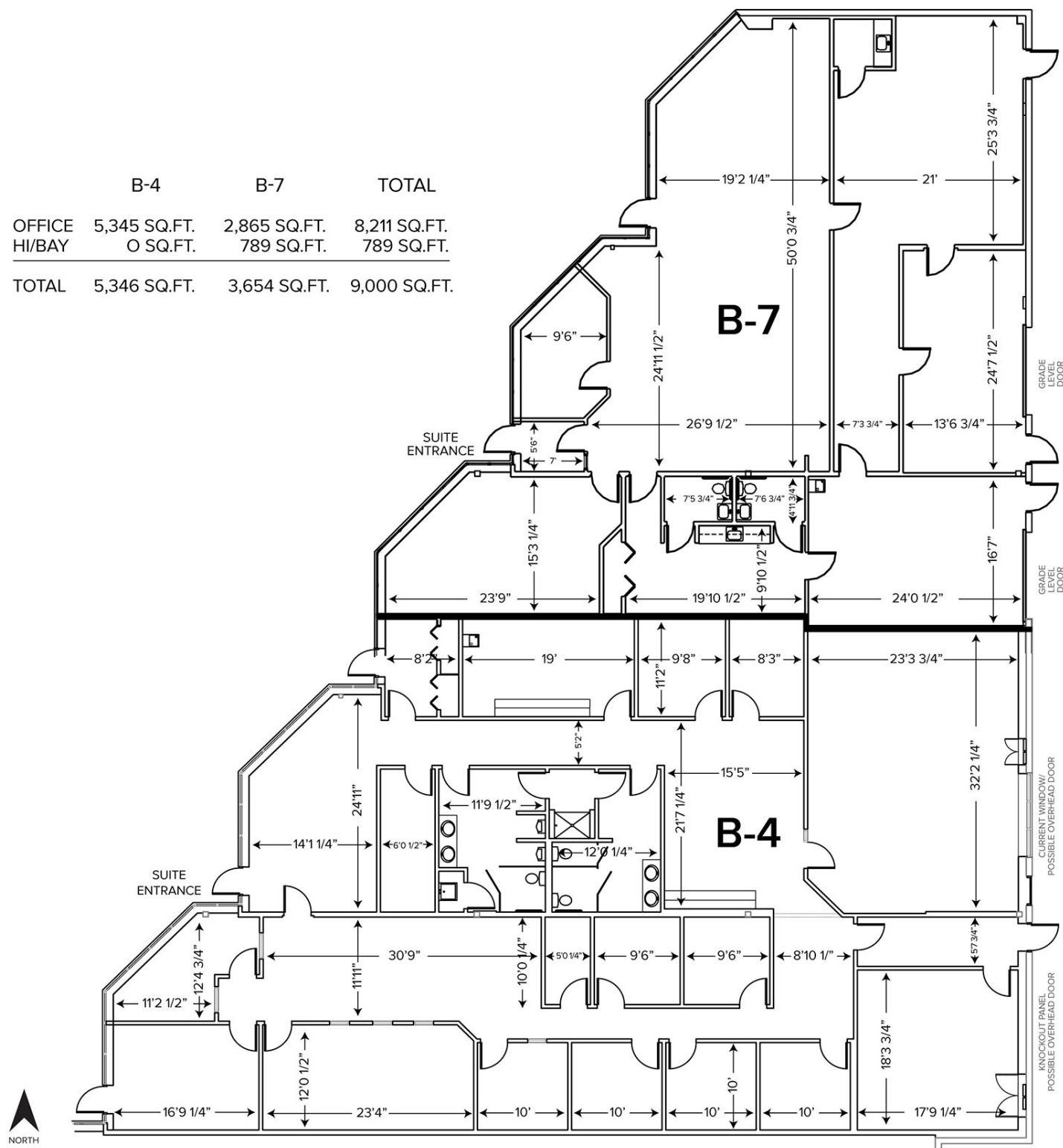
DRAKE FILIPPIS
(248) 799 3161

dfilippis@signatureassociates.com

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

3,654 – 9,002
Square Feet
AVAILABLE

	B-4	B-7	TOTAL
OFFICE	5,345 SQ.FT.	2,865 SQ.FT.	8,211 SQ.FT.
HI/BAY	O SQ.FT.	789 SQ.FT.	789 SQ.FT.
TOTAL	5.346 SQ.FT.	3.654 SQ.FT.	9,000 SQ.FT.



JAY CHAVEY
(248) 948 4196
jchavey@signatureassociates.com

DRAKE FILIPPIS
(248) 799 3161
dfilippis@signatureassociates.com

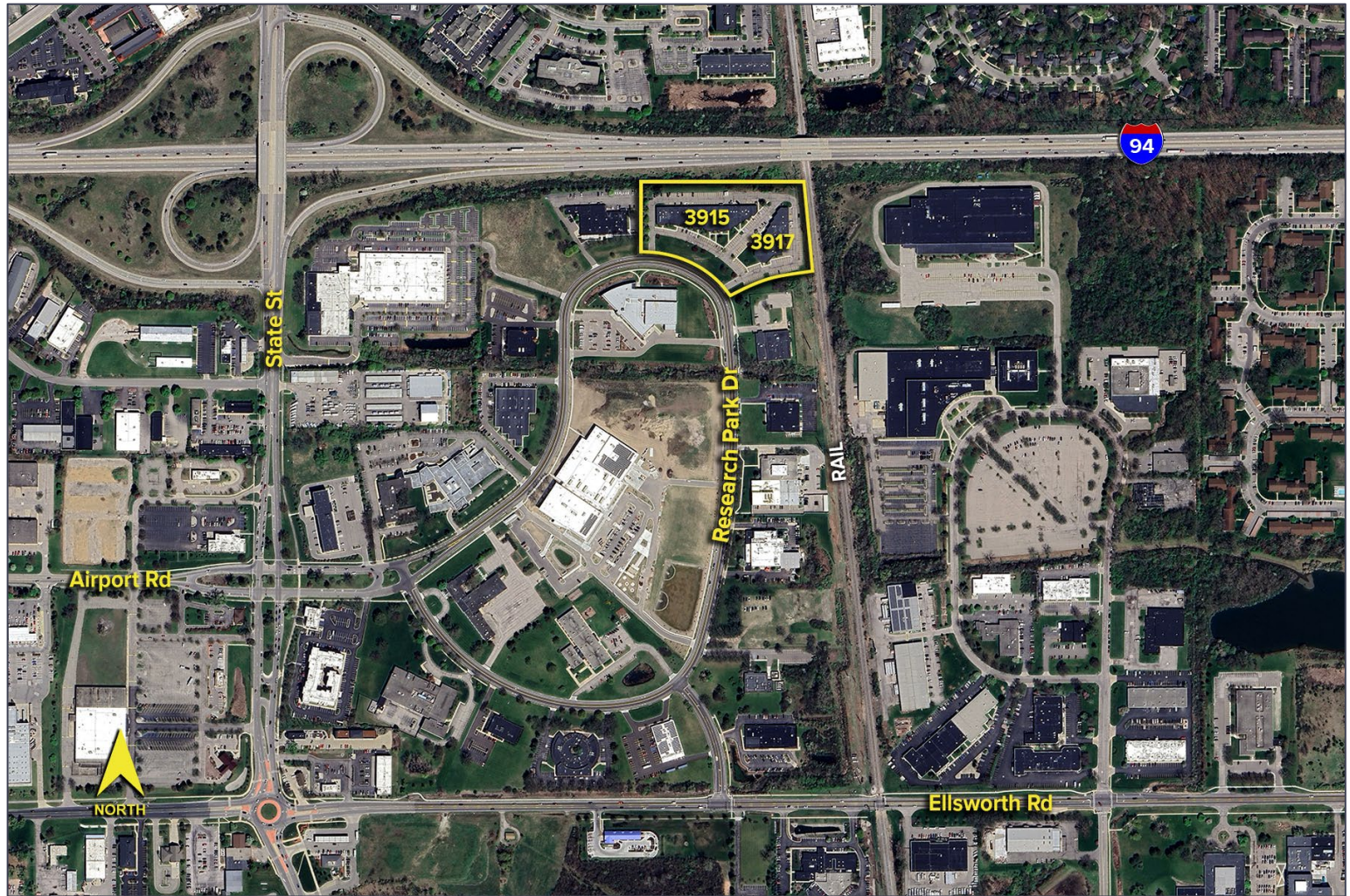
SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

3917 Research Park Drive – Ann Arbor, Michigan

Hi-Tech / R&D / Office For Lease

3,654 – 9,002
Square Feet
AVAILABLE

Aerial



For more information, please contact:

JAY CHAVEY
(248) 948 4196
jchavey@signatureassociates.com

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.