



Hi-Tech For Lease

Property Name: Research Park
Location: 3917 Research Park Drive, Unit: B-4
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.:	0	Office Dim:	N/A
Available Sq. Ft.:	5,348	Available Office Sq. Ft.:	5,348	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					
Lease Rate:	\$10.25	Mthly Rate:	\$4,568.08/mo	TD:	N/A
Lease Type:	NNN	Taxes:	\$2.90/sq. ft. (2024)	Deposit:	N/A
Lease Term:	3-5 Year(s)	Parcel #:	09-12-09-300-018	Assessor #:	N/A
		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. There are (2) existing knockout panels in place in Unit B-4 that can be removed to add grade level overhead doors.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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