

3917 RESEARCH PARK DRIVE
ANN ARBOR, MICHIGAN

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



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

INTECH BUSINESS PARK

LEASE RATE REDUCED



PROPERTY FEATURES

- | | 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:

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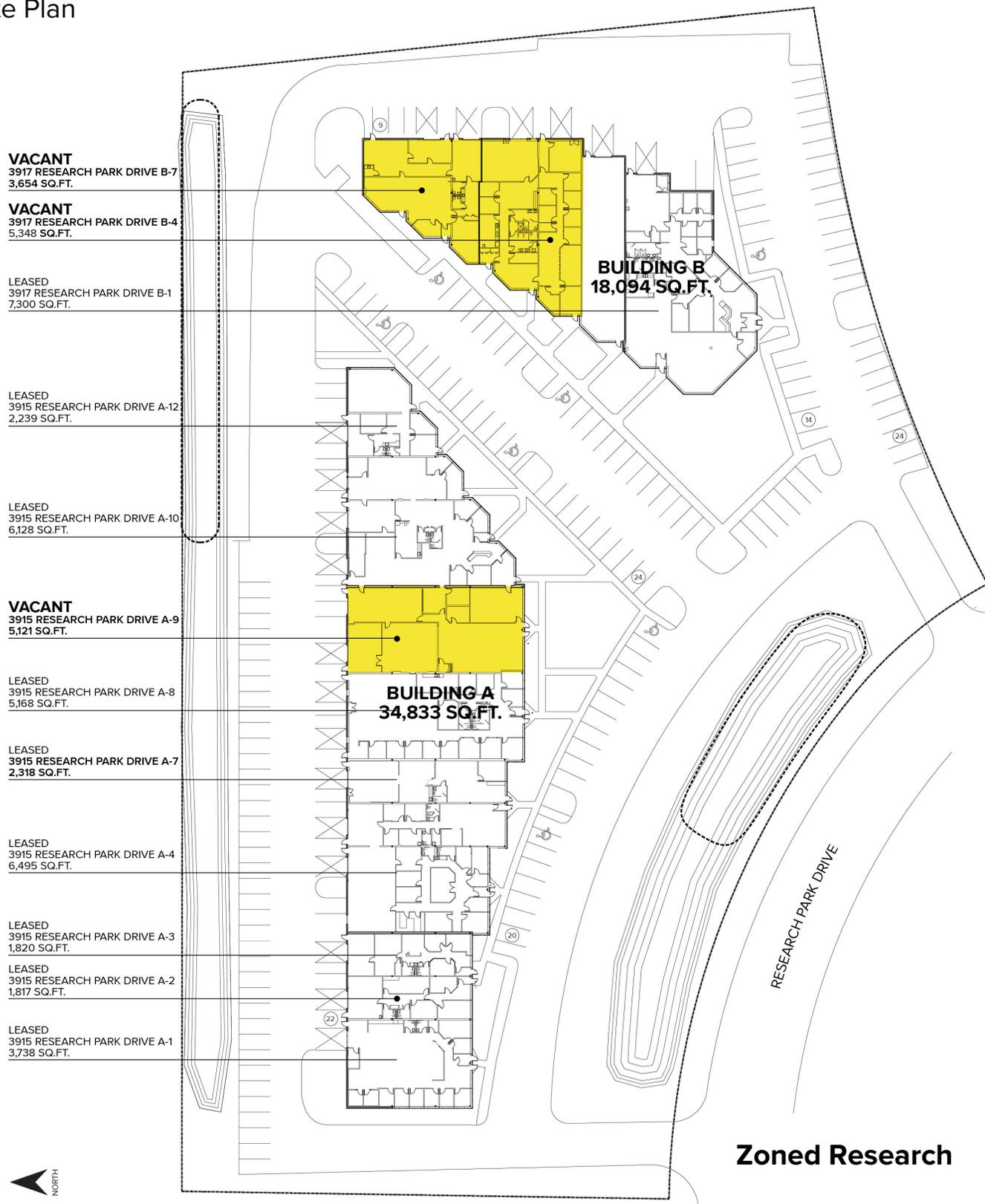
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One Towne Square, Suite 1200
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3917 Research Park Drive – Ann Arbor, Michigan

Hi-Tech / R&D / Office For Lease

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Site Plan



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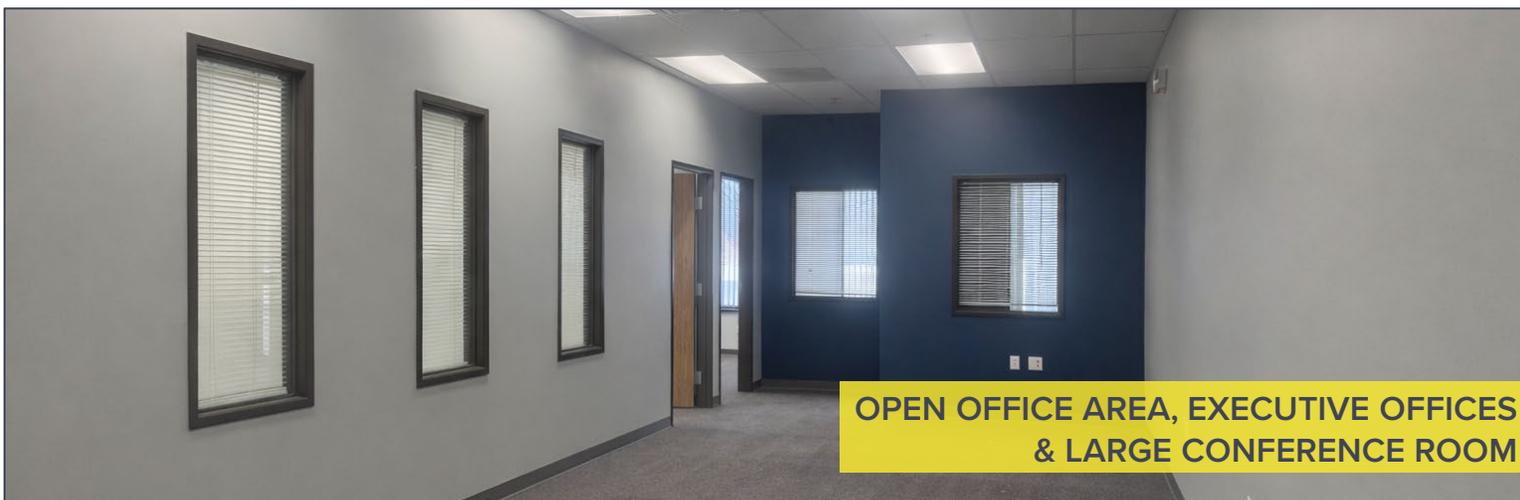
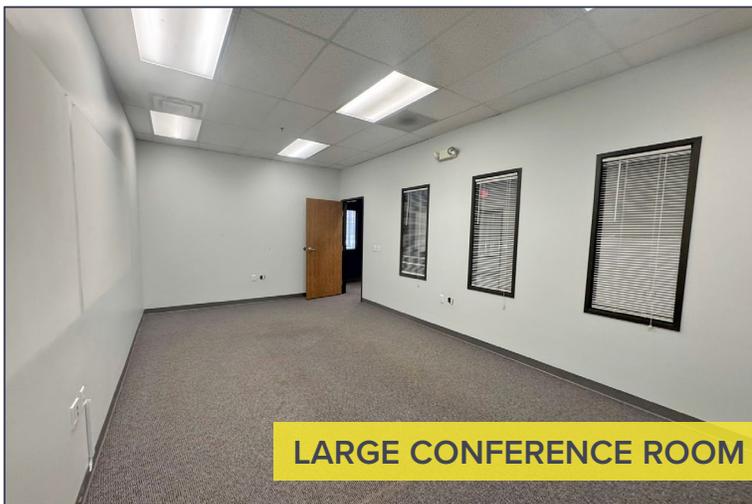
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Hi-Tech / R&D / Office For Lease

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Interior Photos Unit B-4



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Interior Photos Unit B-4



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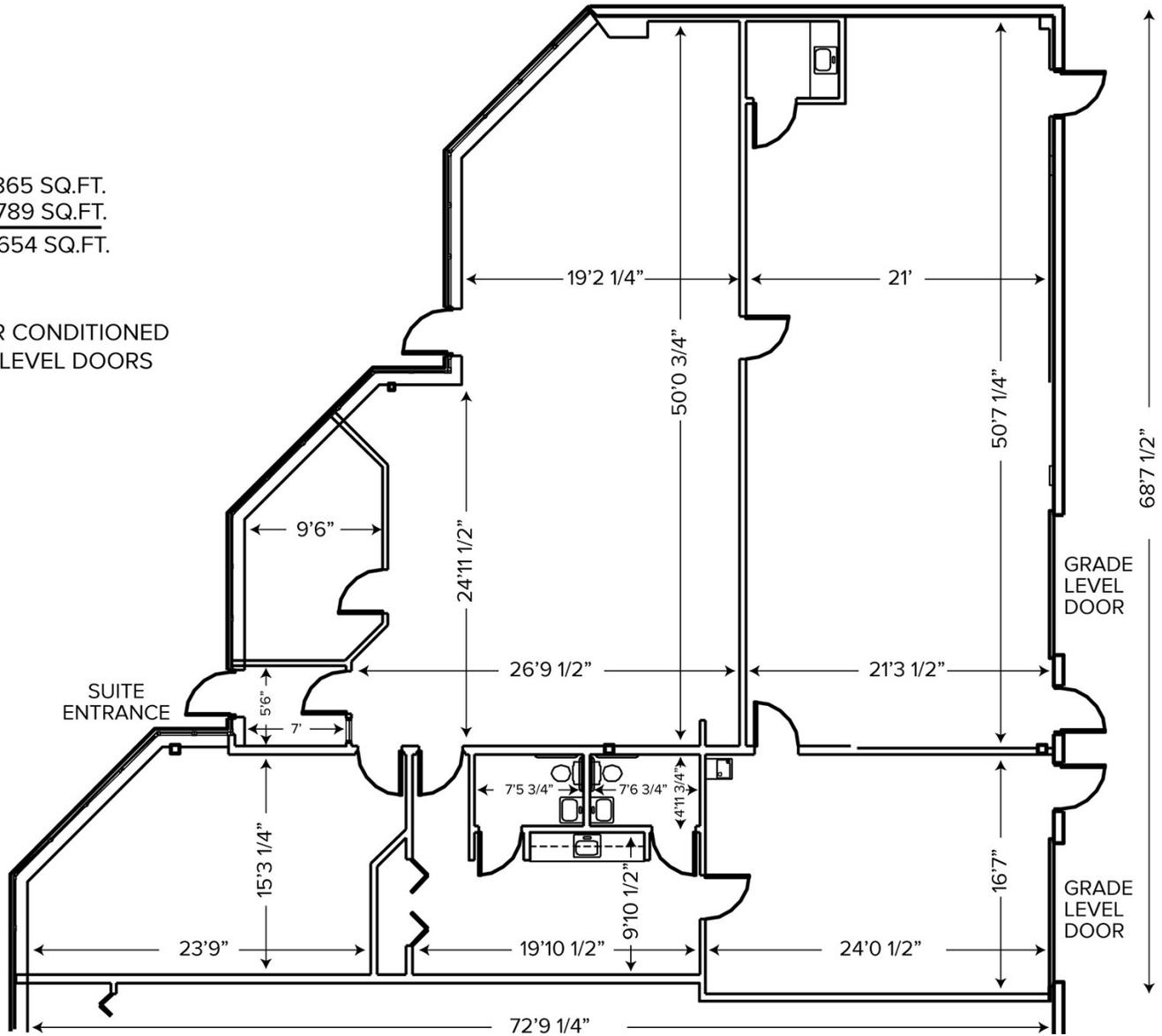
Hi-Tech / R&D / Office For Lease

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



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Interior Photos Unit B-7



Open Office Area



Open Office Area



Conference Room



Open Tech Area



Break Room



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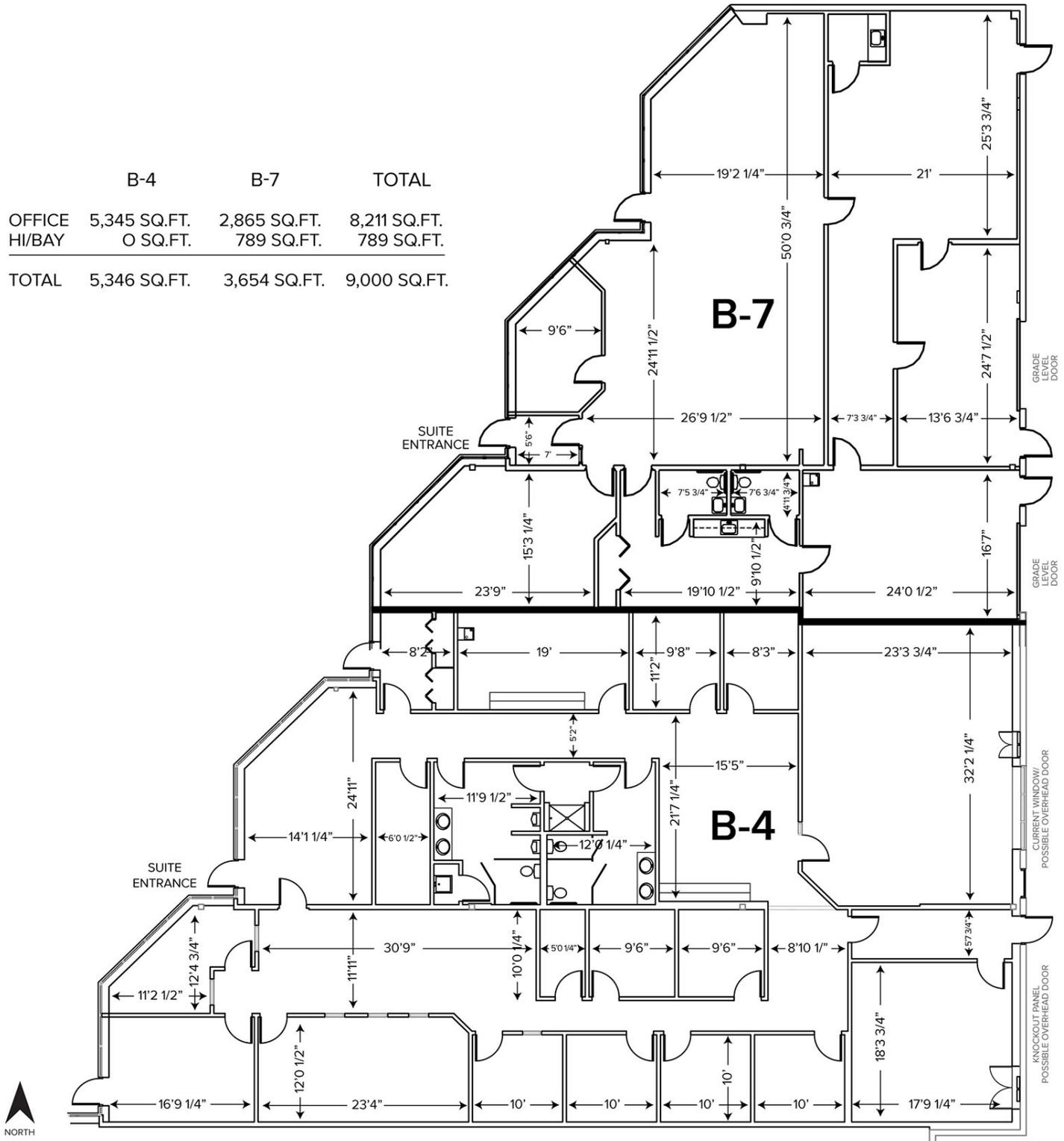
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Floor Plan
Units B-4 & B-7

	B-4	B-7	TOTAL
OFFICE	5,345 SQ.FT.	2,865 SQ.FT.	8,211 SQ.FT.
HI/BAY	0 SQ.FT.	789 SQ.FT.	789 SQ.FT.
TOTAL	5,346 SQ.FT.	3,654 SQ.FT.	9,000 SQ.FT.



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Aerial



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