

3885 RESEARCH PARK DR.
ANN ARBOR, MICHIGAN



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

HI-TECH FOR SALE OR LEASE
14,547-31,508 Square Feet Available

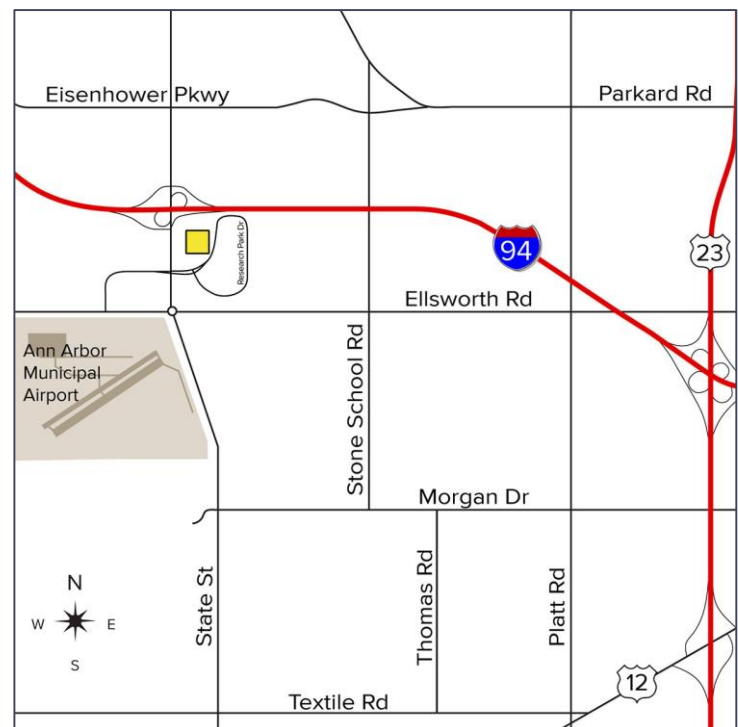
**JANUARY 2021 SALE PRICE REDUCED
NEW BUILDING FAÇADE & PARKING LOT**



OPPORTUNITY ZONE – PREFERENTIAL TAX TREATMENT FOR QUALIFIED BUYERS

PROPERTY FEATURES

- 14,547 – 31,508 square feet of office and hi-tech space
- Ideal for office and research & development
- Recent updates include new building façade and parking lot. Complete remodeling under lease – Landlord to install new roof, HVAC units, and fire protection system and provide generous tenant improvement allowance with a lease
- 16' clear height
- (4) 12x14 grade level doors
- 87 – 94 parking spaces
- Fiber optics available
- Located in Ann Arbor Research Park, 1 minute from I-94 & 5 minutes to the University of Michigan and Downtown Ann Arbor
- Lease Rate: \$15.00/sf NNN (Completely Remodeled Bldg.)
- Sale Price: \$2,300,000 (\$73.00/sf) "As-Is"



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

3885 Research Park Dr. – Ann Arbor, Michigan

Hi-Tech For Sale or Lease

14,547-31,508
Square Feet
AVAILABLE

Aerial



AVAILABILITY

ADDRESS	SQ. FT.	SALE PRICE / LEASE RATE
3885 Research Park Dr.	14,547-31,508	\$2,300,000 / \$15.00/sf NNN
2016 Operating Expenses (NNN Chargers) were \$4.16/sf		

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

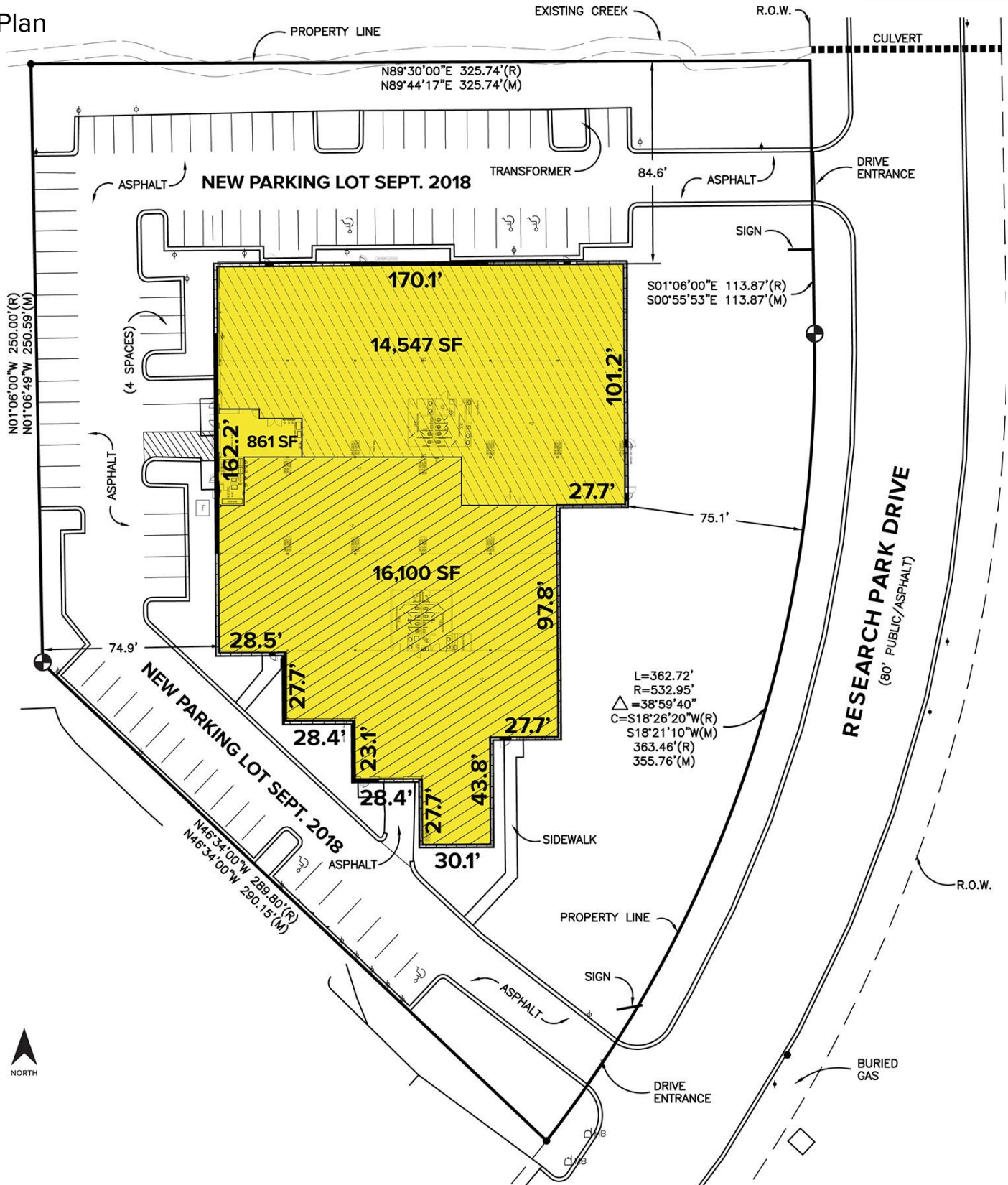
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

3885 Research Park Dr. – Ann Arbor, Michigan

Hi-Tech For Sale or Lease

14,547-31,508
Square Feet
AVAILABLE

Site Plan



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

14,547-31,508
Square Feet
AVAILABLE

The floor plan is divided into two main sections. The top section, labeled **14,547 SF**, is a large rectangular area with a grid of dimensions: 28'-0" x 20'-0" (repeated 6 times) and 170'-0" x 102'-0". It contains a central area with a grid of 16'-4" joists and 15'-9" trusses. A smaller section on the left is labeled **861 SF** and contains a grid of 16'-8" joists and 16'-1" trusses. The bottom section, labeled **16,100 SF**, is a large irregular area with a grid of dimensions: 28'-0" x 20'-0" (repeated 6 times) and 242'-0" x 96'-0". It contains a central area with a grid of 16'-4" joists and 15'-9" trusses. A smaller section on the right is labeled **MAIN ENTRANCE** and contains a grid of 16'-4" joists and 15'-9" trusses. The plan also includes various structural details and room layouts.

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.

WINDOWS ON ALL 4 SIDES = ABUNDANT NATURAL LIGHT



East Building Elevation



West Building Elevation



North Building Elevation



South Building Elevation



Building Main Entrance



View From Main Entry Looking Front to Back

For more information, please contact:

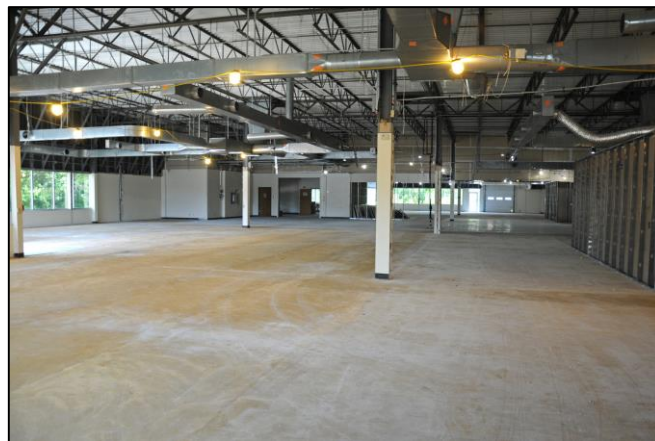
JAY CHAVEY
(248) 948 4196
jchavey@signatureassociates.com

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

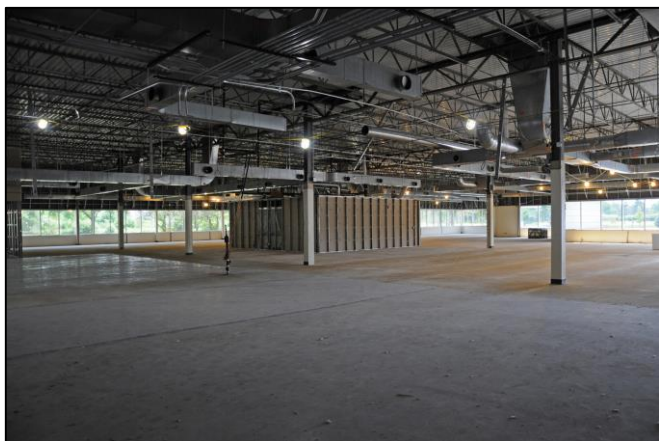
OPEN FLOORPLATE OFFERS MAXIMUM DESIGN FLEXIBILITY



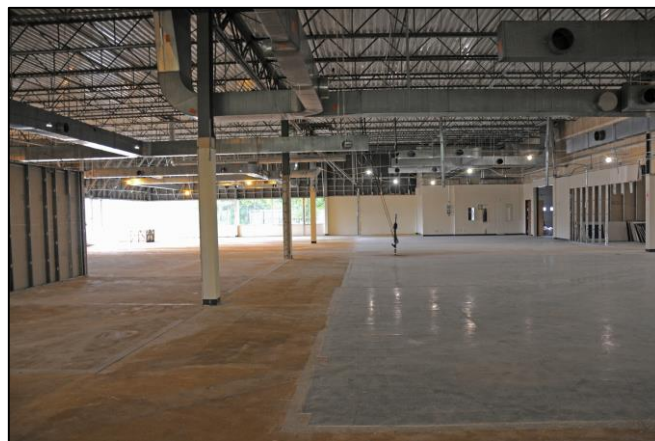
Office Area – View Looking South to North



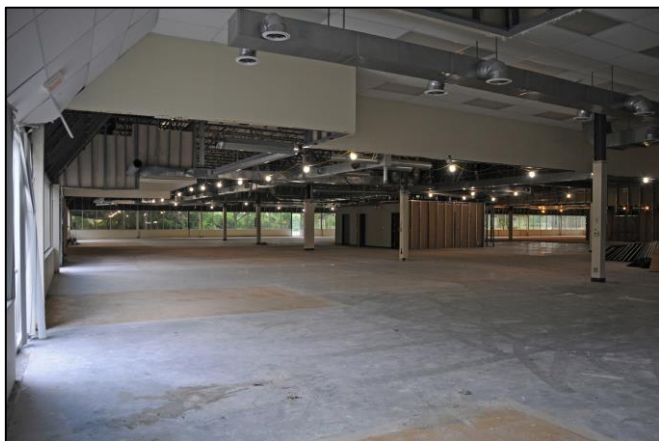
R&D Area – View Looking South to North



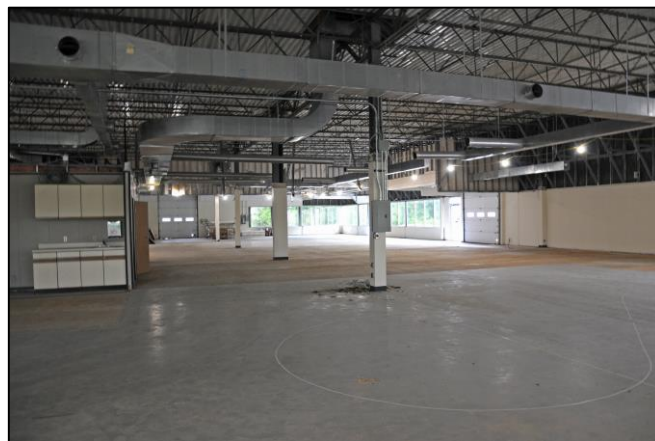
Center & South Sections – View Looking Back to Front



Center Section – View Looking Front to Back



North Section – View Looking Back to Front



North Section – View Looking Front to Back

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