

3885 RESEARCH PARK DR.
ANN ARBOR, MICHIGAN



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ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

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

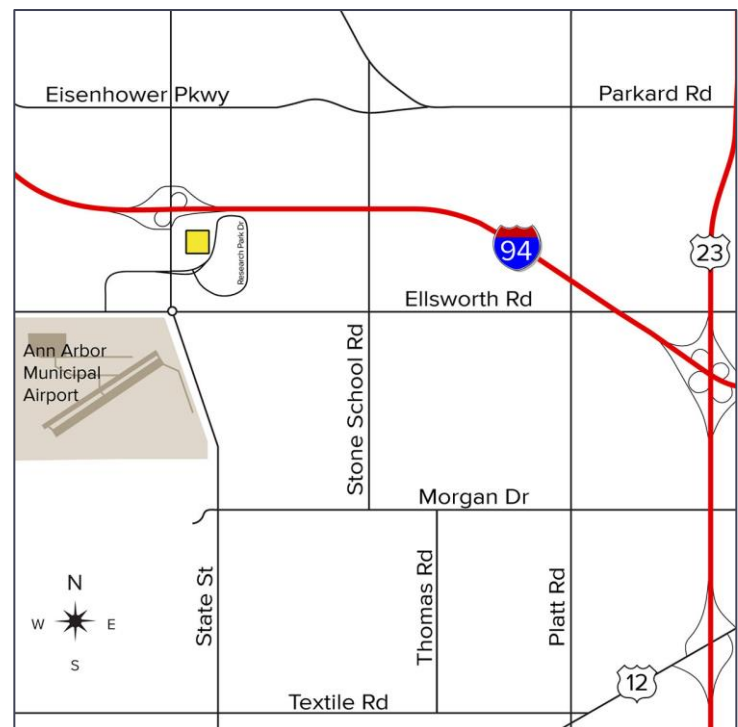
**JULY 2021 SALE PRICE REDUCED
NEW BUILDING FAÇADE & PARKING LOT**



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: \$2,200,000 (\$69.82/sf) “As-Is”



For more information, please contact:

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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	\$2,200,000 / \$15.00/sf NNN

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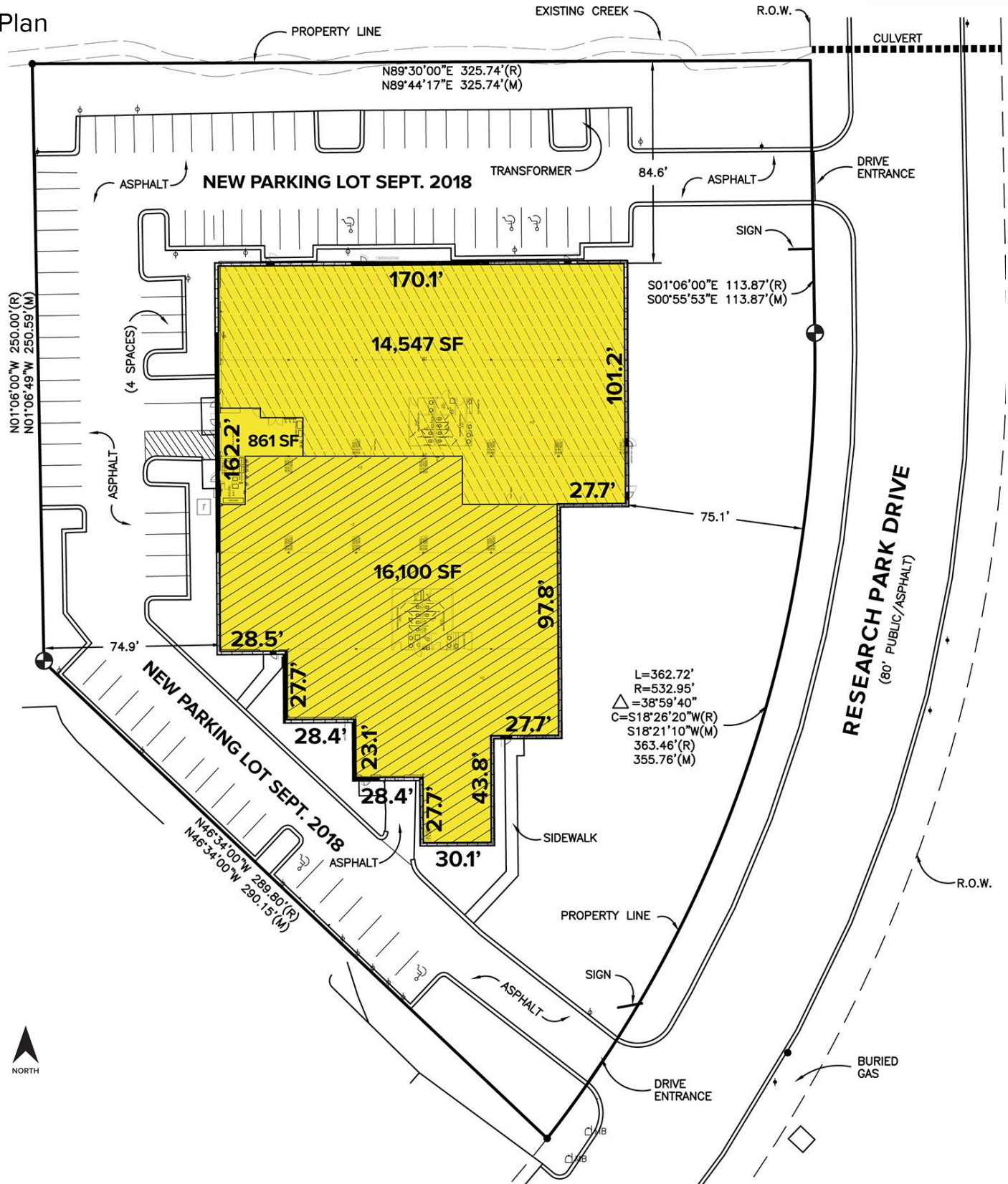
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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Site Plan



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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 room with a circular feature, surrounded by smaller rooms and corridors. The bottom section, labeled **16,100 SF**, is a larger, more complex area with a grid of dimensions: 28'-0" x 20'-0" (repeated 6 times) and 242'-0" x 96'-0". It features a central room with a circular feature, surrounded by smaller rooms and corridors. The plan includes various structural details such as joists, trusses, and walls, as well as room labels like 'MAIN ENTRANCE' and 'STUDENT'.

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WINDOWS ON ALL 4 SIDES = ABUNDANT NATURAL LIGHT



East Building Elevation



West Building Elevation



North Building Elevation



South Building Elevation



Building Main Entrance



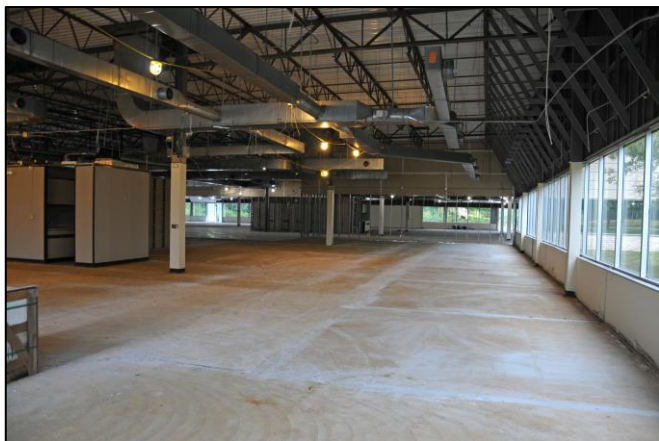
View From Main Entry Looking Front to Back

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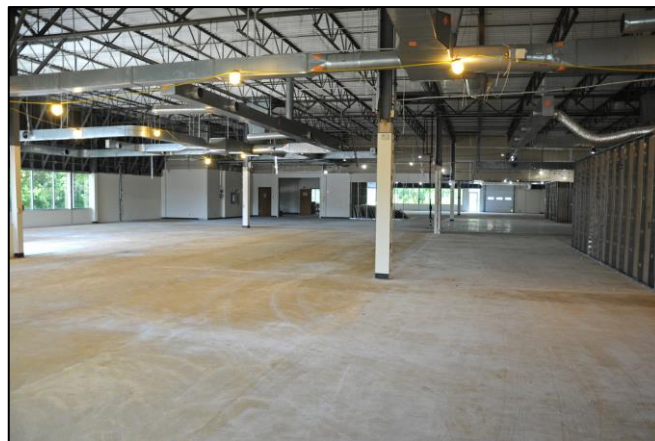
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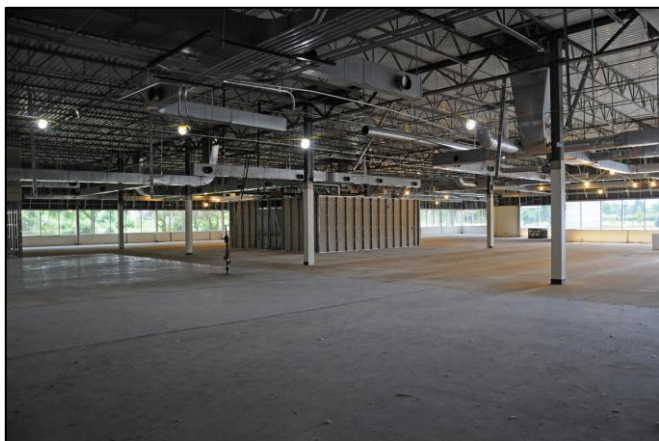
OPEN FLOORPLATE OFFERS MAXIMUM DESIGN FLEXIBILITY



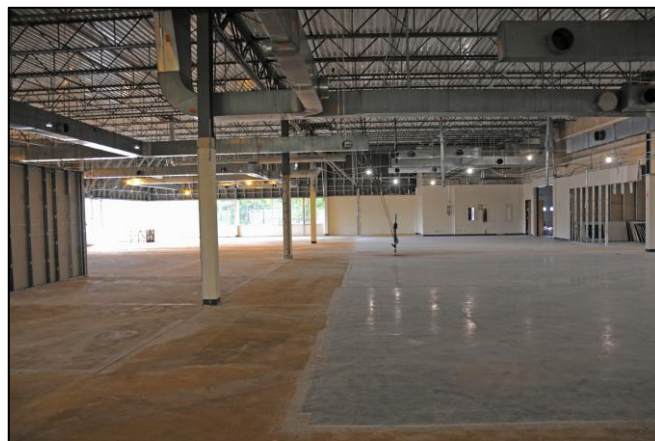
Office Area – View Looking South to North



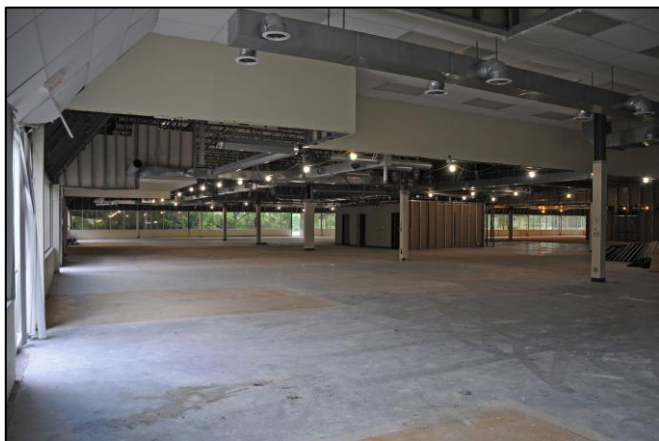
R&D Area – View Looking South to North



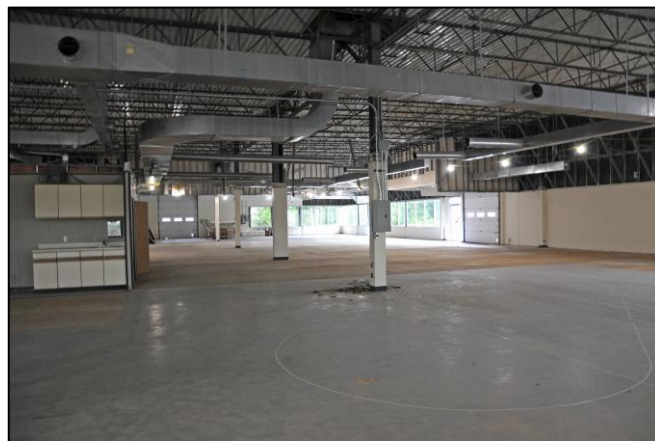
Center & South Sections – View Looking Back to Front



Center Section – View Looking Front to Back



North Section – View Looking Back to Front



North Section – View Looking Front to Back

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