



**SIGNATURE  
ASSOCIATES**  
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## Office For Lease

**Property Name:**

**Location:** 23908 Michigan Avenue

**City, State:** Dearborn, MI

**Cross Streets:** Telegraph Road

**County:** Wayne

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b> 1,400	<b>Total Available Sq. Ft.:</b> 1,400	<b>Class:</b> C
<b>Typical Floor Plate:</b> 1,400	<b>Min / Max Cont. Sq. Ft.:</b> 1,400 / 1,400	<b>No. of Floors:</b> 1

### PROPERTY INFORMATION

<b>Zoning:</b>	N/A	<b>Parking:</b>	2
<b>Exterior Construction:</b>	Brick	<b>Power:</b>	Ample
<b>Structural System:</b>	Block/Wood	<b>Security Systems:</b>	No
<b>Roof:</b>	Flat	<b>Restrooms:</b>	1
<b>Floors / Covering:</b>	N/A / N/A	<b>Sprinklers:</b>	No
<b>Heating:</b>	Yes	<b>Signage:</b>	Building
<b>Air-Conditioning:</b>	Yes	<b>Delivery Area:</b>	N/A
<b>Ceiling Height:</b>	12'	<b>Date Available:</b>	Immediate
<b>Year Built:</b>	1951 (Retrofit: 2019)	<b>Acreage:</b>	0.04

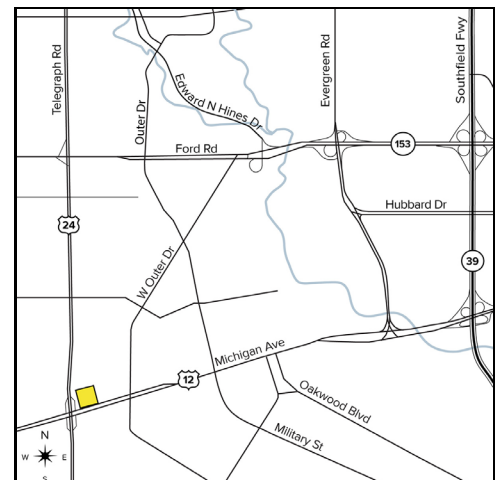
**Current Tenants:**

### PRICING INFORMATION

<b>Lease Rate:</b> \$19.50 Gross	<b>Rentable/Usable:</b> N/A	<b>Impr Allowance:</b> N/A
<b>Lease Term:</b> 3-5 Years	<b>Total Taxes:</b> \$4,087.76 (2019/20)	<b>Deposit:</b> N/A
<b>Options:</b> N/A	<b>Parcel #:</b> 32-09-213-01-106	

**Tenant Responsibility:**

**Comments:** Great space on Michigan Avenue, ideal for professional office, small medical or retail. Access to a large municipal parking lot adjacent to premises.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

Bruce D. Baja, (248) 799-3177, bbaja@signatureassociates.com