



Hi-Tech For Sale or Lease

Property Name: Ann Arbor Research Park
Location: 3885 Research Park Drive
City, State: Ann Arbor, MI
Cross Streets: E. of State Street/S. of I-94 Expressway
County: Washtenaw
Zoning: Research

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 31,508	Building Type: Built	Mezzanine: N/A
Available Sq. Ft.: 14,547 - 31,508	Available Shop Sq. Ft.: 0	Office Dim: N/A
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PROPERTY INFORMATION

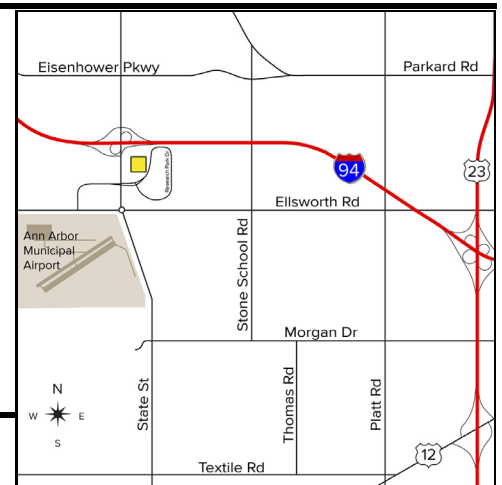
Clear Height: 16'	Multi-Tenant: Yes	Year Built: 1988 (Retrofit: 2016)
Grade Level Door(s): 4: 12 x 14	Rail: No	Sprinklers: No
Truckwells or Docks: 0	Security: Yes	Signage: Yes
Exterior Construction: N/A	Interior: N/A	Exterior: N/A
Structural System: Steel/Conc. (Tilt-Up)	Lighting: Fluorescent	Roof: Rubber Membrane
Air-Conditioning: 100% HVAC	Bay Sizes: N/A	Floors: Concrete
Heating: 100% HVAC	Restrooms: M & W	Floor Drains: Yes
Availability: Immediately	Cranes: No	Acreage: 2.580
Power (Amps/Volts): 800 Amps, 480 Volts	Parking: 87 - 94	Land Dimensions: N/A

PRICING INFORMATION

Lease Rate: \$15.00	Mthly Rate: N/A	Deposit: N/A
Lease Type: NNN	Lease Term: -	TD: N/A
Sale Price: \$2,200,000 (\$69.82/sqft)	Taxes: \$2.90/sf (2020)	Parcel #: 09-12-09-300-007
Imprv Allow: N/A	Options: N/A	Assessor #: N/A
Tenant Responsibility: N/A		

COMMENTS

Ideal for office/research and development facility. 31,508 sq. ft. building located on 2.58 acres with 800 amps/480 volt power. Remodeled façade July 2019. New parking lot in September 2018. Landlord to install new roof, new HVAC units, new fire protection system and provide generous tenant improvement allowance. 1 minute from I-94 & 5 minutes to the University of Michigan and Downtown Ann Arbor. This property is located in an Opportunity Zone, which could mean preferential tax treatment for qualified buyers. 2020 real estate taxes were \$91,503.01, which equates to \$2.90/sf.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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