

# Research Park Office

## 3985 Research Park Dr, Ann Arbor, MI 48108



Listing ID: 29687499  
Status: Active  
Property Type: Office For Lease  
Office Type: Business Park, Executive Suites  
Contiguous Space: 3,465 - 33,560 SF  
Total Available: 33,560 SF  
Lease Rate: \$17.50 PSF (Annual)  
Base Monthly Rent: \$5,053 - 48,941  
Lease Type: Modified Gross  
Loading: 2 Doors (Varies by space)  
Ceiling: 12 ft.



### Overview/Comments

Building is uniquely designed architecturally with the atrium in the center, wood ceilings, and 2nd floor storage. Great location just south of Ann Arbor. Easy in and out, ample parking.

Building has new ownership and has undergone extensive renovations in 2017 - new roof, HVAC, and interior buildout.

### More Information Online

<http://www.cpix.net/listing/29687499>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority:	City of Ann Arbor	Zoning:	RE
Tax ID/APN:	09-12-09-301-005	Class of Space:	Class B
Office Type:	Business Park, Executive Suites, Governmental, High-Tech, Flex Space, Office Building, Research & Development	Gross Building Area:	33,560 SF
		Building/Unit Size (RSF):	33,560 SF
		Land Area:	2.79 Acres

### Available Space

Suite/Unit Number:	A	Date Available:	10/14/2015
Suite Floor/Level:	1st	Lease Term (Months):	60 Months
Space Available:	3,465 SF	Lease Rate:	\$17.50 PSF (Annual)
Minimum Divisible:	3,465 SF	Lease Type:	Modified Gross
Maximum Contiguous:	33,560 SF	Conference Rooms:	1
Space Subcategory 1:	Research & Development	Offices:	8
Space Subcategory 2:	Flex Space	Kitchen/Breakroom:	Yes
Space Type:	Relet	Parking Spaces:	10

Space Description 8 offices, Library, Kitchen, 2 Restrooms, Reception Area and Conference Room. Located at the front of the building, Rear of space overlooks courtyard. Exposed brick. Lease rate is gross plus utilities, lawn & snow.

### Available Space

Suite/Unit Number:	B	Space Subcategory 2:	Business Park
Suite Floor/Level:	1st	Space Type:	Relet
Space Available:	6,500 SF	Date Available:	10/14/2015
Minimum Divisible:	6,500 SF	Lease Term (Months):	60 Months
Maximum Contiguous:	33,560 SF	Lease Rate:	\$17.50 PSF (Annual)
Space Subcategory 1:	Flex Space	Lease Type:	Modified Gross

Conference Rooms: 1  
Offices: 11  
Parking Spaces: 18

Space Description Private Entrance, 11 offices, 2 Restrooms, Open Area, rear of suite overlooks Courtyard. Lease rate is gross plus utilities, lawn & snow.

### Available Space

Suite/Unit Number:	C	Space Type:	Relet
Suite Floor/Level:	1st & 2nd	Date Available:	10/14/2015
Space Available:	17,315 SF	Lease Term (Months):	60 Months
Minimum Divisible:	17,315 SF	Lease Rate:	\$17.50 PSF (Annual)
Maximum Contiguous:	33,560 SF	Lease Type:	Modified Gross
Space Subcategory 1:	Industrial-Business Park	Parking Spaces:	46
Space Subcategory 2:	Warehouse/Distribution		

Space Description Private Entrance, Open Area, 2 Restrooms, Lab Space, Loading Docks, 2nd floor storage. Lease rate is gross plus utilities, lawn & snow.

### Available Space

Suite/Unit Number:	D	Date Available:	10/14/2015
Suite Floor/Level:	1st	Lease Term (Months):	60 Months
Space Available:	6,280 SF	Lease Rate:	\$17.50 PSF (Annual)
Minimum Divisible:	6,280 SF	Lease Type:	Modified Gross
Maximum Contiguous:	33,560 SF	Conference Rooms:	1
Space Subcategory 1:	High-Tech	Offices:	15
Space Subcategory 2:	Industrial-Business Park	Kitchen/Breakroom:	Yes
Space Type:	Relet	Parking Spaces:	18

Space Description Private entrance, 15 offices, reception area, 2 restrooms, Open Area, Conference Room. Lease rate is gross plus utilities, lawn & snow.

### Area & Location

Market Type:	Medium	Transportation:	Highway
Property Located Between:	East of State Street and North of Ellsworth	Highway Access:	Just south of the I-94/State Street exit, with easy access to US-23 and M-14.
Side of Street:	South	Airports:	Ann Arbor Airport, Willow Run Airport & Detroit Metro
Road Type:	Paved		
Property Visibility:	Excellent		

### Building Related

Total Number of Buildings:	1	Ceiling Height:	12
Number of Stories:	2	Loading Doors:	2
Year Built:	1971	Loading Docks:	0
Year Renovated:	2015	Sprinklers:	None
Roof Type:	Flat	Heat Type:	Natural Gas
Construction/Siding:	Brick	Heat Source:	Central
Parking Ratio:	2.7 (per 1000 SF)	Air Conditioning:	Package Unit
Parking Type:	Surface	Internet Access:	T1/T3
Total Parking Spaces:	89		

### Land Related

Lot Frontage:	300	Sewer Type:	Municipal
Lot Depth:	376 - irregular	Legal Description:	Lot 18 Research Park
Water Service:	Municipal		

Zoning Description RE research district Intent. This district is designed for research facilities to serve the needs of commerce, industry, business and education. The prime characteristics of this district are the low intensity of land coverage by utilizing campus-like developments and preserving significant natural features, and the absence of nuisance factors such as excess noise, heat or glare, air pollution or waste water production. Permitted principal uses. Research, development, design, testing, technical training, and related activities for industrial, scientific, educational, and business enterprises. Laboratories for the research, development and testing of, including, but not limited to, medical, optical, dental and pharmaceutical products. Offices for the following occupations: executive, administrative, and professional, including engineering and engineering sales, but excluding medical and dental offices. Data processing and computer centers including computer programming and software development, training, and services and maintenance of electronic data processing equipment. Pilot manufacturing facilities for engineering, laboratory, scientific, electronic and research instruments and associated equipment. Printing, publishing, duplicating and photographic processing. Permitted accessory uses. Enclosed storage or maintenance buildings. Warehousing, storage, shipping and receiving of materials used on the premises. Required conditions. All uses established in

the RE district must comply with the following requirements: Outdoor storage of equipment, goods, or materials shall be within an enclosed building or contained within an opaque, screened or fenced-in area. All ingress and egress shall be screened from residential zoning districts and no parking shall be allowed within a required open space that abuts a residential zoning district. No process carried on within the building shall cause noise discernible at the lot lines in excess of the average intensity of street and traffic noise at the lot lines, nor any production of heat, glare, dust, vibration, light, or odor discernible at the property lines. All hazardous materials, waste, and wastewater associated with use shall be handled and disposed of in a manner that is not dangerous to the health and safety of the abutting areas. The emissions of air pollution shall not be detrimental to the public welfare.

## Location

Address: 3985 Research Park Dr, Ann Arbor, MI 48108  
County: Washtenaw

MSA: Ann Arbor  
Submarket: Washtenaw W of 23



## Property Images







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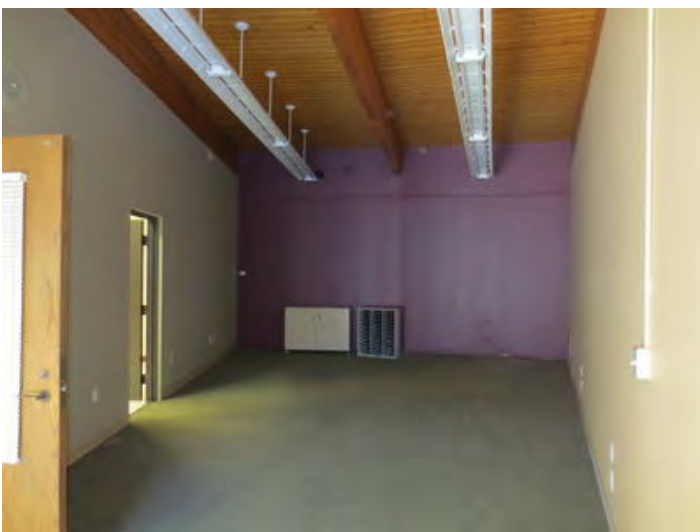
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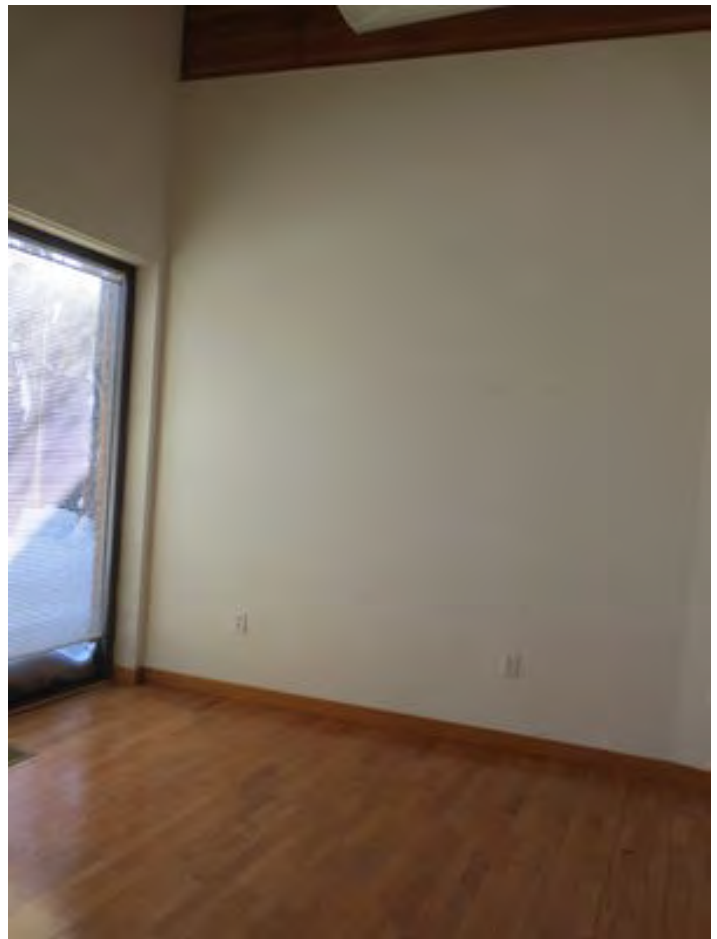
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Other





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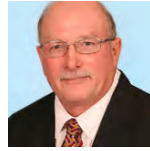
## Property Contacts

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