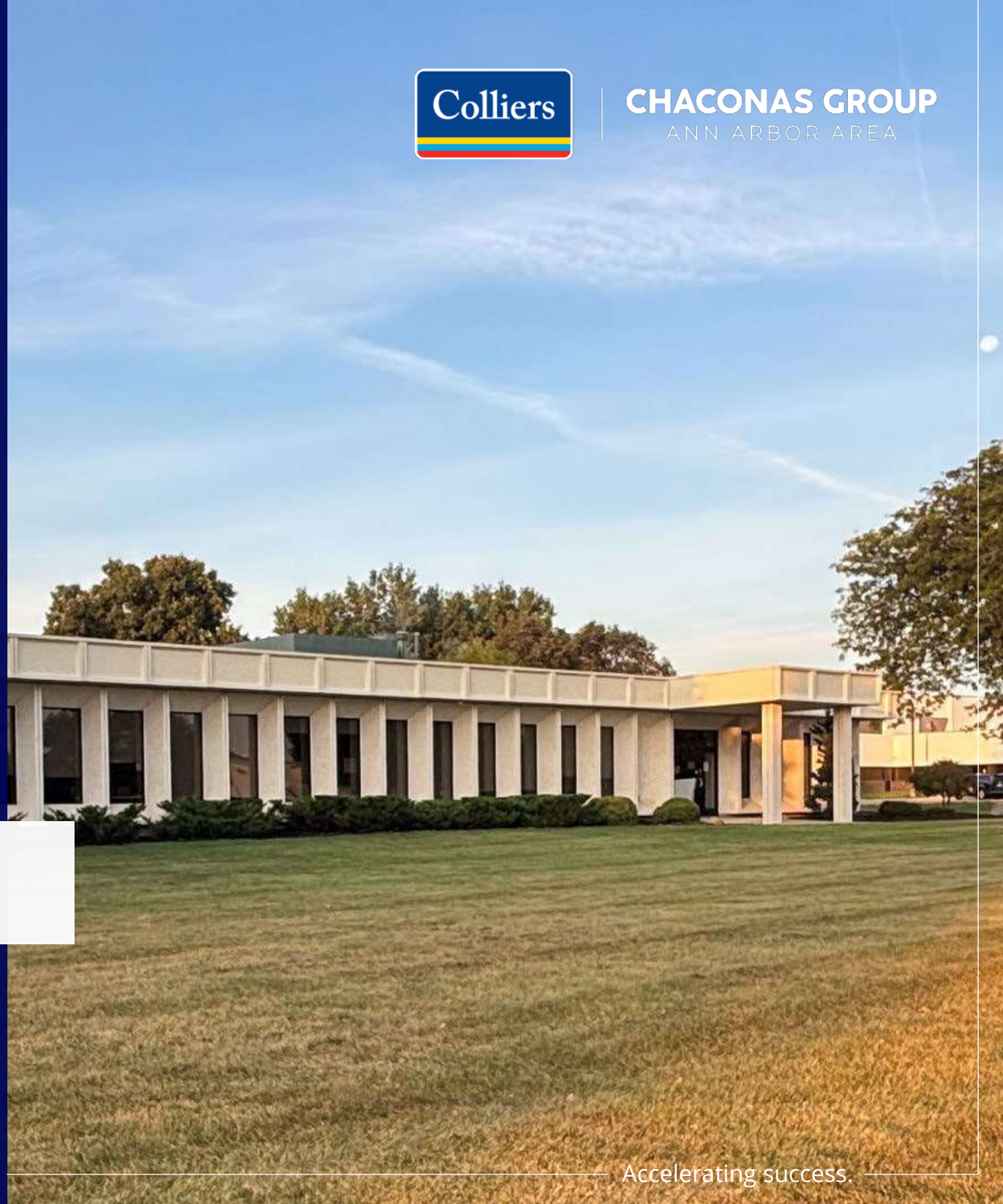




CHACONAS GROUP
ANN ARBOR AREA

3989
Research
Park Drive
Ann Arbor, MI
For Sale or Lease



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Accelerating success.



Property Description

Available For Sale or Lease, this handsome property combines modern design with cutting-edge systems in a prime S. State Street location, minutes from downtown Ann Arbor, I-94, and W Ellsworth Road.

Recently renovated, the building features a Halo hospital-grade air filtration system with zoned climate control, dedicated fiber internet, motion-sensor LED lighting, and a comprehensive security package with key card access and video surveillance.

Inside, the flexible floor plan is filled with natural light and finished with premium details. Two conference rooms are outfitted with Zoom high-resolution cameras and noise-canceling speakers, while the central kitchen doubles as a collaborative hub with custom millwork and Sub-zero, Bosch, and other high-end appliances.

The property is offered turnkey with Herman Miller furnishings, private offices, multiple open work areas, a secure server/utility room, and a rear garage with bay door. Situated on three acres with capacity for an additional 90,000 sq. ft., it provides both immediate sophistication and long-term flexibility.



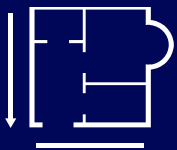
Property Highlights



Property Type:
Class A Office



Site Acreage:
3.05 Acres



Office Size:
7,837 SF



Renovated:
2019

- 7,837 SF
- 3.05 Acres
- Parcel: 09-12-09-301-004
- Legal: Lot 19 Research Park
- 2025 SEV: \$747,700
- 2025 TV: \$708,812
- Summer 2025 Tax: \$38,078.07
- Winter 2024 Tax: \$10,730.44
- 43 Parking Spaces = 5.5 Spaces Per Thousand
- Lease Rate: \$28.00 PSF Modified Gross + Base Stop for Property Taxes
- Sales Price: \$2,900,000

Exterior Photos



Interior Photos



Interior Photos



Interior Photos



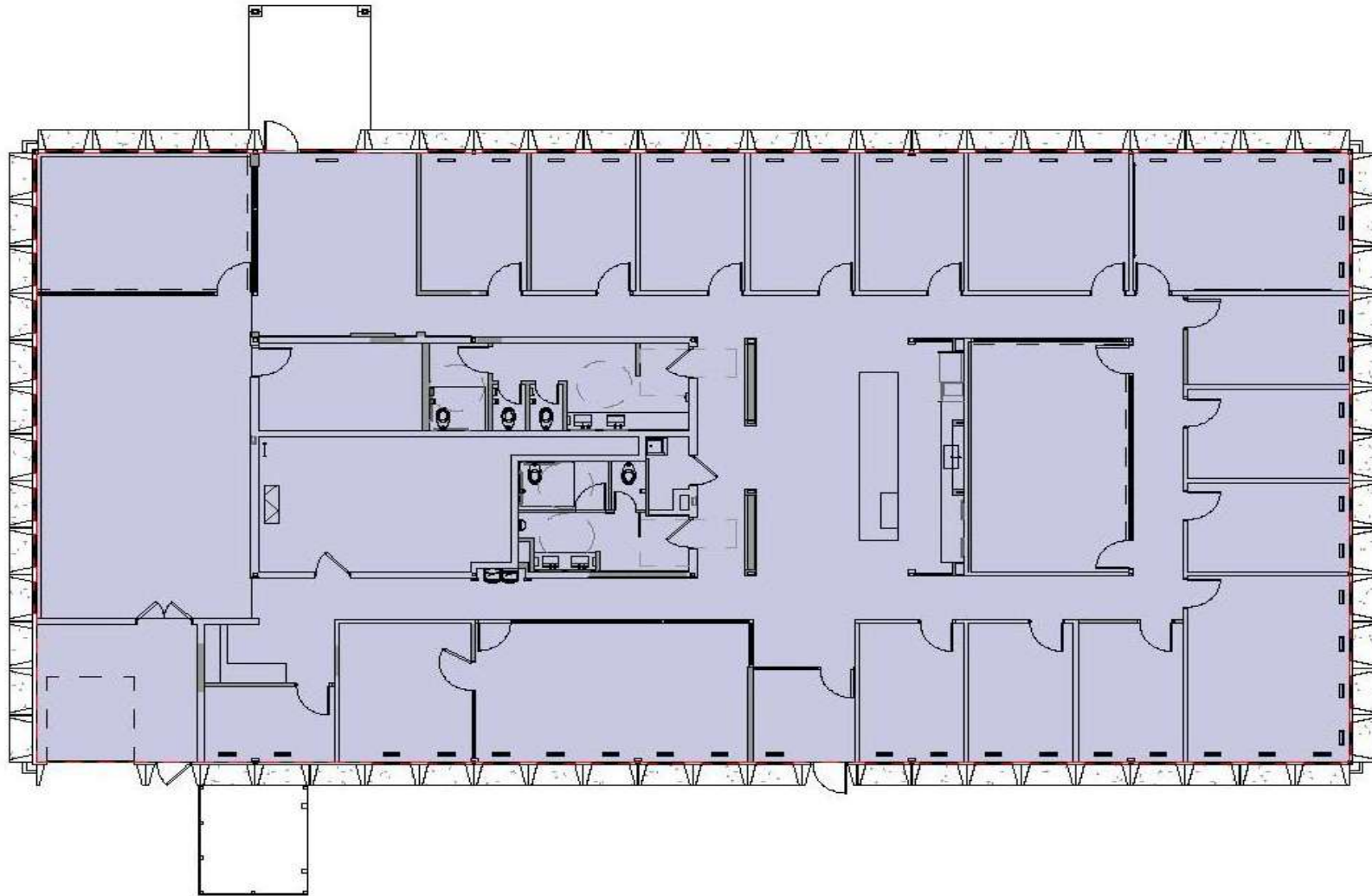
Bay Door / Garage



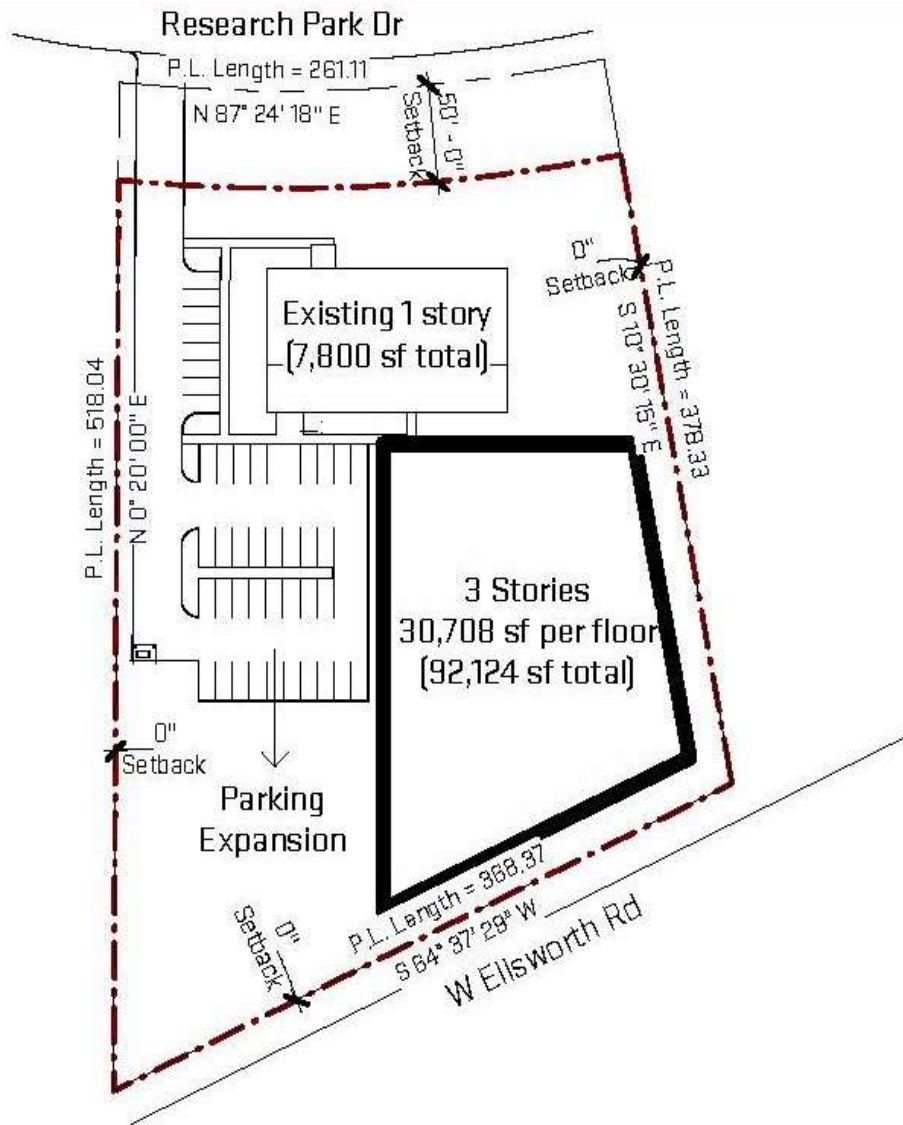
Property Aerial



Property Floor Plan



Property Site Plan – Additional Build-Out Location



Project Scope

Location	Ann Arbor, MI
Parcel #	09-12-09-301-004
Parcel Description	Lot 19 Research Park
Address	3989 Research Park
Lot Acreage	3.053 Acres

Zoning Ordinances

Zoning District	"RE" = Research District
Min. Lot Area	60,000 SF
Min. Lot Width	150 SF
Max Lot Coverage	75% Max
Yard-Req. Setback	FY 25' (min) 50' (max) SY 0', RY 0'
Max Height	None

Lot Coverage

Per Ordinance	75% Max
Lot	133,233 SF
Allowable Area	99,925 SF
Buildable Area	92,125 SF
Proposed Building Coverage Area	30,708 SF (<Allowable)

Preliminary analysis based on known site conditions for planning.
Preliminary site plan submittal required for due diligence.

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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

