

FOR LEASE

SOUTHFIELD RESEARCH PARK



**21286, 21290, 21800, 21455, & 21555 MELROSE AVENUE
SOUTHFIELD, MI 48075**

Total Building Size:	378,762 SF
Available Space:	1,312 SF to 12,430 SF
Office Rental Rate:	\$12.00 SF/yr (NNN)
Warehouse Rental Rate:	\$7.00 SF/yr (NNN)
Year Built:	1986-1990

PROPERTY HIGHLIGHTS:

- Under new ownership and management
- Attractive hi-tech office and R&D/flex buildings
- Building signage available
- Central location in proximity to all expressways, including I-75, I-696, M-10
- Onsite security and 24-hour, 7 days per week access
- 16' clear height ceilings with overhead doors
- Attractive leasehold improvements available
- Abundant onsite parking

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FOR MORE INFORMATION PLEASE CONTACT:



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SOUTHFIELD RESEARCH PARK PROPERTY **AVAILABILITY**

AVAILABLE SUITES

BUILDING	SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	MONTHLY RENT	RATE PER SF*	AVAILABILITY
21286 Melrose Avenue, Building B		3,548	1,247	4,795	\$4,275.42	\$10.70	Immediate
21290 Melrose Avenue, Building B		838	6,797	7,635	\$4,802.92	\$7.55	Immediate
21800 Melrose Avenue, Building M	5	2,867	0	2,867	\$2,867.00	\$12.00	May 1, 2025
20840 Lahser Road, Building N	3	1,312	0	1,312	\$1,312.00	\$12.00	Immediate
21455 Melrose Avenue, Building R	10	2,481	1,439	3,920	\$3,320.42	\$10.16	Immediate
TOTAL AVAILABLE:		11,046	9,483	20,529			

CONTIGUOUS SUITES

BUILDING	SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	MONTHLY RENT	RATE PER SF*	AVAILABILITY
21286 & 21290 Melrose Avenue, Building B		4,386	8,044	12,430	\$9,078.33	\$8.76	Immediate

*Rates are quoted specific to this suite only

**Rent is quoted on a triple-net (NNN) basis, excluding taxes, building insurance and common area maintenance expenses. NNN charges are estimated to be approximately \$4.25 per square foot per year and shall be billed to Tenant on a monthly basis. Rental rate is subject to a \$0.25 per square foot annual increase. Quoted rent is for "as is" space, subject to length of lease, leasehold improvements, etc. Gas and electric are separately metered and are the responsibility of the tenant.

***Rate subject to change depending upon Tenant's Leasehold Improvement requirements.

SOUTHFIELD RESEARCH PARK SITE **MAP**



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SOUTHFIELD RESEARCH PARK PROPERTY PHOTOS



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