

3917 RESEARCH PARK DRIVE  
ANN ARBOR, MICHIGAN



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ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

HI-TECH / R&D / OFFICE FOR LEASE  
3,654 – 9,002 Square Feet Available

**INTECH BUSINESS PARK**

**LEASE RATE REDUCED**



## PROPERTY FEATURES

- | • Available Units | B-4*          | B-7*          |
|-------------------|---------------|---------------|
| Office Space      | 5,348 sq. ft. | 2,865 sq. ft. |
| Hi-Bay Space      | 0 sq. ft.     | 789 sq. ft.   |
| Total             | 5,348 sq. ft. | 3,654 sq. ft. |
- \*Units B-4 and B-7 combined yields 9,002 sq. ft.
  - Flex suites with office/shop/lab combo areas
  - 13' clear height
  - Each unit has a private suite entrance and access to hi-bay area by 1-2 grade level over head doors
  - Zoned Research
  - Beautiful corporate campus setting with on-site ample parking
  - Easy access to I-94 expressway via State Street interchange
  - Immediately Available
  - Reduced Lease Rate: \$10.25/sq. ft. NNN
  - 2025 operating expense budget is \$5.86/sq. ft.



For more information, please contact:

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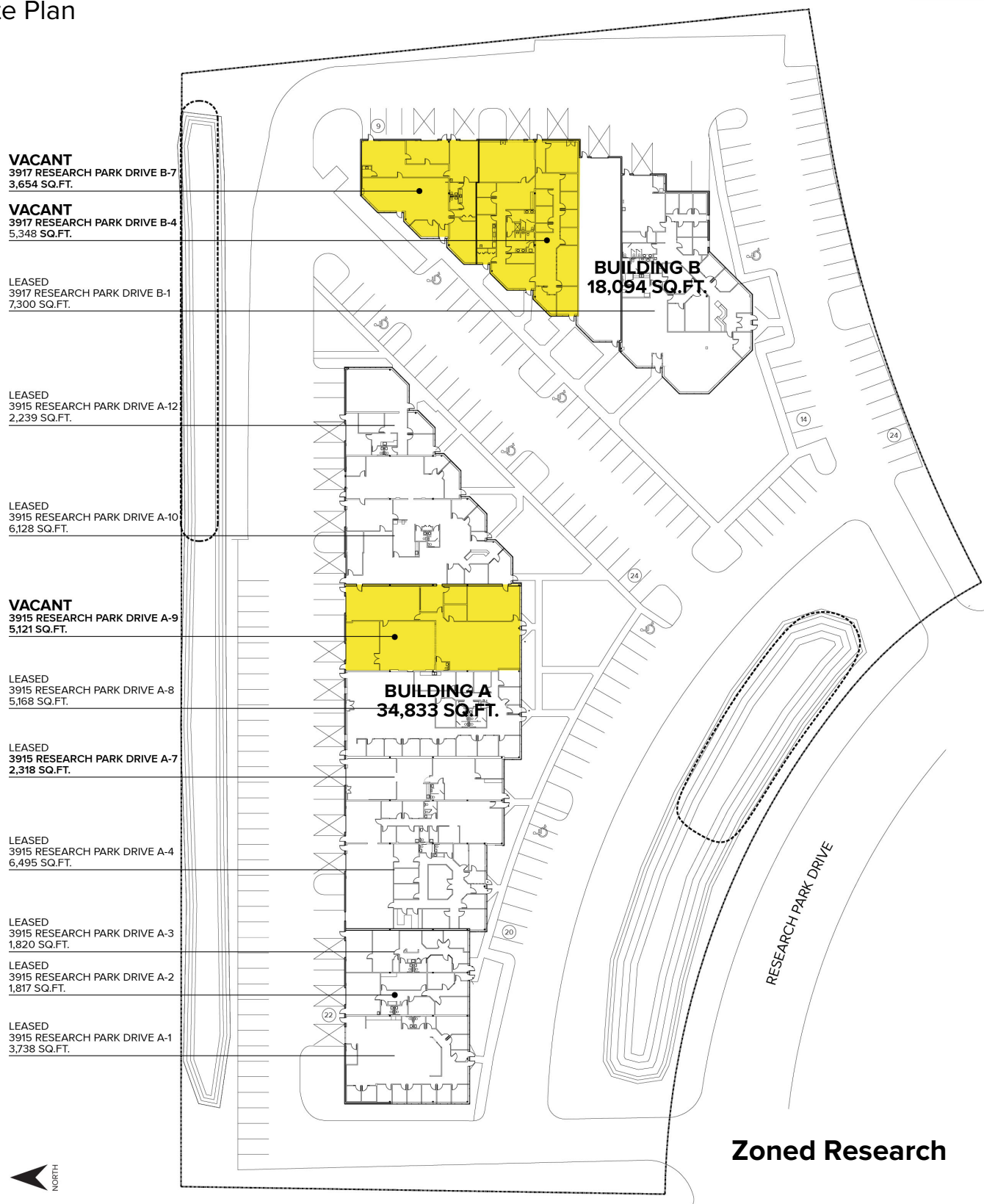
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# 3917 Research Park Drive – Ann Arbor, Michigan

## Hi-Tech / R&D / Office For Lease

3,654 – 9,002  
Square Feet  
AVAILABLE

### Site Plan



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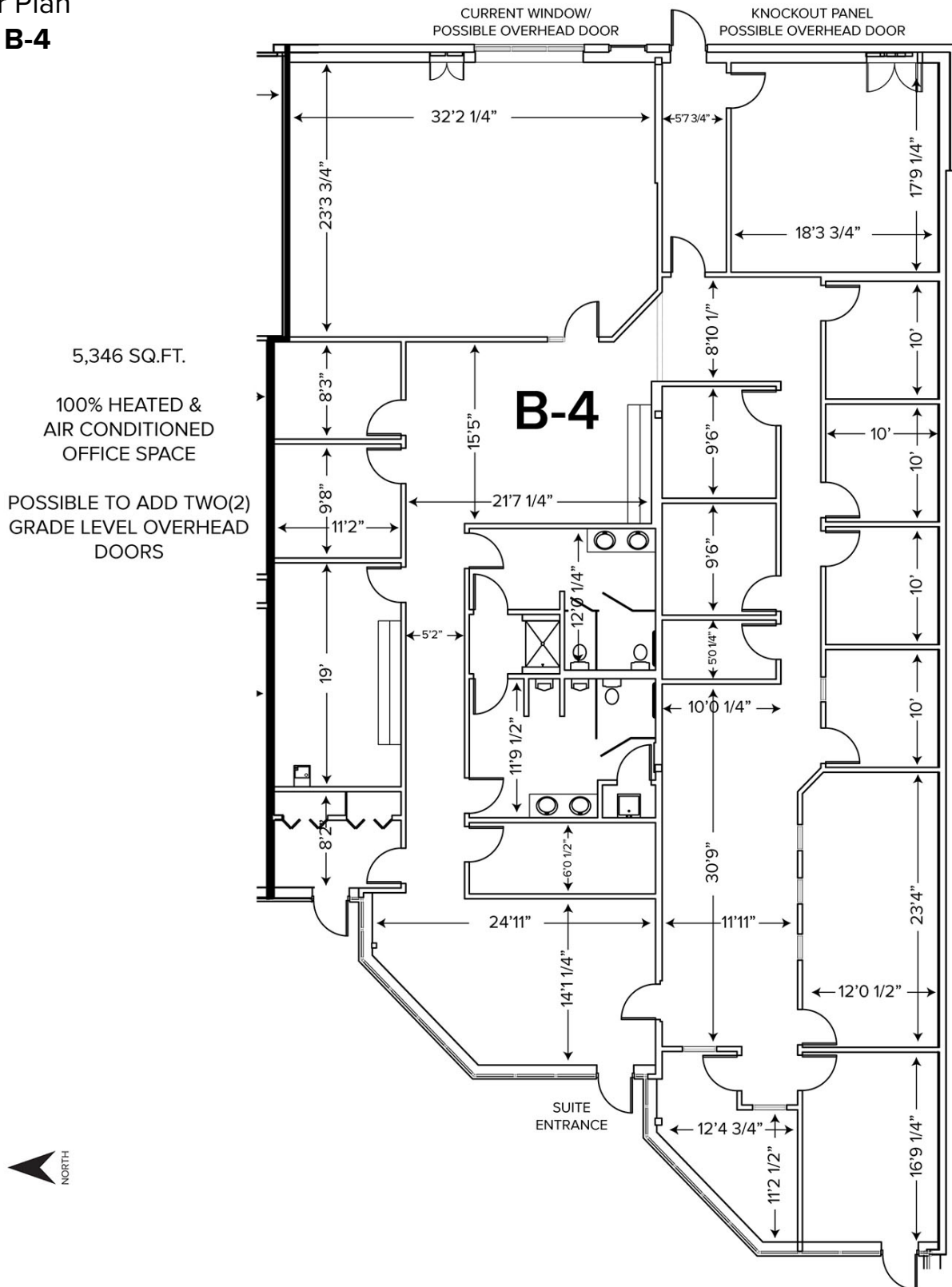
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### Floor Plan Unit B-4



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## Hi-Tech / R&D / Office For Lease

## Unit B-7



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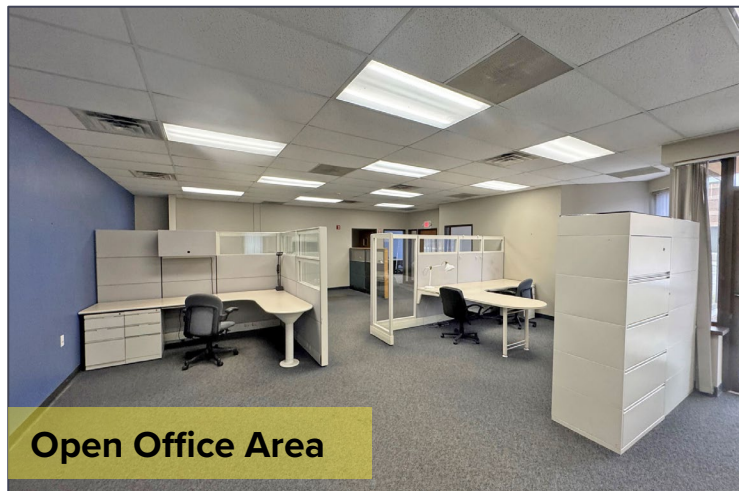
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## Hi-Tech / R&D / Office For Lease

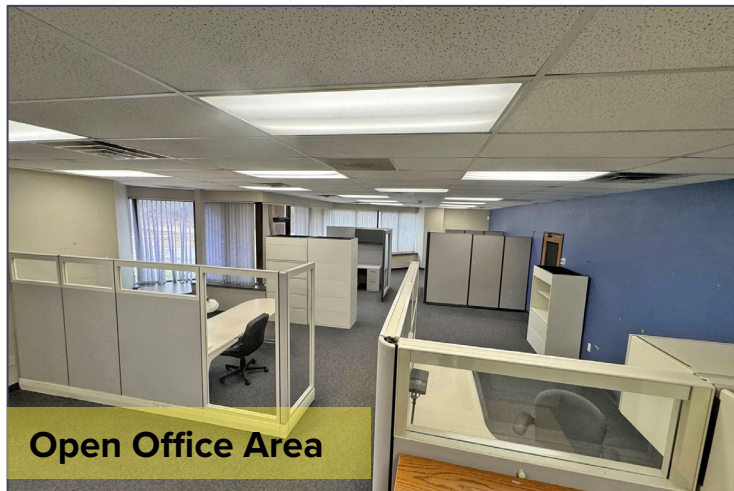
3,654 – 9,002  
Square Feet  
AVAILABLE

Interior Photos

### Unit B-7



Open Office Area



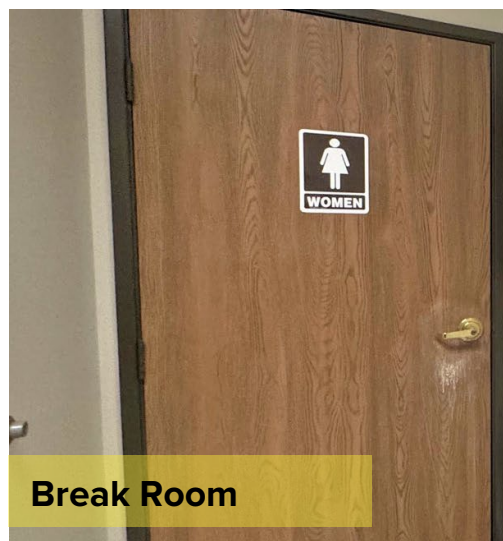
Open Office Area



Conference Room



Open Tech Area



Break Room



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3,654 – 9,002  
Square Feet  
AVAILABLE

|        | B-4          | B-7          | TOTAL        |
|--------|--------------|--------------|--------------|
| OFFICE | 5,345 SQ.FT. | 2,865 SQ.FT. | 8,211 SQ.FT. |
| HI/BAY | 0 SQ.FT.     | 789 SQ.FT.   | 789 SQ.FT.   |
| TOTAL  | 5,346 SQ.FT. | 3,654 SQ.FT. | 9,000 SQ.FT. |

**B-7**

**B-4**

SUITE ENTRANCE

SUITE ENTRANCE

GRADE LEVEL DOOR

GRADE LEVEL DOOR

CURRENT WINDOW/POSSIBLE OVERHEAD DOOR

KNOCKOUT PANEL POSSIBLE OVERHEAD DOOR

19'2 1/4"

21'

25'3 3/4"

24'7 1/2"

13'6 3/4"

7'3 3/4"

24'11 1/2"

9'6"

26'9 1/2"

50'0 3/4"

15'3 1/4"

23'9"

19'10 1/2"

9'10 1/2"

24'0 1/2"

16'7"

23'3 3/4"

32'2 1/4"

15'5"

21'7 1/4"

11'9 1/2"

6'0 1/2"

14'1 1/4"

24'11"

5'2"

19'

8'2"

8'3"

9'8"

11'2"

12'0 1/4"

30'9"

11'11"

12'0 1/2"

16'9 1/4"

11'2 1/2"

12'4 3/4"

10'0 1/4"

5'0 1/4"

9'6"

9'6"

8'10 1/8"

57'3/4"

18'3 3/4"

17'9 1/4"

10'

10'

10'

10'

23'4"

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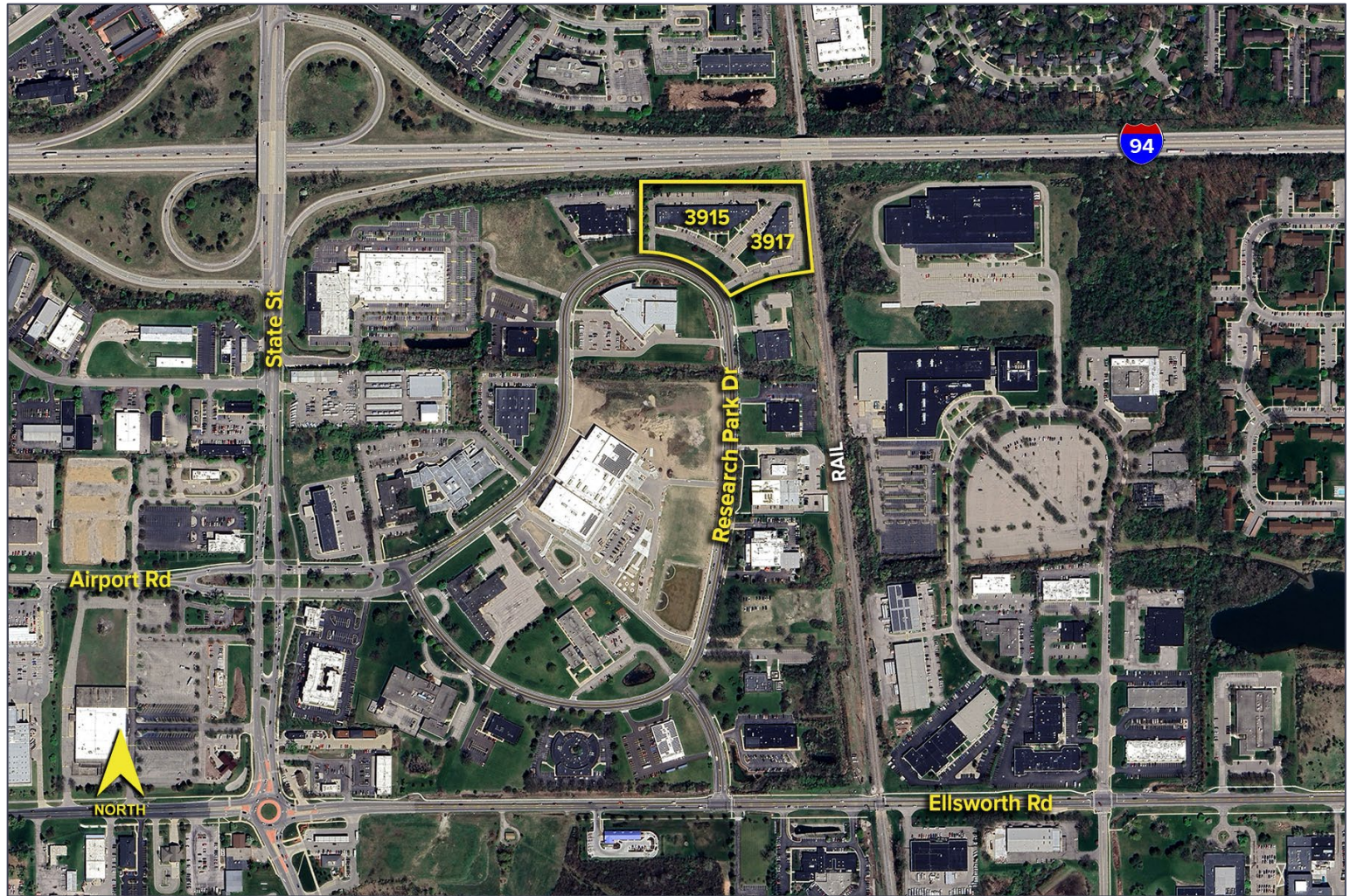


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Aerial



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