

FOR LEASE

SOUTHFIELD RESEARCH PARK



21602, 21630, 21800, 21900, 21455 & 21555
MELROSE AVENUE | 20840 LAHSER ROAD
SOUTHFIELD, MI 48075

Total Building Size: 195,652 SF
Available Space: 4,922 SF to 7,487 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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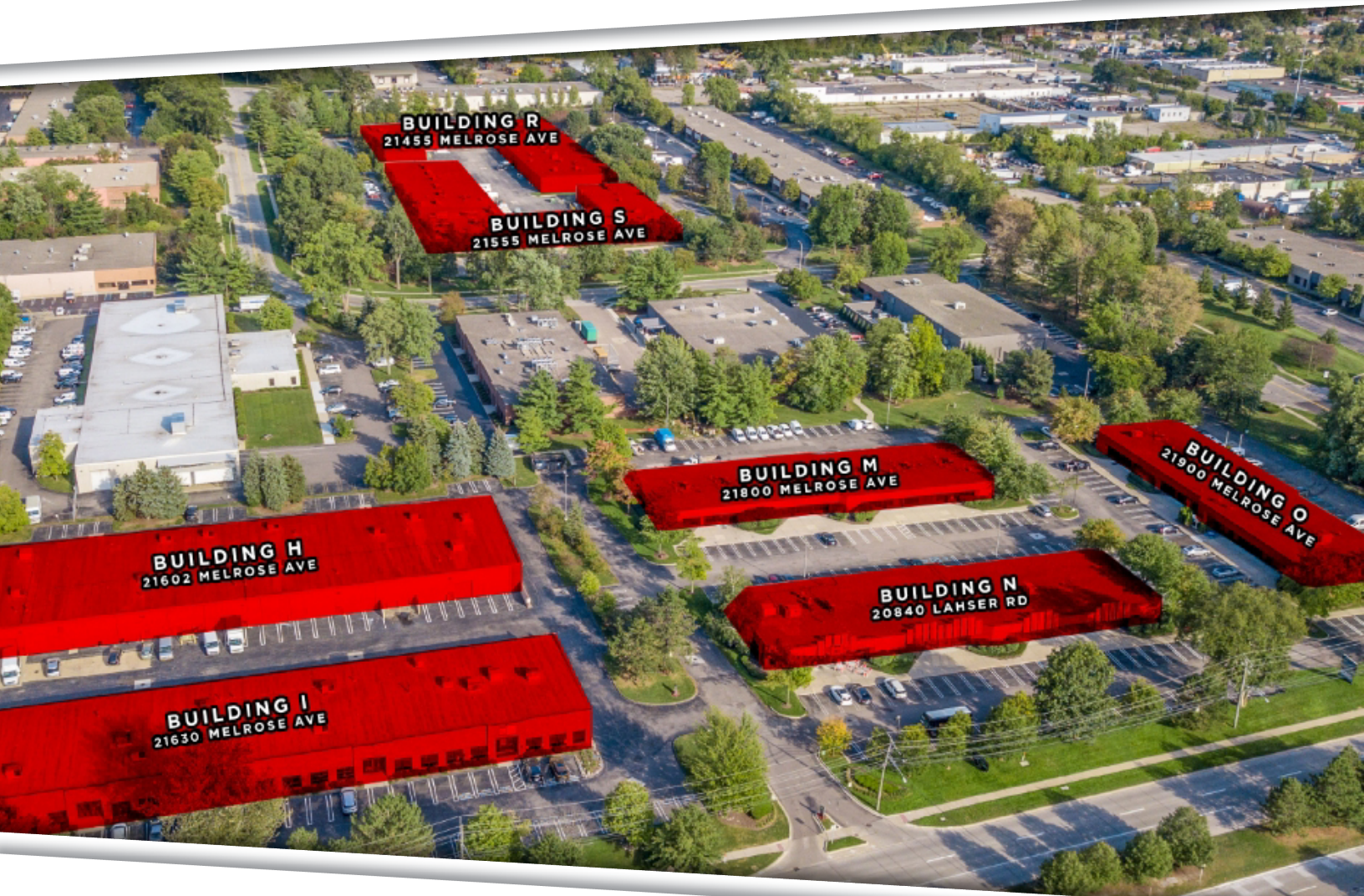
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SOUTHFIELD RESEARCH PARK SITE **MAP**



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AVAILABLE SUITES

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BUILDING	SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	MONTHLY RENT	RENT PER SF*	AVAILABILITY
20840 Lahser Road Building N	1	7,487	0	7,487	\$7,487.00	\$12.00	Immediate
20840 Lahser Road Building N	3	2,416	0	2,416	\$7,487.00	\$12.00	Immediate
21455 Melrose Avenue Building R	5	0	4,922	4,922	\$2,871.17	\$7.00	Immediate
21455 Melrose Avenue Building R	14	0	6,433	6,433	\$3,752.58	\$7.00	Immediate

*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 \$3.50 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 PROPERTY PHOTOS



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