OFFICE CONDOMINIUMS FOR SALE

21001 Van Born Road

Taylor, Michigan 48180

Turnkey office condos starting at $25/SF, with unit sizes ranging from 10,000 to 180,000 SF. Fresh paint, new carpet, and LED lighting throughout — move-in ready for professional and medical office, lab, flex, or creative uses. Seller financing available.

STARTING PRICE	AVAILABLE SIZES	PARKING	FINANCING
$25/SF	**10,000–180,000 SF**	**880 Spaces**	**Seller Financing Avail.**

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Turnkey Condos
Shared Conference for 1,000
Signage on I-94

Own Your Space For Less Than Rent

21001 Van Born Road offers a rare opportunity to own turnkey office condominium space in a well-known, professionally maintained corporate campus in Taylor, Michigan. Condo units are available starting at just $25/SF, with sizes ranging from 10,000 SF up to 180,000 SF — giving owner-occupants and investors the flexibility to purchase exactly the space they need.

Every unit is truly turnkey, featuring fresh paint, new carpet, and modern LED lighting throughout. Owners have access to shared, on-site conference and event facilities that can accommodate up to 1,000 people, along with 880 parking spaces serving the campus.

The property enjoys prominent freeway signage directly on I-94, providing outstanding visibility and easy access for clients, employees, and visitors. Its location offers convenient proximity to Detroit Metro Airport and downtown Detroit.

The flexible layouts and infrastructure make this campus well suited for a wide range of uses — professional office, medical office, laboratory, flex, or other creative applications. With seller financing available, owning here can cost less per month than comparable leased space.

Professional Office **Medical Office** **Lab** **Flex Space** **Creative Uses**

PROPERTY FACTS

ADDRESS **21001 Van Born Rd, Taylor, MI 48180**	UNIT SIZES **10,000–180,000 SF**	STARTING PRICE **$25 / SF**
CONDITION **Turnkey — New Paint, Carpet, LED**	PARKING **880 Spaces**	FINANCING **Seller Financing Available**

Own For Less Than You'd Pay To Rent

At $25/SF, buying a condo here can cost less per month than leasing comparable space — while you build equity instead of paying a landlord. Here's what it looks like for a 10,000 SF unit, the smallest size available:

10,000 SF CONDO — EXAMPLE PURCHASE

PURCHASE PRICE **$250,000**	DOWN PAYMENT **$50,000**	SELLER-FINANCED BALANCE **$200,000**
TERMS **Interest-Only, 2-Yr Balloon**	MONTHLY PAYMENT **$1,500/mo**	PLUS **Utilities & CAM**

Own vs. Rent — 10,000 SF, monthly cost

BUY (DEBT SERVICE)
+ utilities & CAM — still less than rent

COMPARABLE LEASE
Based on nearby office space listed at $12.50/SF/YR NNN, before CAM

Scalable To Your Business

UNIT SIZE	PURCHASE PRICE	20% DOWN	EST. MONTHLY PAYMENT*
10,000 SF	$250,000	$50,000	$1,500/mo
50,000 SF	$1,250,000	$250,000	$7,500/mo
180,000 SF	**$4,500,000**	**$900,000**	**$27,000/mo**

*Illustrative only, scaled proportionally from the 10,000 SF example (interest-only, 2-year balloon). Actual terms for larger units are subject to negotiation, buyer qualification, and seller approval. Rent comparison based on a nearby Taylor, MI office listing at $12.50/SF/YR NNN; actual comparable rents vary by space and term. Figures exclude utilities, CAM, taxes, and insurance. Not financial or tax advice — consult your accountant or financial advisor.

Build Equity
Every payment builds ownership instead of disappearing into a landlord's pocket.

Control Your Space
No lease expirations, rent escalations, or landlord approval to renovate.

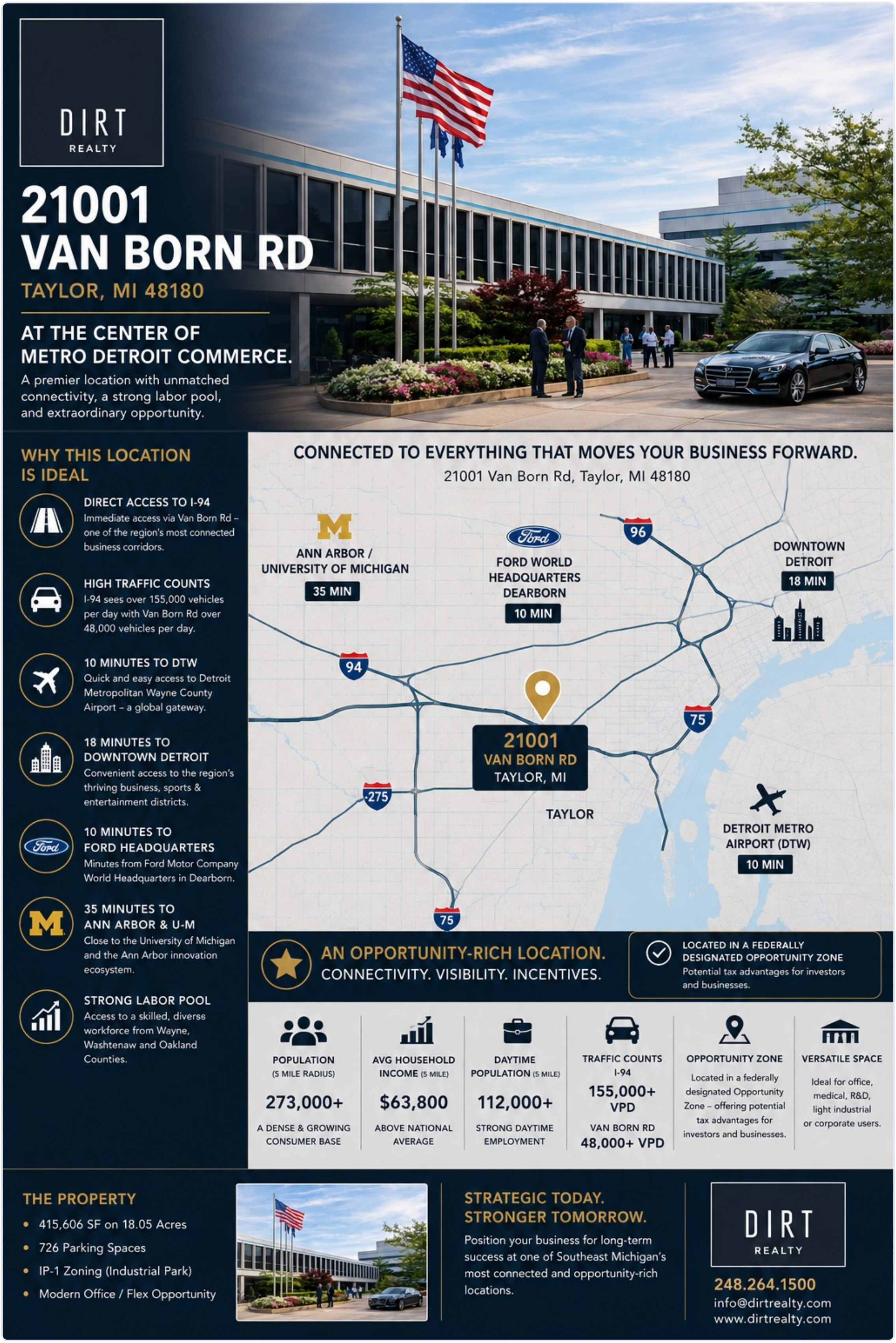
Scale As You Grow
Purchase 10,000 SF today or up to 180,000 SF — sized to fit your business now and later.

Turnkey Space & Shared Amenities

SHARED CONFERENCE & EVENT SPACE — ACCOMMODATES UP TO 1,000 PEOPLE

SKYLIT ATRIUM CONCOURSE | "THE MIX" CAFÉ | SHARED CAFETERIA | COMMERCIAL KITCHEN

At The Center Of Metro Detroit Commerce



Own Your Space For Less Than Rent

21001 Van Born Road, Taylor, MI 48180 — Condos From $25/SF — Seller Financing Available

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