

FOR LEASE

SOUTHFIELD RESEARCH PARK



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

Total Building Size:	378,762 SF
Available Space:	1,655 SF to 6,919 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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PROPERTY **AVAILABILITY**

AVAILABLE SUITES

BUILDING	SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	MONTHLY RENT	RATE PER SF	AVAILABILITY
21355 Melrose Ave - Building Q	A	1,592	5,327	6,919	\$4,699.42	\$8.15	IMMEDIATE
21555 Melrose Ave - Building S	2	681	974	1,655	\$1,461.81	\$10.65	IMMEDIATE
21555 Melrose Ave - Building S	3	965	1,301	2,266	\$1,723.92	\$9.13	IMMEDIATE

AVAILABLE CONTIGUOUS SUITES

BUILDING	SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	MONTHLY RENT	RATE PER SF	AVAILABILITY
21555 Melrose Ave - Building S	2 & 3	1,646	2,275	3,921	\$3,192.73	\$9.77	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 \$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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