

# FOR LEASE

## SOUTHFIELD RESEARCH PARK



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

|                               |                      |
|-------------------------------|----------------------|
| <b>Total Building Size:</b>   | 378,762 SF           |
| <b>Available Space:</b>       | 3,494 SF to 6,919 SF |
| <b>Office Rental Rate:</b>    | \$12.00 SF/yr (NNN)  |
| <b>Warehouse Rental Rate:</b> | \$7.00 SF/yr (NNN)   |
| <b>Year Built:</b>            | 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     |
| 21602 Melrose Ave - Building H | 100   | 1,797     | 2,077        | 3,874    | \$3,008.58   | \$9.32      | November 1, 2026 |
| 21355 Melrose Ave - Building Q | A     | 1,592     | 6,919        | 6,919    | \$4,699.42   | \$8.15      | IMMEDIATE        |
| 21455 Melrose Ave - Building R | 22    | 2,613     | 881          | 3,494    | \$3,126.92   | \$10.74     | 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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## SOUTHFIELD RESEARCH PARK **PROPERTY PHOTO**





## SOUTHFIELD RESEARCH PARK PROPERTY PHOTOS





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## SOUTHFIELD RESEARCH PARK PROPERTY PHOTOS

