



**CHACONAS GROUP**  
ANN ARBOR AREA

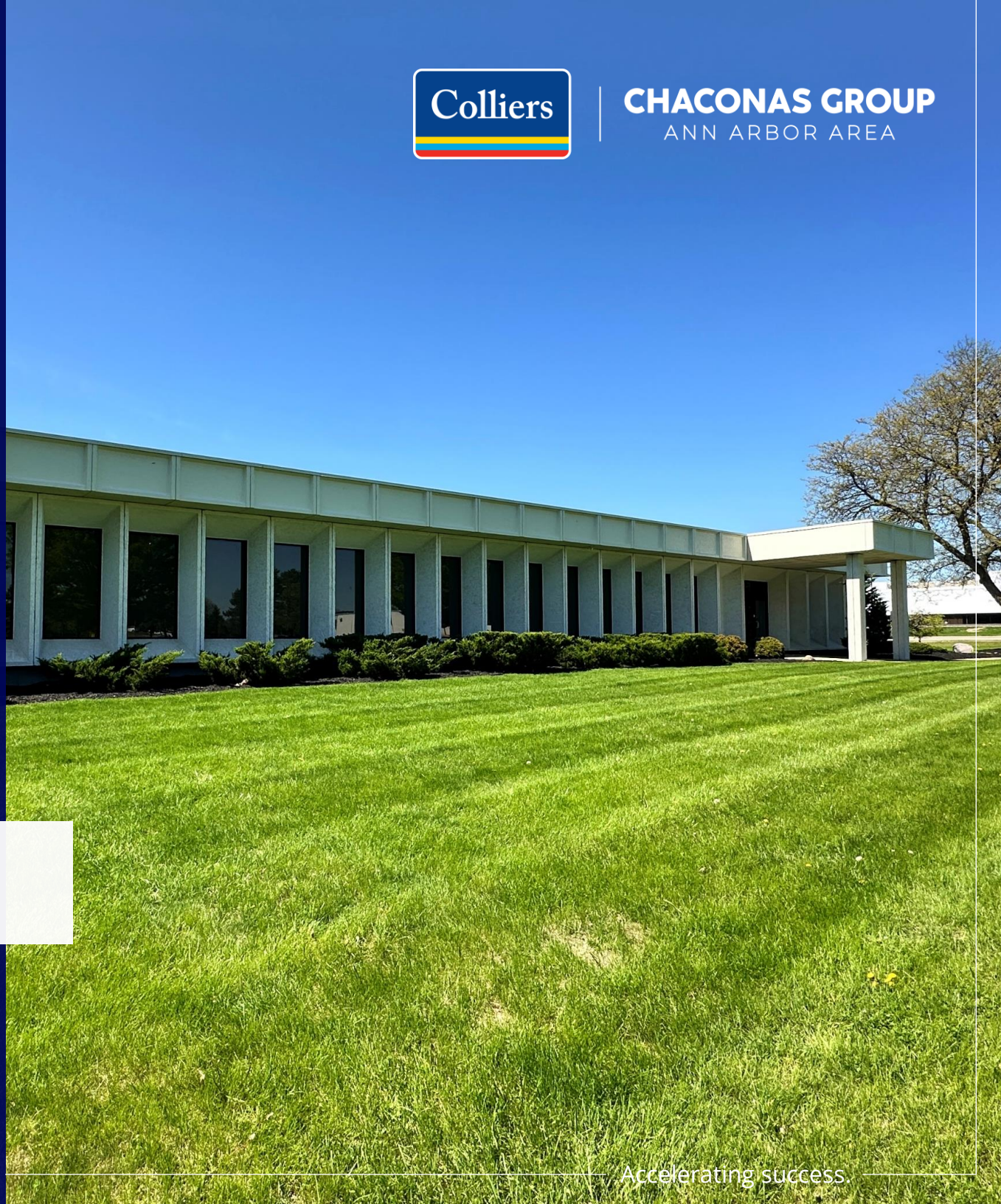
# 3989 Research Park Drive Ann Arbor, MI For Sale or Lease

**Jim Chaconas**  
734 769 5005  
[jim.chaconas@colliers.com](mailto:jim.chaconas@colliers.com)

Colliers Ann Arbor  
1955 Pauline Blvd, Suite 400  
Ann Arbor, MI 48103  
[colliersannarbor.com](http://colliersannarbor.com)



Accelerating success





## Property Description

**Available For Sale or Lease**, this handsome property combines modern design with cutting-edge systems in a prime S. State Street location, minutes from downtown Ann Arbor, I-94, and W Ellsworth Road.

Recently renovated, the building features a Halo hospital-grade air filtration system with zoned climate control, dedicated fiber internet, motion-sensor LED lighting, and a comprehensive security package with key card access and video surveillance.

Inside, the flexible floor plan is filled with natural light and finished with premium details. Two conference rooms are outfitted with Zoom high-resolution cameras and noise-canceling speakers, while the central kitchen doubles as a collaborative hub with custom millwork and Subzero, Bosch, and other high-end appliances.

The property is offered turnkey with Herman Miller furnishings, private offices, multiple open work areas, a secure server/utility room, and a rear garage with bay door. Situated on three acres with capacity for an additional 90,000 sq. ft., it provides both immediate sophistication and long-term flexibility.



## Property Highlights



Property Type:  
Class A Office



Site Acreage:  
3.05 Acres



Office Size:  
7,837 SF



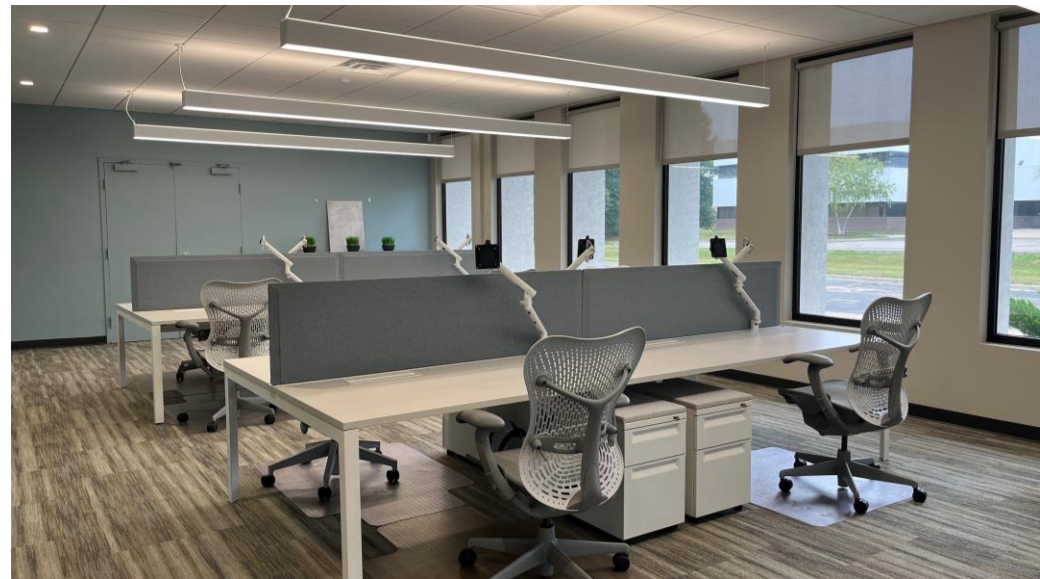
Renovated:  
2019

- 7,837 SF
- 3.05 Acres
- Parcel: 09-12-09-301-004
- Legal Description: Lot 19 Research Park
- 2026 SEV: \$795,000
- Summer 2025 Tax: \$38,078.07
- Winter 2025 Tax: \$11,051.39
- 43 Parking Spaces = 5.5 Spaces Per Thousand
- Lease Rate: \$28.00 PSF Modified Gross + Base Stop for Property Taxes
- Sales Price: \$2,900,000

# Exterior Photos



# Interior Photos



# Interior Photos



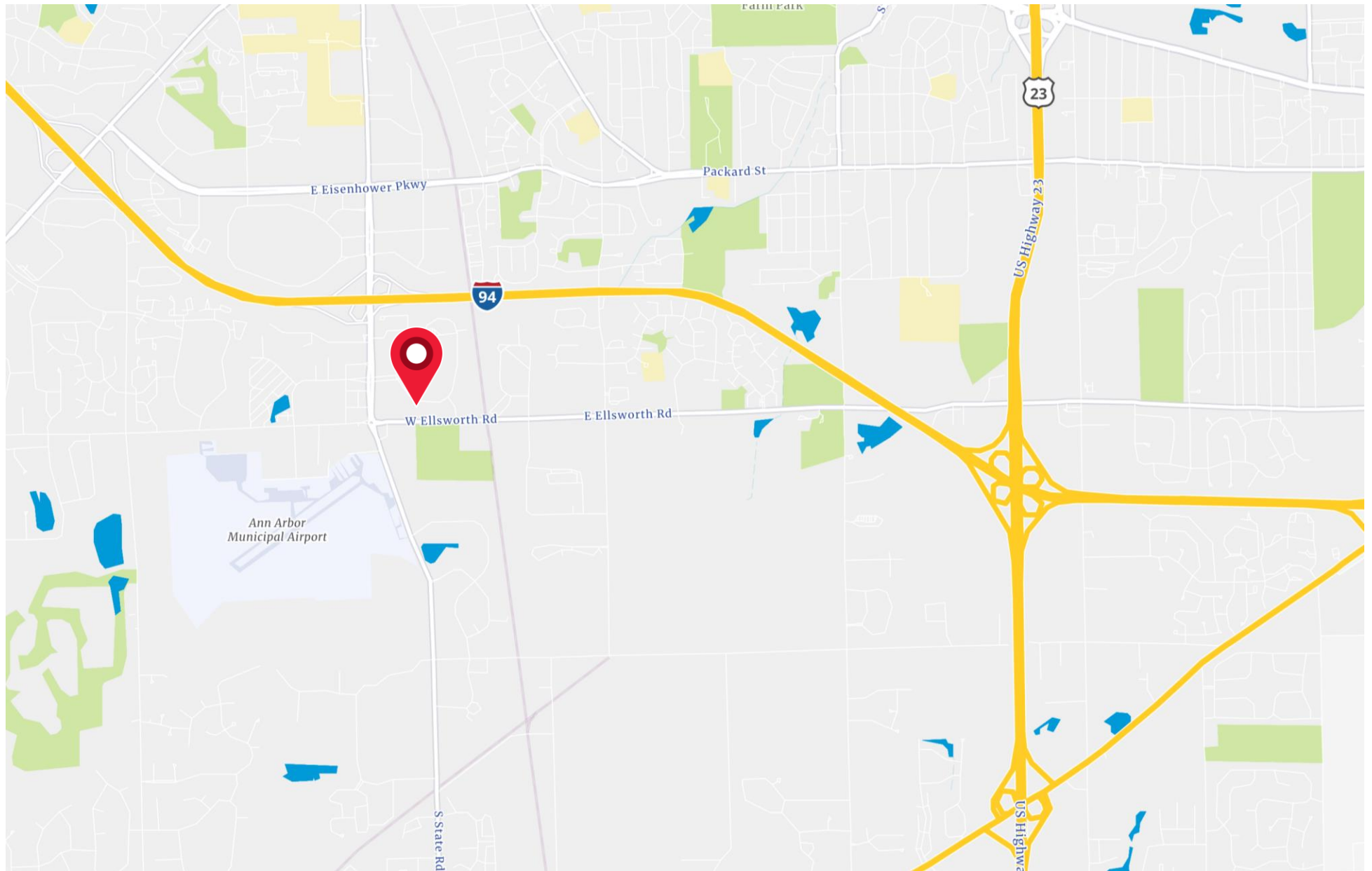
# Interior Photos



## Bay Door / Garage

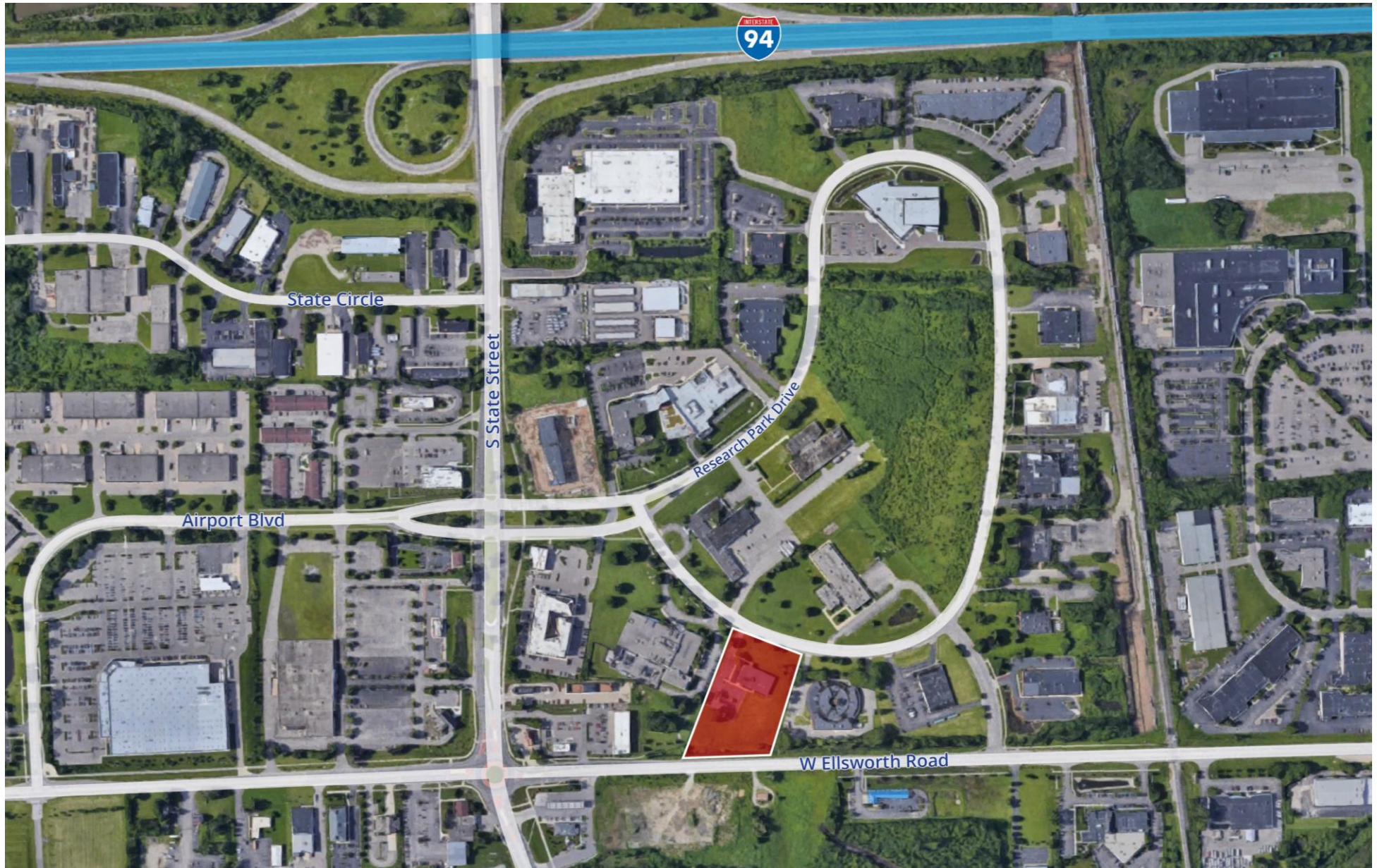


# Location Map

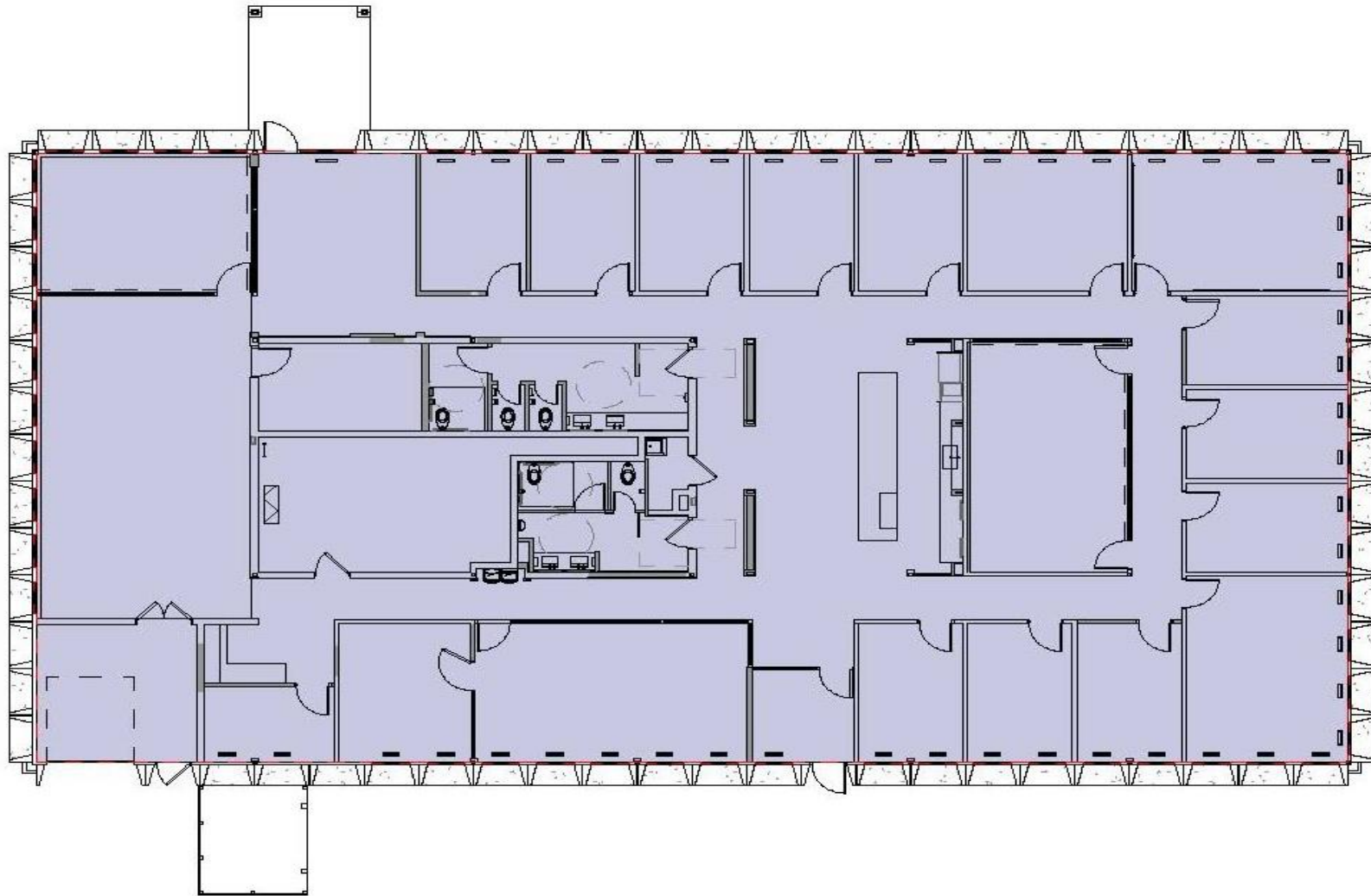


**3989 Research Park Drive, Ann Arbor**

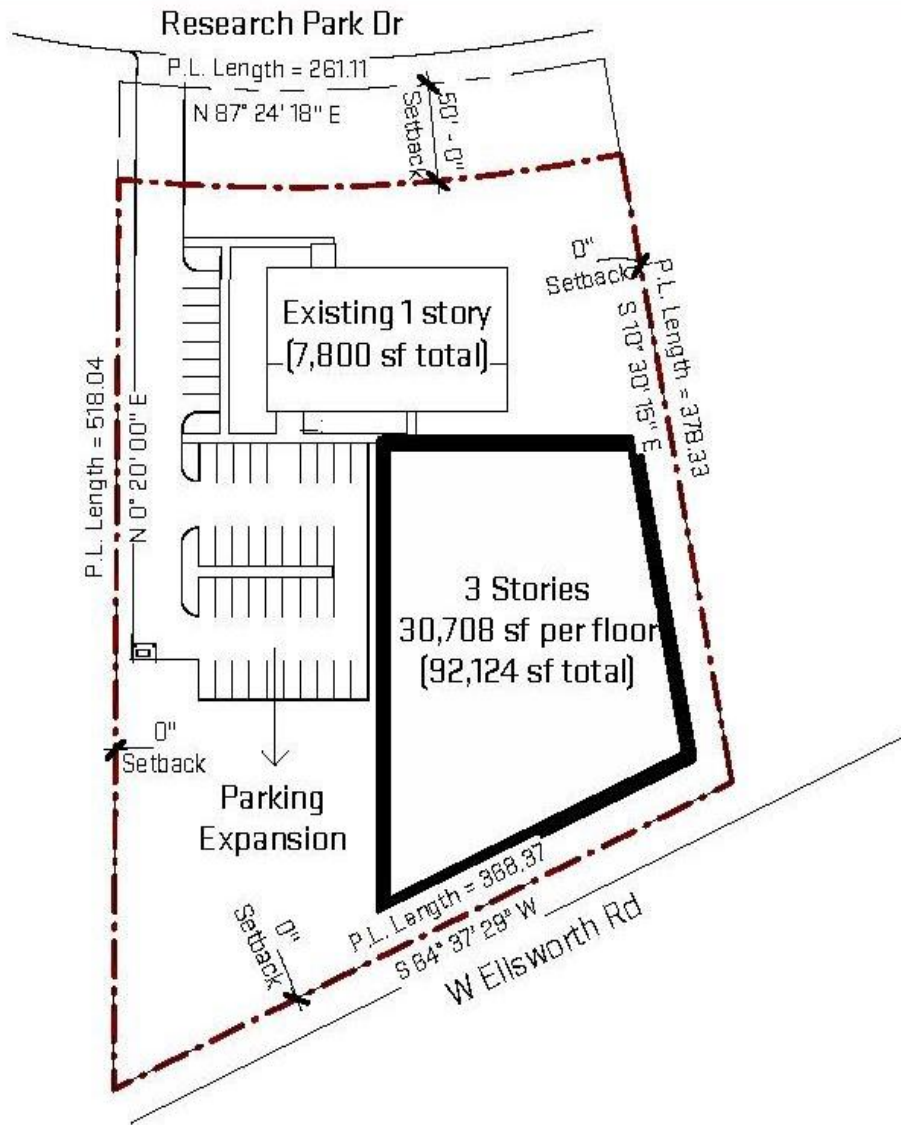
# Property Aerial



# Property Floor Plan



# Property Site Plan – Additional Build-Out Location



## Project Scope

|                           |                      |
|---------------------------|----------------------|
| <b>Location</b>           | Ann Arbor, MI        |
| <b>Parcel #</b>           | 09-12-09-301-004     |
| <b>Parcel Description</b> | Lot 19 Research Park |
| <b>Address</b>            | 3989 Research Park   |
| <b>Lot Acreage</b>        | 3.053 Acres          |

## Zoning Ordinances

|                          |                                           |
|--------------------------|-------------------------------------------|
| <b>Zoning District</b>   | "RE" = Research District                  |
| <b>Min. Lot Area</b>     | 60,000 SF                                 |
| <b>Min. Lot Width</b>    | 150 SF                                    |
| <b>Max Lot Coverage</b>  | 75% Max                                   |
| <b>Yard-Req. Setback</b> | FY 25' (min)<br>50' (max)<br>SY 0', RY 0' |
| <b>Max Height</b>        | None                                      |

## Lot Coverage

|                                        |                        |
|----------------------------------------|------------------------|
| <b>Per Ordinance</b>                   | 75% Max                |
| <b>Lot</b>                             | 133,233 SF             |
| <b>Allowable Area</b>                  | 99,925 SF              |
| <b>Buildable Area</b>                  | 92,125 SF              |
| <b>Proposed Building Coverage Area</b> | 30,708 SF (<Allowable) |

Preliminary analysis based on known site conditions for planning.  
Preliminary site plan submittal required for due diligence.

# 3989 Research Park Drive

Ann Arbor, MI

**For Lease or Sale**

**Jim Chaconas**

734 769 5005

[jim.chaconas@colliers.com](mailto:jim.chaconas@colliers.com)

**Colliers**

Colliers Ann Arbor  
1955 Pauline Blvd, Suite 400  
Ann Arbor, MI 48103  
[colliersannarbor.com](http://colliersannarbor.com)

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

