

974 - 17,370 SF OFFICE BUILDING



FOR LEASE



Parklane Towers

1 & 3 Parklane Boulevard
Dearborn, Michigan 48126

Property Description

Landmark twin skyscrapers contemporary Class A office.

Located Executive Plaza Drive and Hubbard Drive, off Parklane Boulevard # Ford Rd + Southfield Freeway on almost 32 acres of prime commercial real estate. The landmark twin skyscrapers, known locally as the "salt and pepper shakers" or the "washer and dryer," is a 15-story modern, architectural high-rise. This campus-like office development is set on a well-maintained campus-like grounds with landscaping featuring a waterfall, pond, walking trails alongside many wildlife and park-like outdoor patio seating and green space. The park-like grounds were elegantly designed with natural light in many of the suites with incredible window views and covered parking.

Property Highlights

- Move-In Ready Suites Available
- Contemporary Class A Office
- On-site Deli / Sundry Shop / Hair Salon
- Shared Conference Center
- On-site Property Management / On-site Security Guard
- Excellent Traffic Counts / High Density Housing / Busy Trade Area
- Premier Visibility and Exposure
- Major New Developments in Surrounding Area



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

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John Harwood

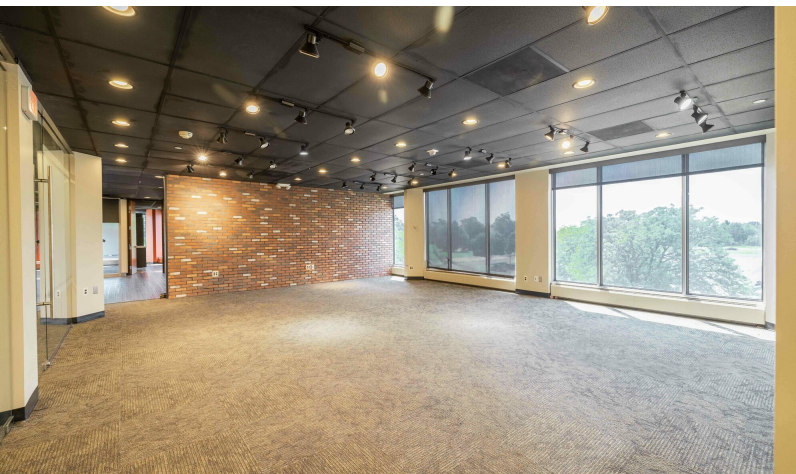
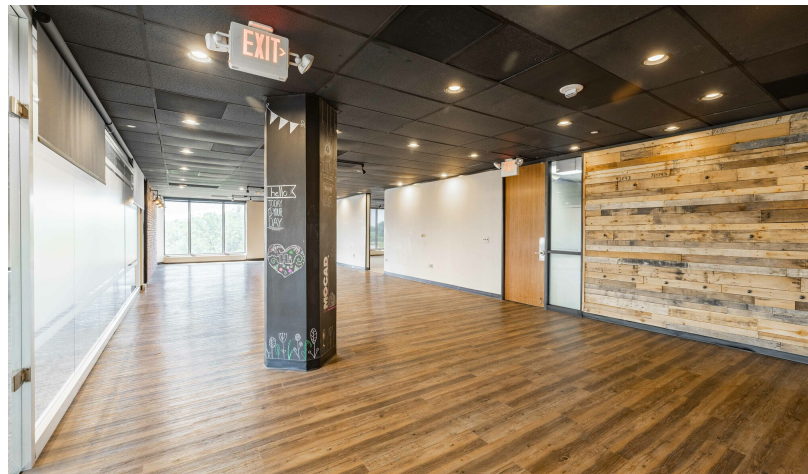
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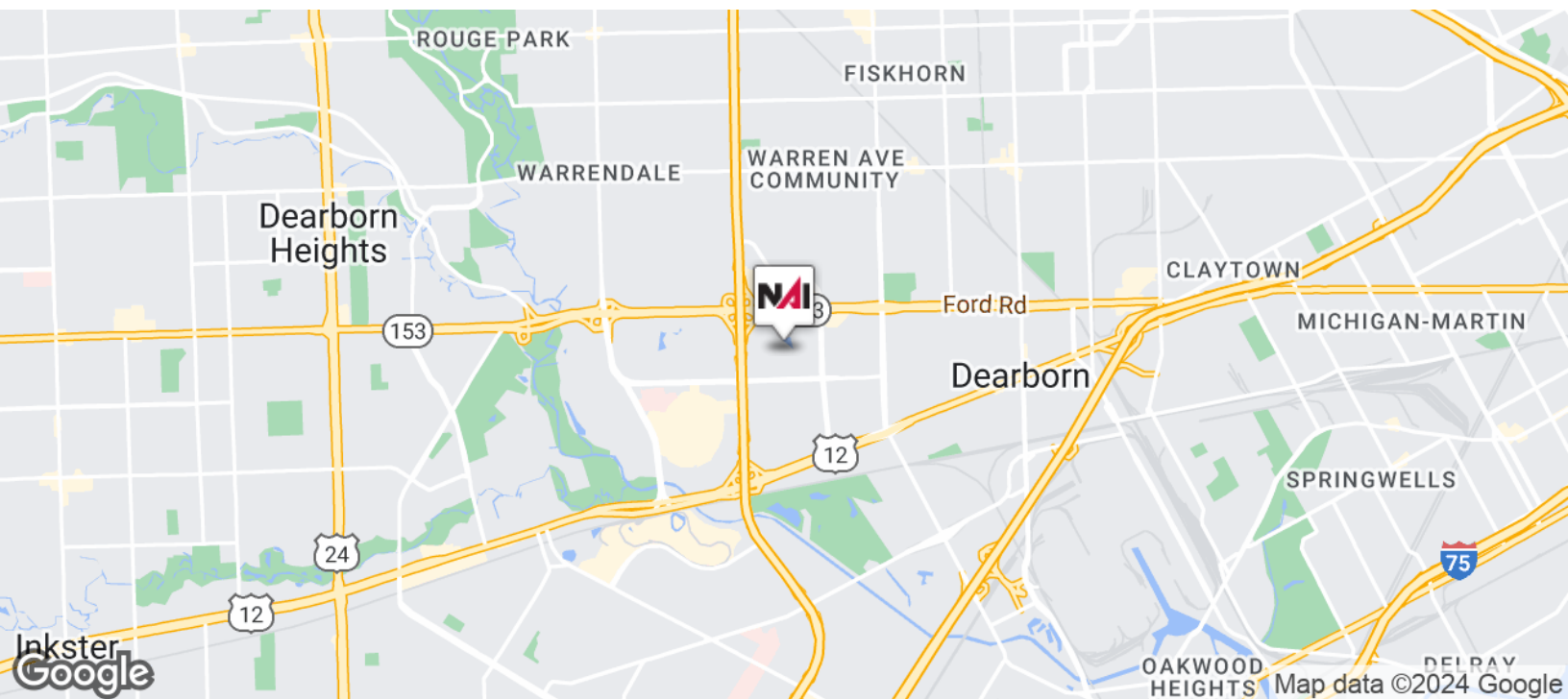
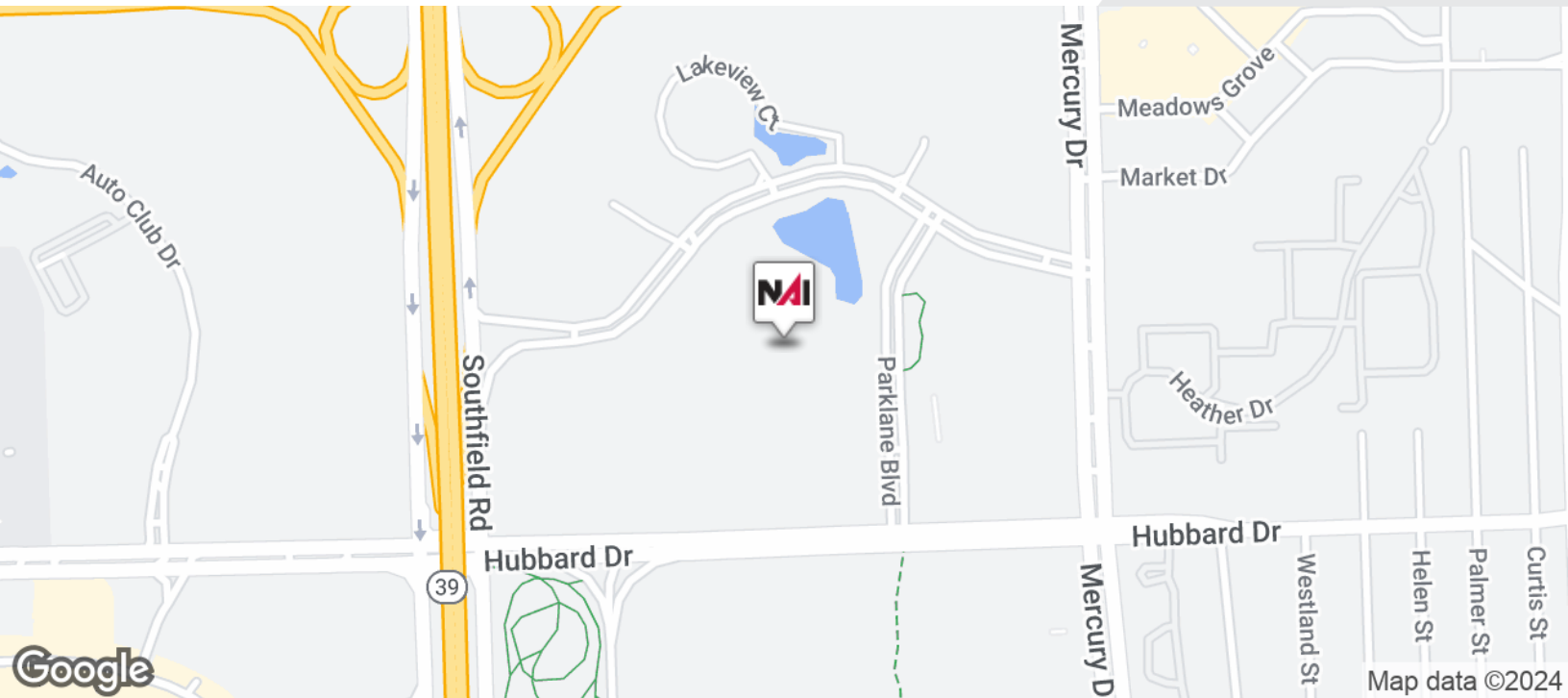
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FOR LEASE

LEASE INFORMATION

Lease Type:	plus Electric	Lease Term:	Negotiable
Total Space:	974 - 17,370 SF	Lease Rate:	\$18.00 SF/yr

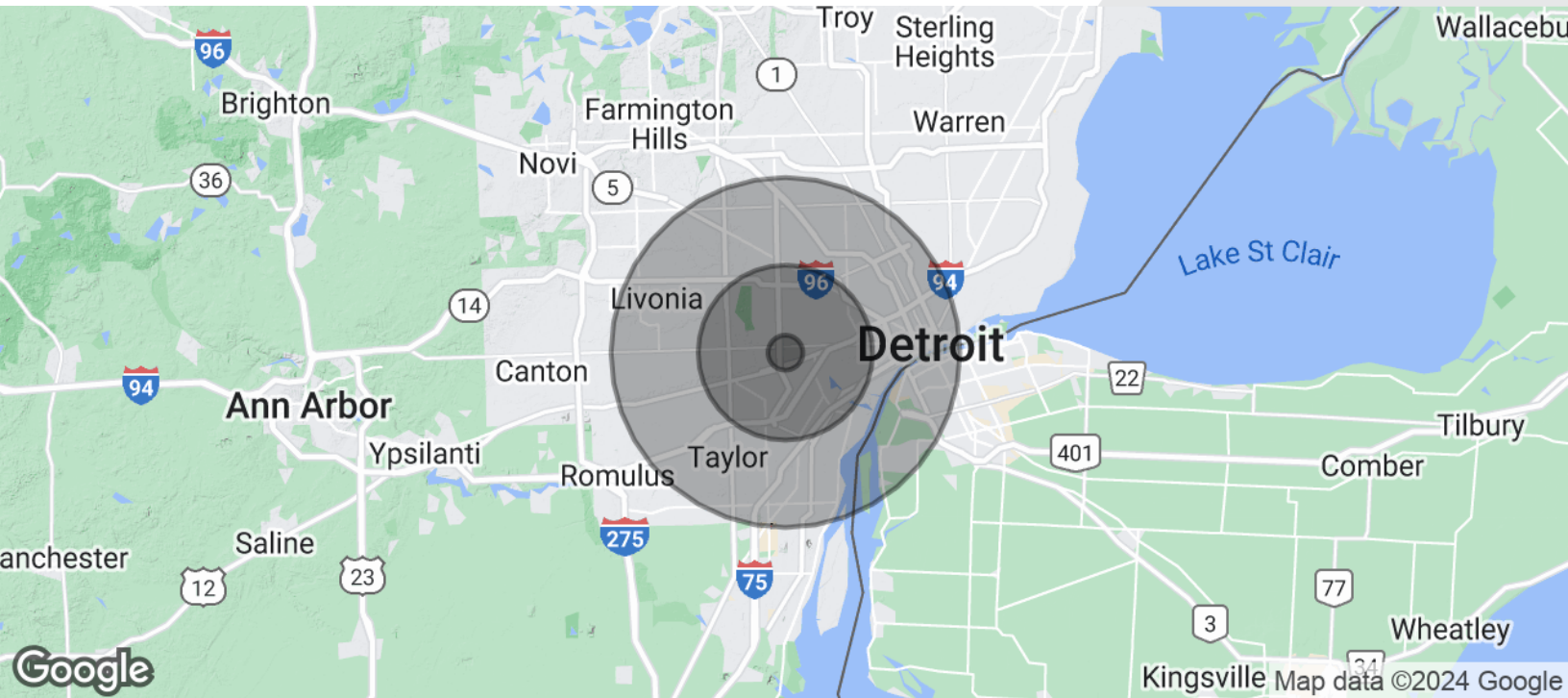
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1 Parklane Blvd	Available	1,847 SF	plus Electric	\$18.00 SF/yr	Move-In Ready, Open Area with abundant natural light
3 Parklane Blvd - Suite 110	Available	2,906 SF	plus Electric	\$18.00 SF/yr	Move-In Ready
3 Parklane Blvd - Suite 300	Available	17,358 SF	plus Electric	\$18.00 SF/yr	Move-In Ready, Open Area with abundant natural light
3 Parklane Blvd - Suite 430	Available	1,221 SF	plus Electric	\$18.00 SF/yr	-
3 Parklane Blvd - Suite 431	Available	4,525 SF	plus Electric	\$18.00 SF/yr	-
1 Parklane Blvd	Available	6,093 SF	plus Electric	\$18.00 SF/yr	-
3 Parklane Blvd - Suite 700	Available	1,563 SF	plus Electric	\$18.00 SF/yr	-
1 Parklane Blvd	Available	7,911 SF	plus Electric	\$18.00 SF/yr	-
3 Parklane Blvd - Suite 1006	Available	974 SF	plus Electric	\$18.00 SF/yr	-
3 Parklane Blvd - Suite 1200	Available	4,563 SF	plus Electric	\$18.00 SF/yr	-
					3 open areas (large, medium, small size), 2 conference rooms, 7 windowed offices, 11 interior offices, kitchen Move-In Ready
					15 East 15th Floor full plate (17,370 RSF) 1500E (10,477 RSF) Extra Large Open Area with abundant natural light Window Conference Room Windowed Kitchen/Break room 2 Windowed Office /4 Interior Offices
1 Parklane Blvd	Available	17,370 SF	plus Electric	\$18.00 SF/yr	1501E (1,434 RSF) 4 Windowed Office Small Open Area with natural light
					1505E (1,588 RSF) Medium Open Area 2 Windowed Office/1 Interior Office
					1510E (3,290 RSF) Large Open Area with abundant natural light

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FOR LEASE



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	9,160	352,869	1,150,077
Average Age	29.4	33.9	37.4
Average Age (Male)	26.6	32.3	35.6
Average Age (Female)	30.6	35.7	39.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,470	149,274	541,513
# of Persons per HH	2.6	2.4	2.1
Average HH Income	\$51,811	\$48,409	\$49,392
Average House Value	\$142,903	\$99,918	\$102,165

2020 American Community Survey (ACS)



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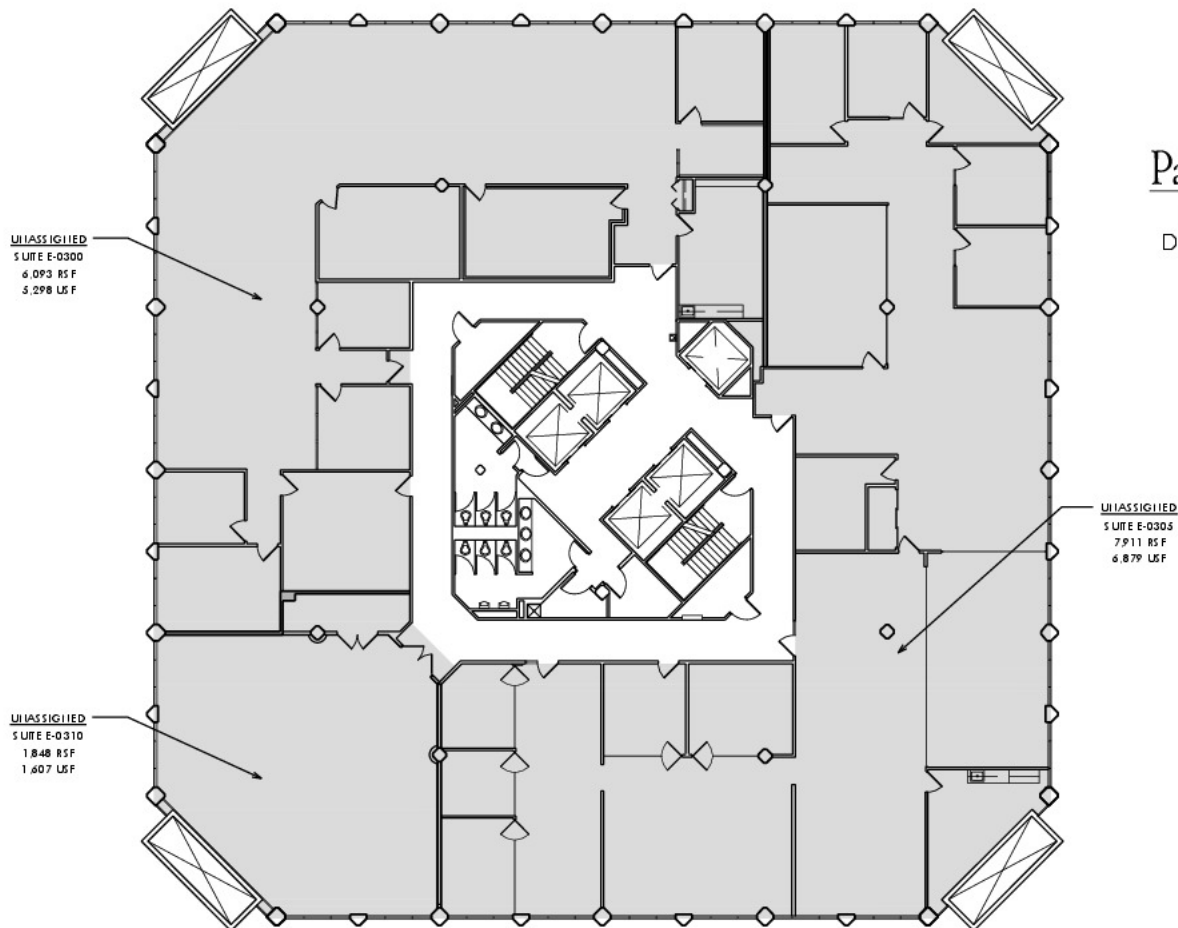
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Dearborn, MI 48126



3E



3RD FLOOR EAST TOWER

5-30-2023

NOT TO SCALE

PREPARED BY METRO CAD GROUP



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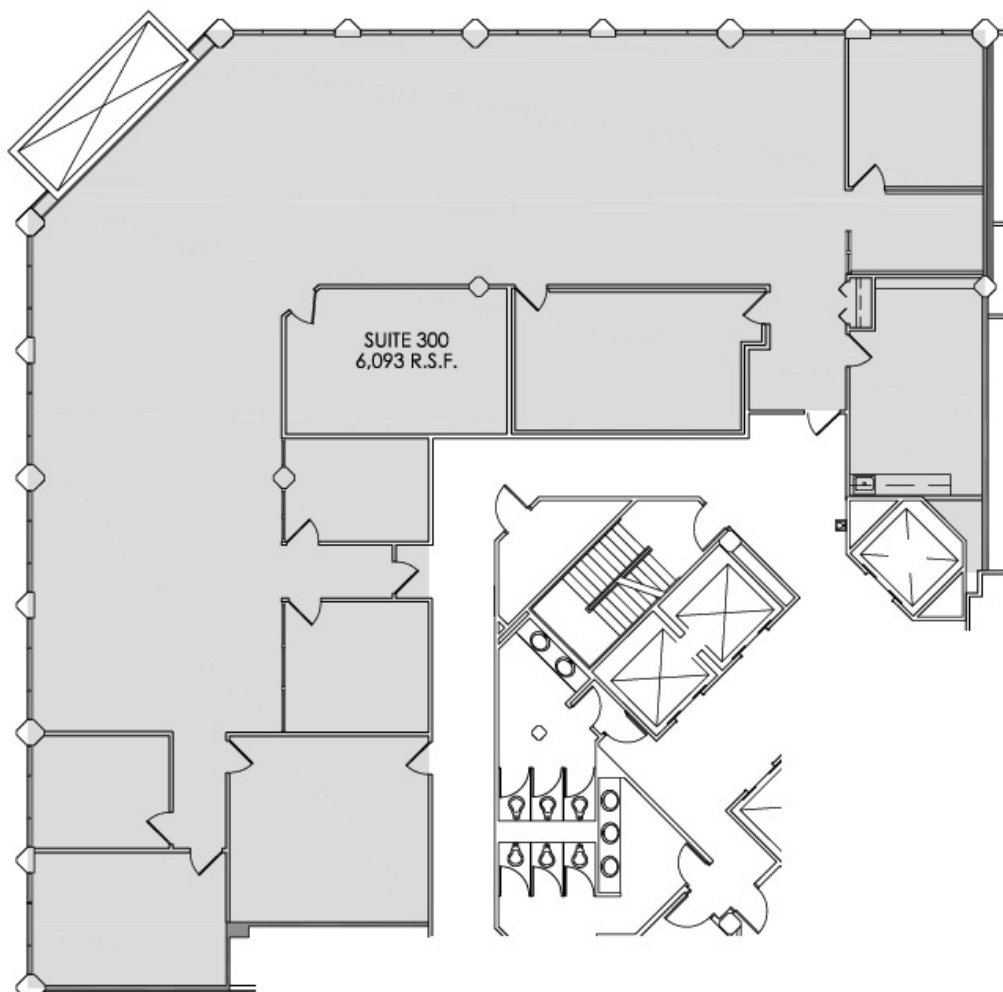
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FOR LEASE



SUITE 300 EAST - FLOOR PLAN

5-30-2023

SCALE: 3/32"=1'-0"



Parklane Towers

3 Parklane Blvd.
Dearborn, MI 48126



3RD FLOOR KEY PLAN

NO SCALE



FULL SERVICE REAL ESTATE SOLUTIONS

E-300



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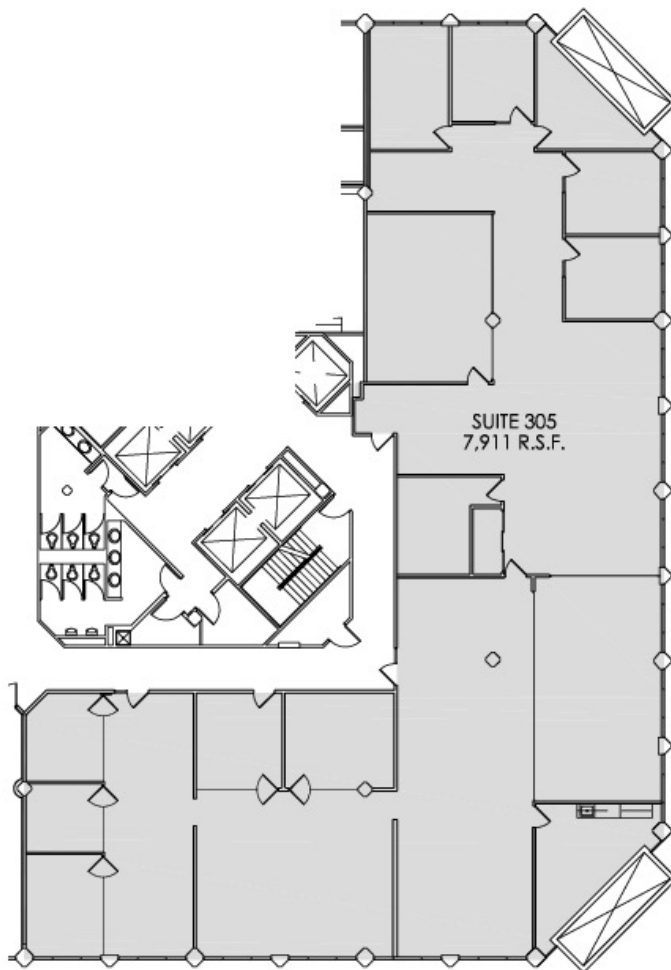
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974 - 17,370 SF OFFICE BUILDING



FOR LEASE



SUITE 305 EAST - FLOOR PLAN

5-30-2023

SCALE: 1/16"=1'-0"



Parklane Towers

3 Parklane Blvd.
Dearborn, MI 48126



3RD FLOOR KEY PLAN

NO SCALE



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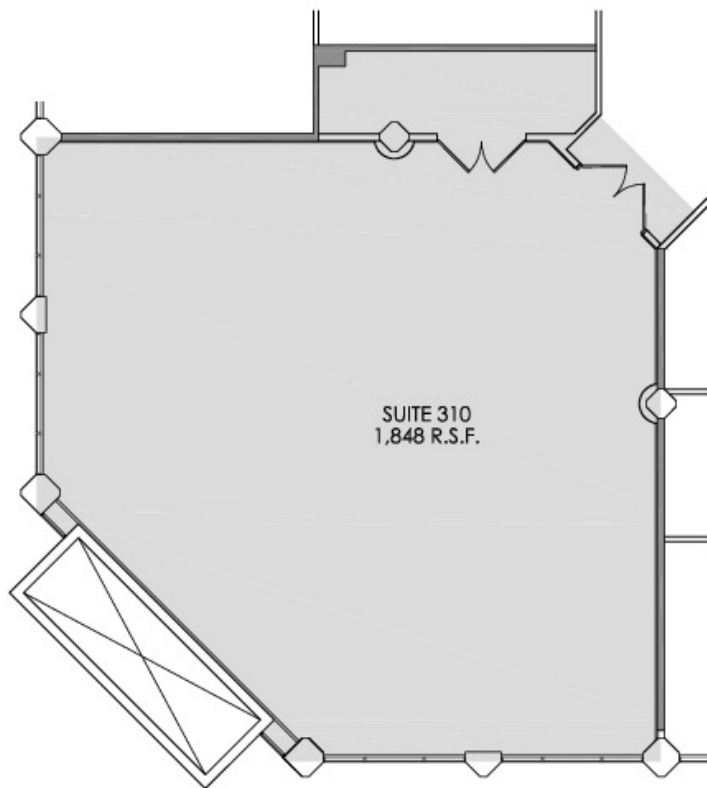
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FOR LEASE



SUITE 310 EAST - FLOOR PLAN

5-30-2023

SCALE: 1/8"=1'-0"



Parklane Towers

3 Parklane Blvd.
Dearborn, MI 48126



SUITE LOCATION



3RD FLOOR KEY PLAN

NO SCALE



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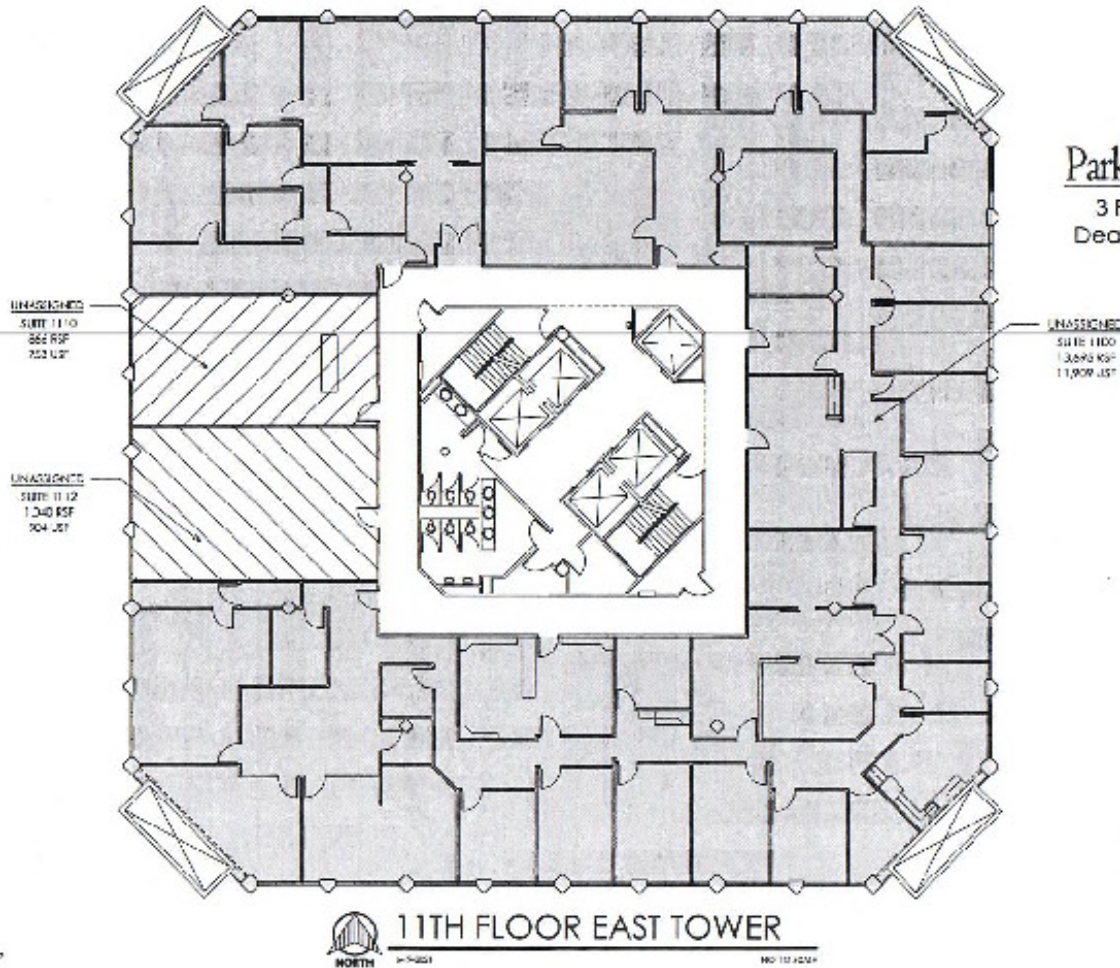
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Parklane Towers

3 Parklane Blvd.
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11TH FLOOR EAST TOWER

NO. 111 #204

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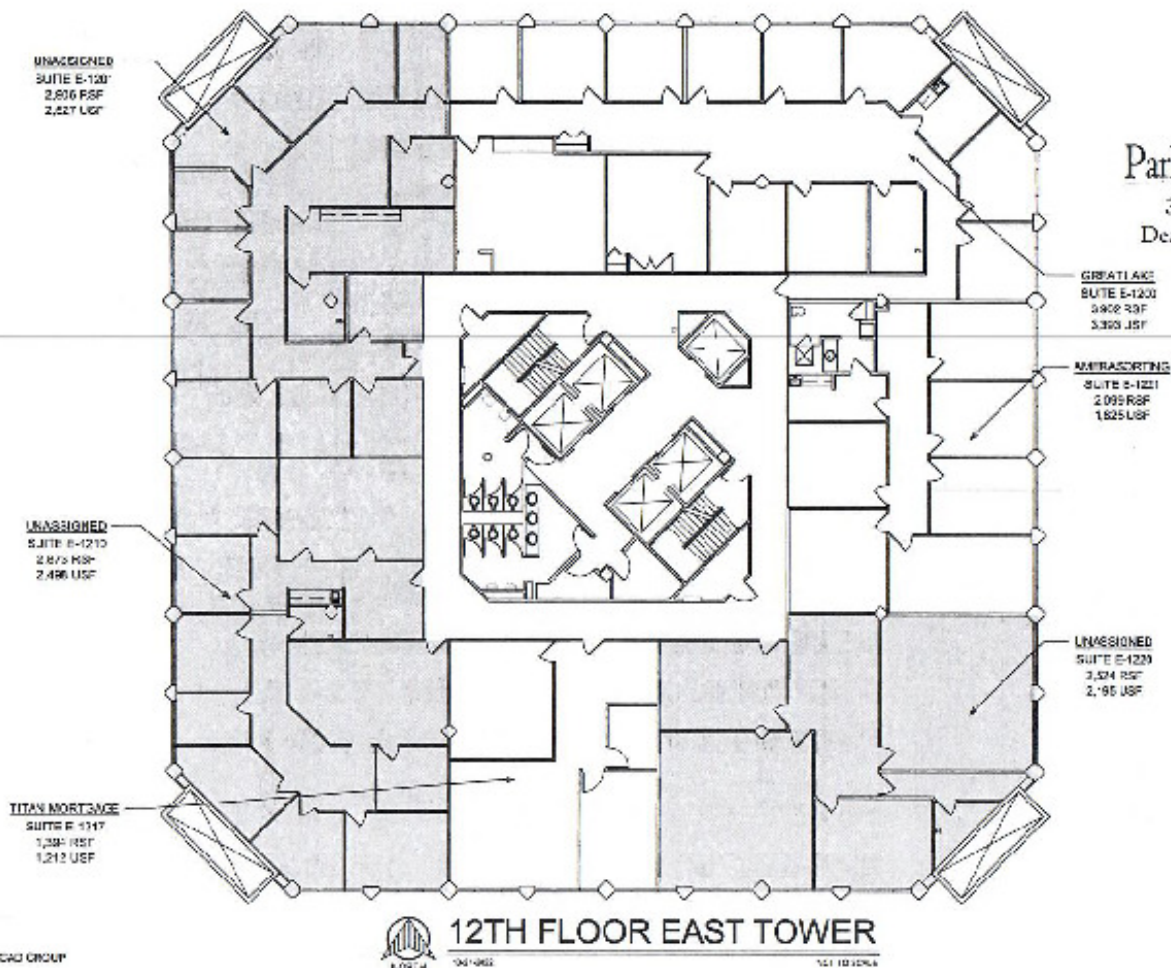
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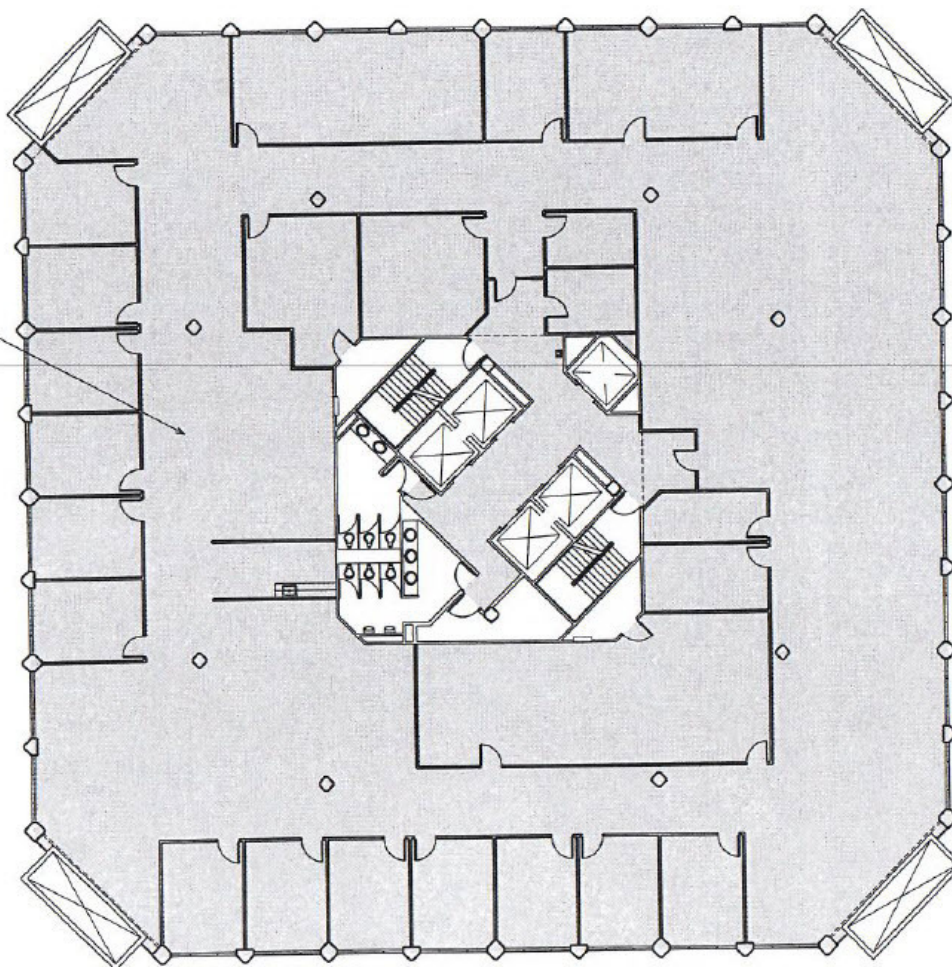
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Dearborn, MI 48126

UNASSIGNED
SUITE W-1400
17,358 RSF
15,361 USF
RENT ROLL 16,758 RSF



14TH FLOOR WEST TOWER

8-22-2019

NOT TO SCALE

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Group**
FULL SERVICE REAL ESTATE SOLUTIONS

14W

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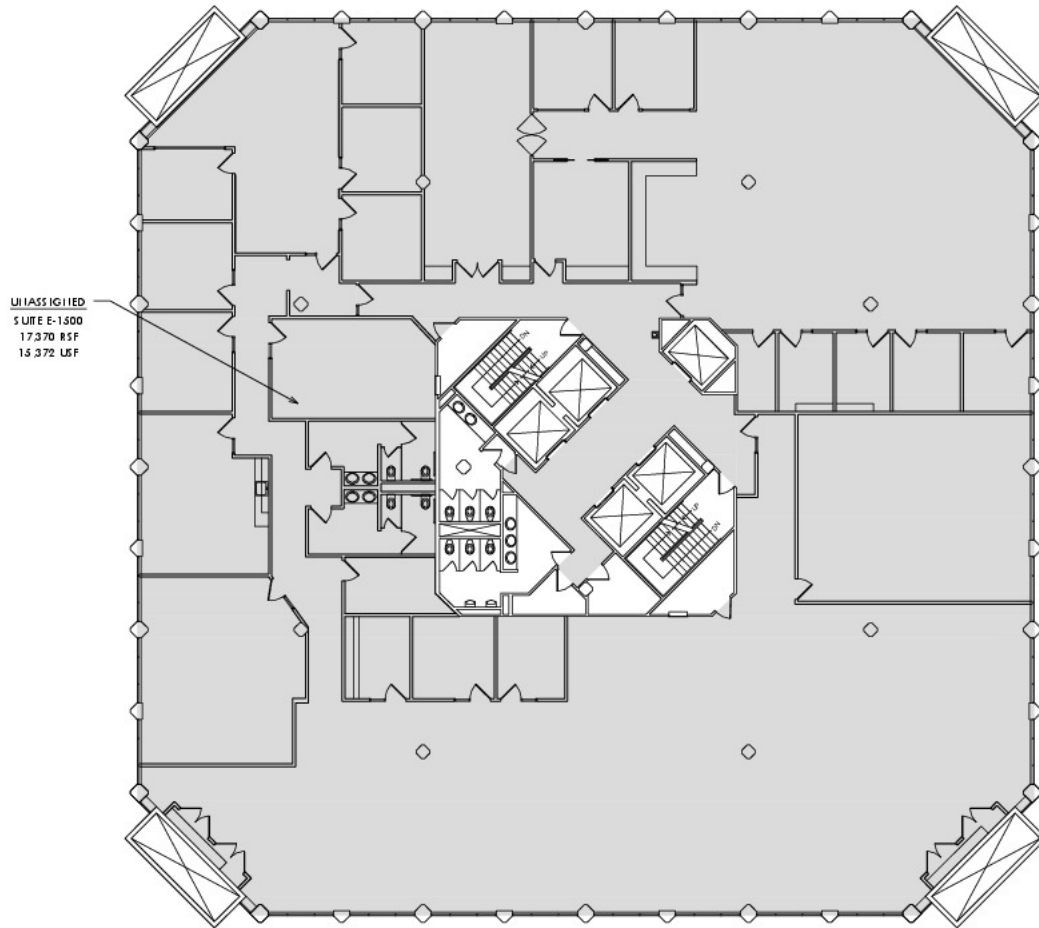
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15E



15TH FLOOR EAST TOWER

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