

# 753 - 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](http://www.naifarbman.com)

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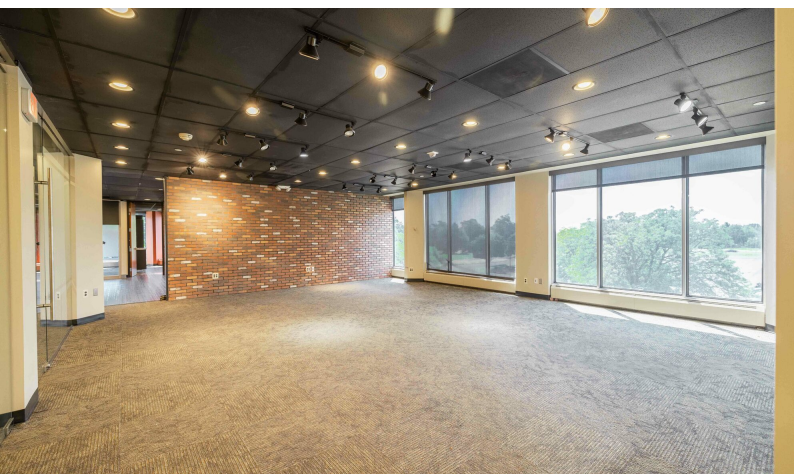
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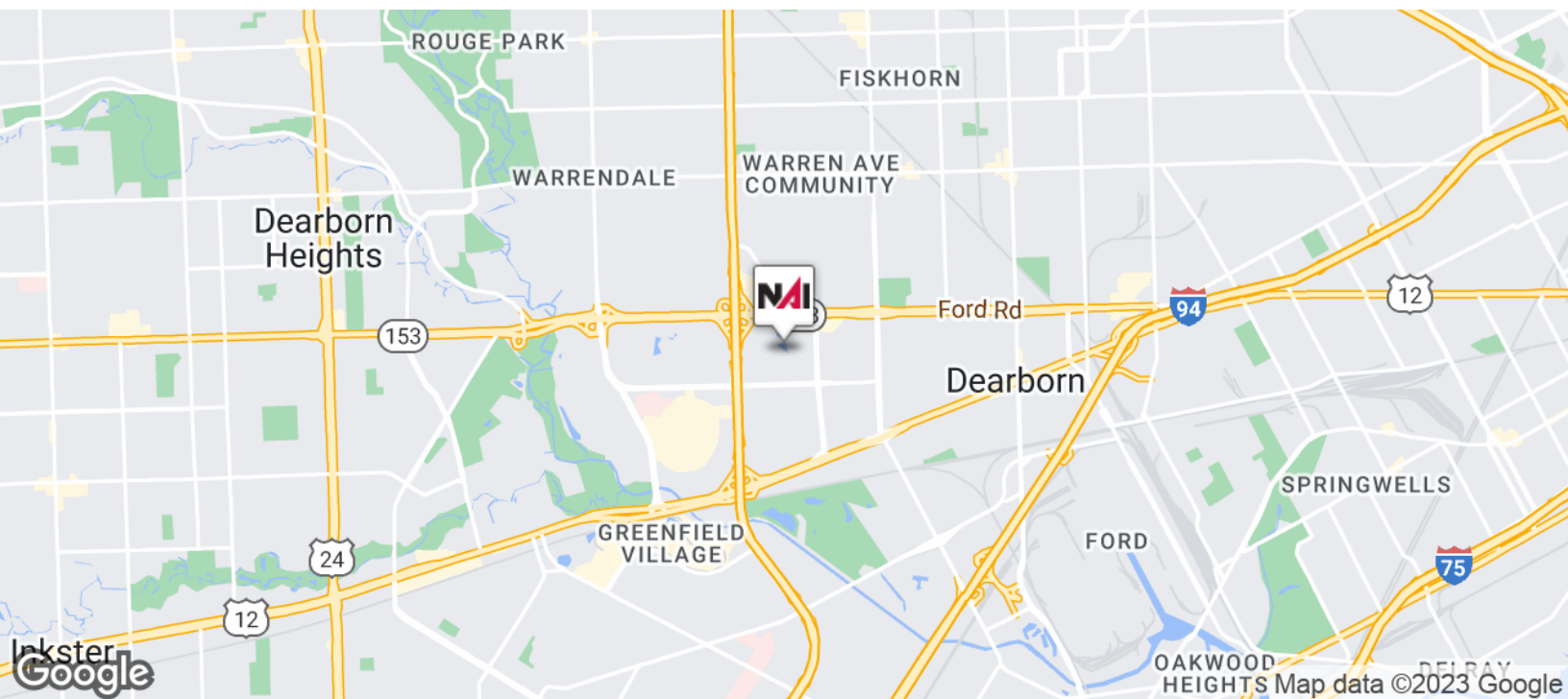
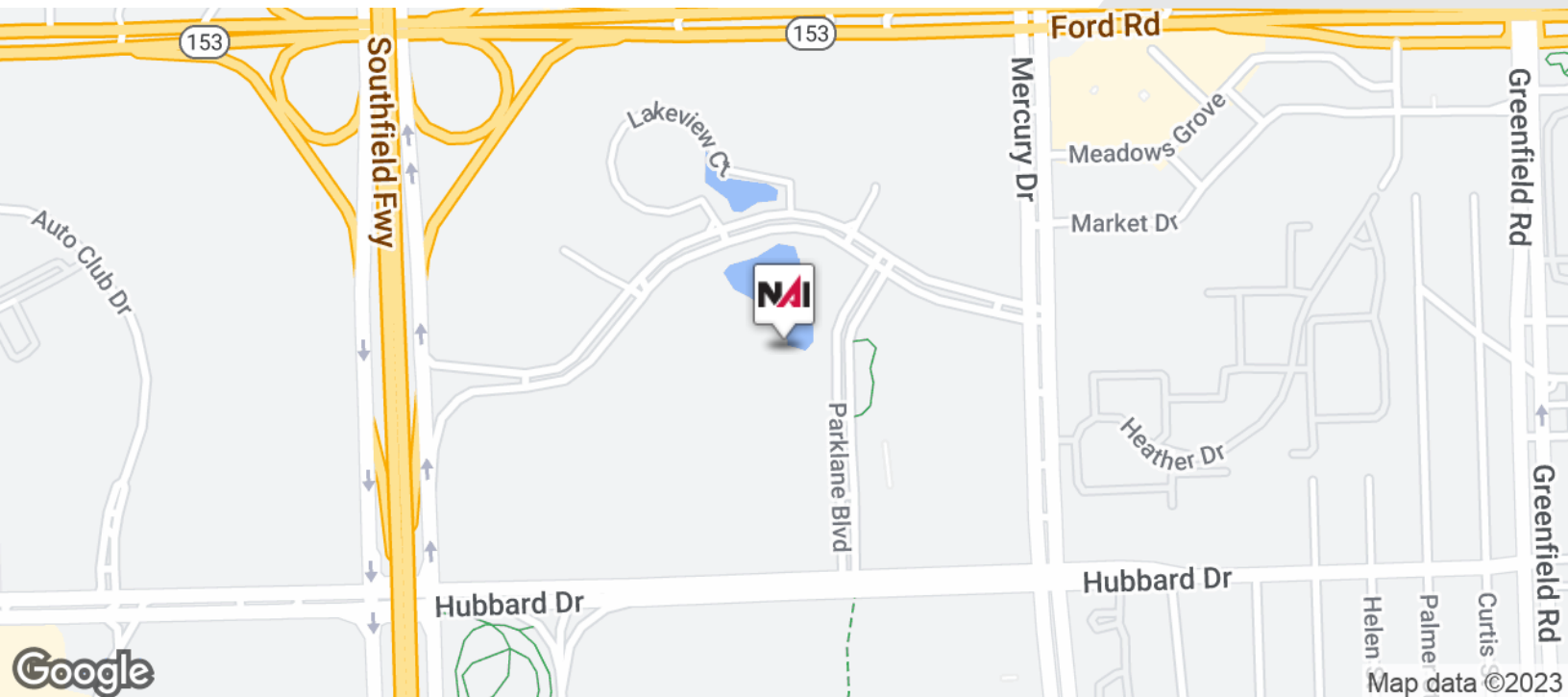
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## FOR LEASE

### LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	753 - 17,370 SF	Lease Rate:	\$16.50 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
300-East	Available	6,093 SF	Gross	\$16.50 SF/yr	Large Windowed Open Area, 3 Windowed Offices, 5 Interior Offices, Kitchen Move-In Ready
305-East	Available	7,911 SF	Gross	\$16.50 SF/yr	6 windowed offices, 5 interior offices, conference room, kitchen Move-in Ready
310	Available	1,847 - 1,848 SF	Gross	\$16.50 SF/yr	Open Area with abundant natural light Move-in Ready
15th Floor - East	Available	17,370 SF	Gross	\$16.50 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  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
Move-In Ready	Available	2,906 SF	Gross	\$16.50 SF/yr	Move-In Ready
Move-In Ready	Available	904 SF	Gross	\$16.50 SF/yr	Move-In Ready, Open Area with abundant natural light
Move-In Ready	Available	753 SF	Gross	\$16.50 SF/yr	Move-In Ready, Open Area with abundant natural light



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A map of Detroit, Michigan, and its surrounding suburbs. The city of Detroit is highlighted with a dark grey circle. Two concentric circles are drawn around the center of Detroit, representing distances of 10 miles and 20 miles. The map shows major highways (Interstates 94, 75, 275, 23, 36, 5, 14, 22, 401, 42, 77, 3) and surrounding cities and towns including Brighton, Farmington Hills, Novi, Livonia, Canton, Ypsilanti, Romulus, Taylor, Warren, Sterling Heights, Troy, Ann Arbor, Chelsea, Saline, Manchester, Wheatley, Staples, Comber, Tilbury, and Walpole Island. Lake St. Clair is visible to the east. The Google logo is in the bottom left corner, and the text 'Map data ©2023 Google' is in the bottom right corner.

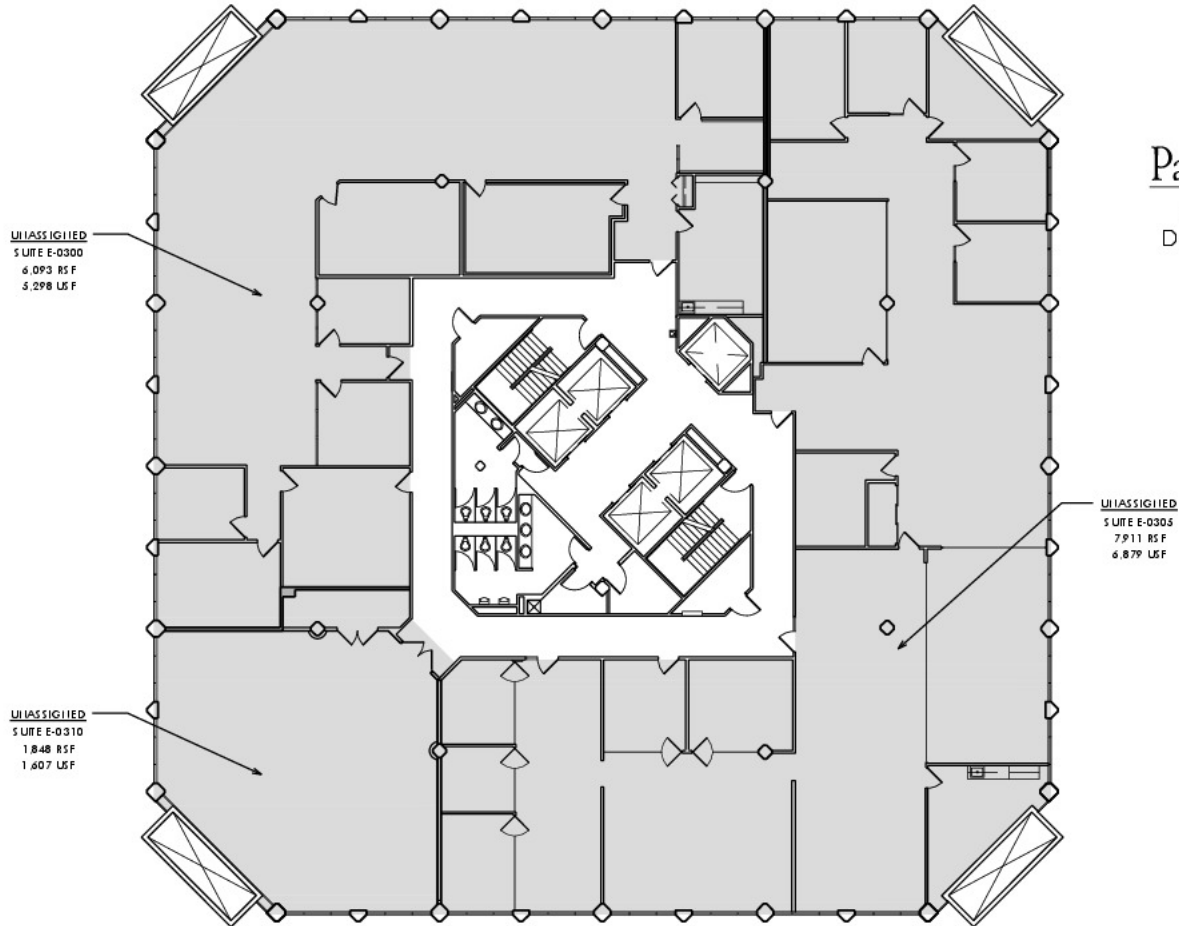
\* Demographic data derived from 2020 ACS - US Census



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## FOR LEASE



**Parklane Towers**

3 Parklane Blvd.  
Dearborn, MI 48126



3E



3RD FLOOR EAST TOWER

5-30-2023

NOT TO SCALE

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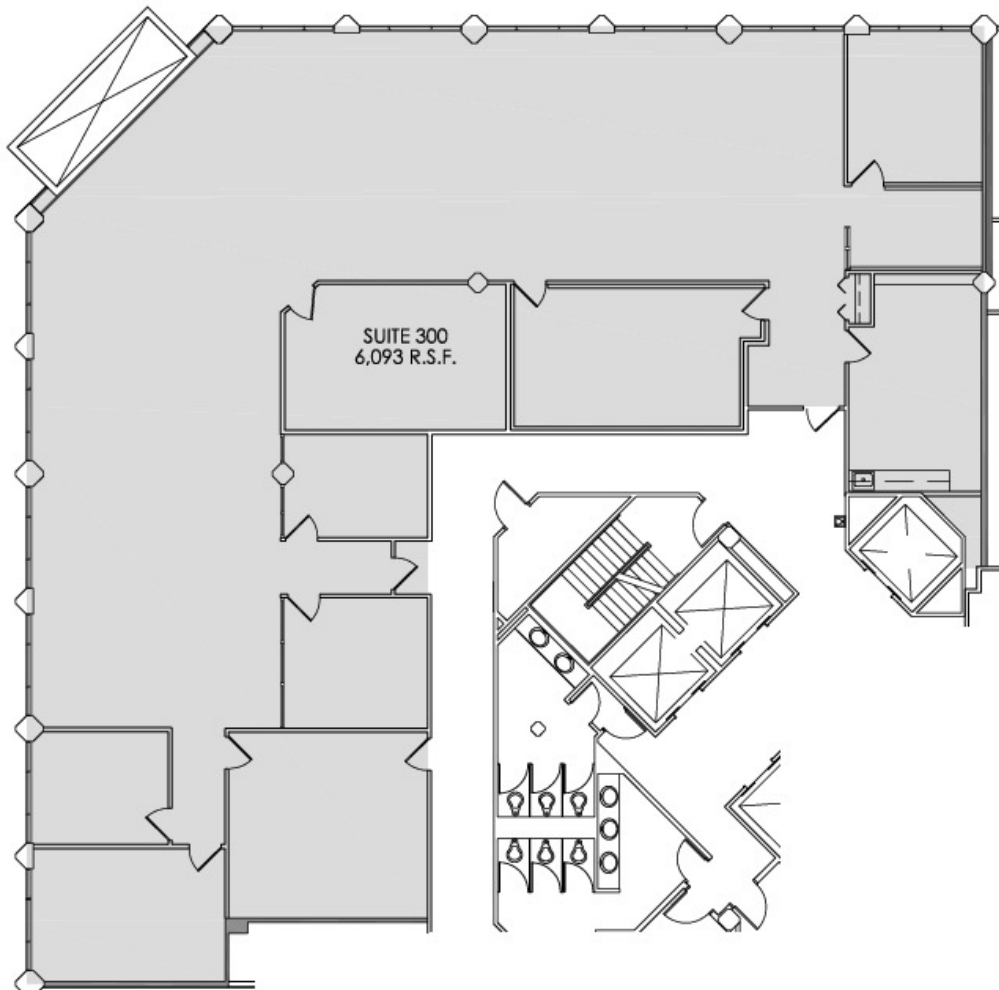
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## FOR LEASE



### 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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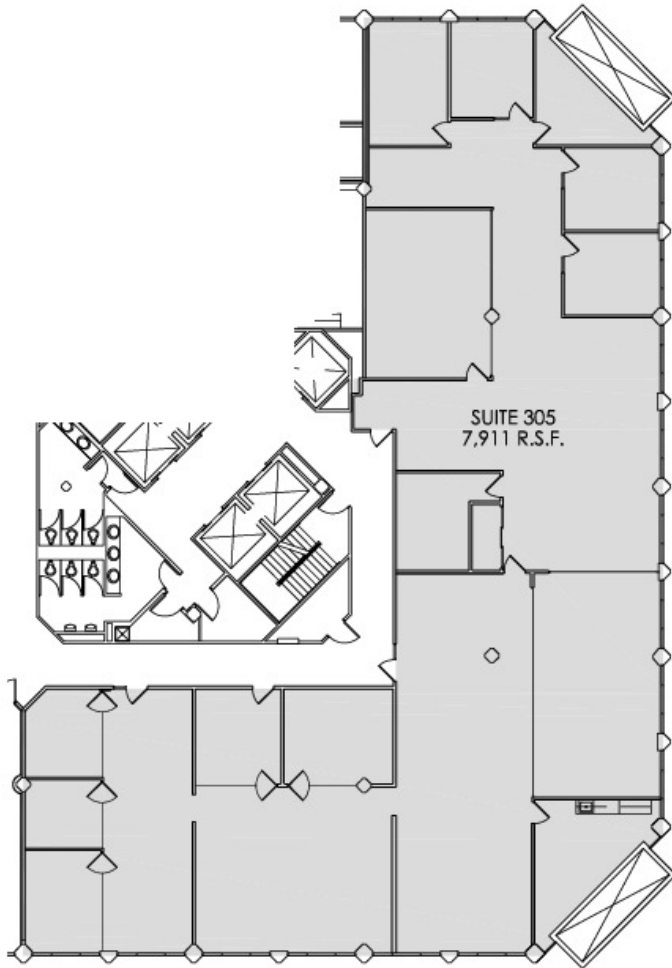
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## FOR LEASE



**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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## E-305



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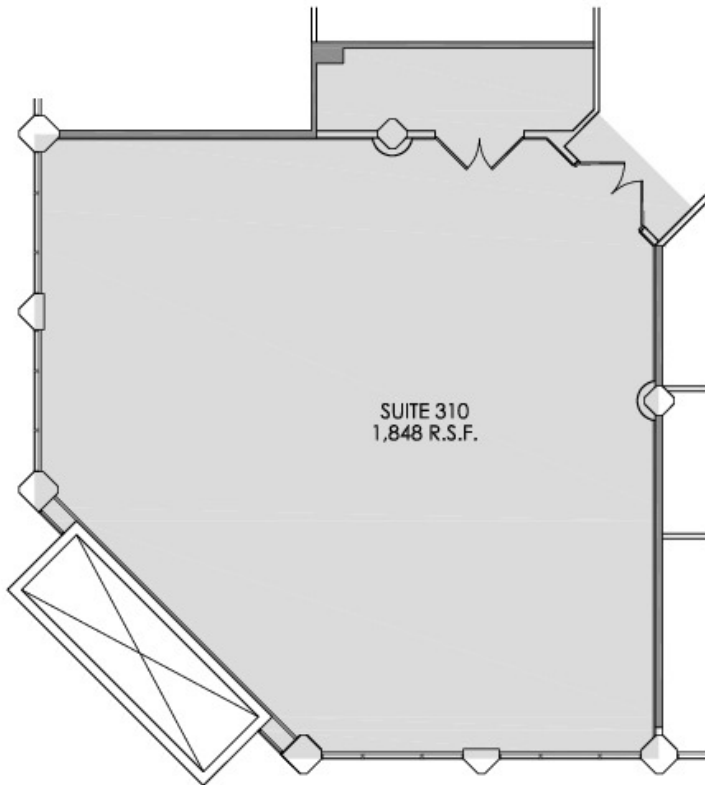


## FOR LEASE



### Parklane Towers

3 Parklane Blvd.  
Dearborn, MI 48126



3RD FLOOR KEY PLAN

NO SCALE



### SUITE 310 EAST - FLOOR PLAN

5-30-2023

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



## E-310



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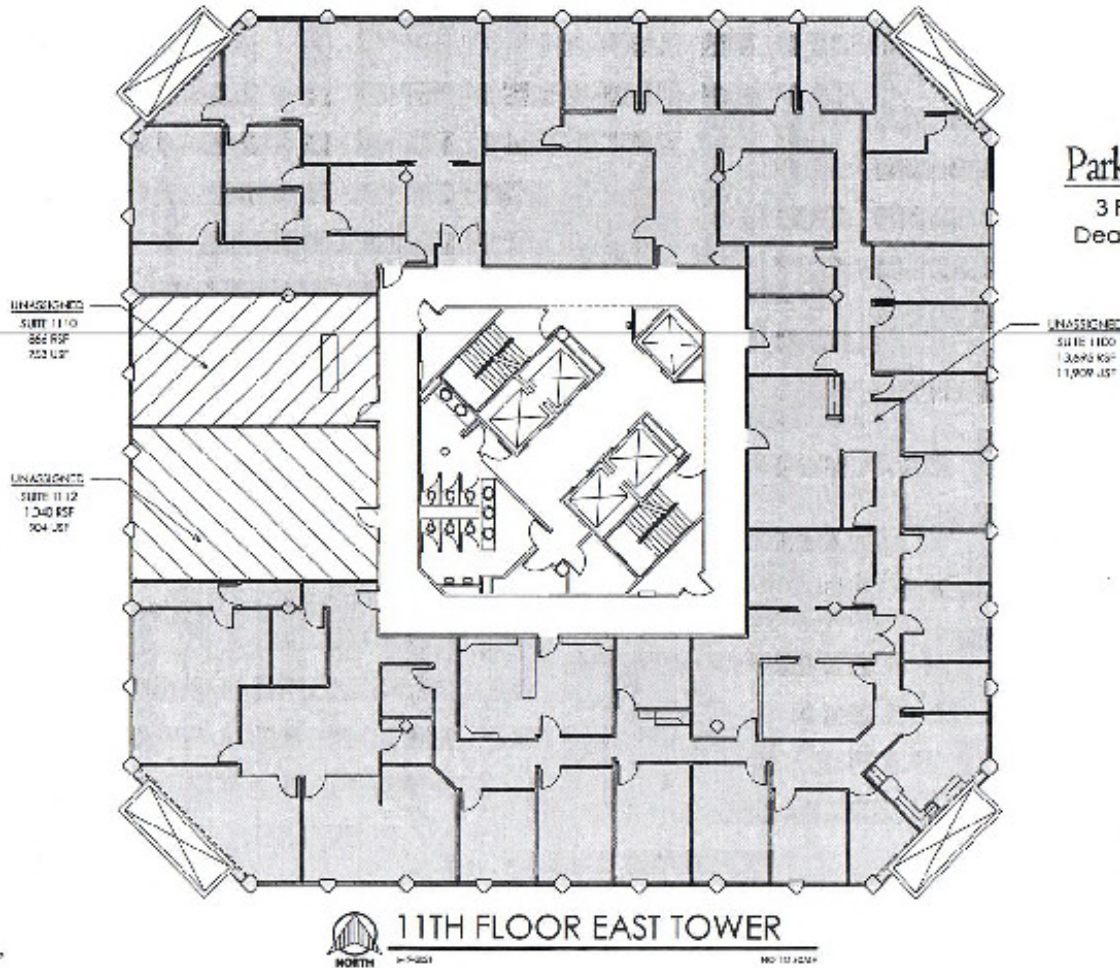
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3 Parklane Blvd.  
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**11TH FLOOR EAST TOWER**

NO. 111 #2014



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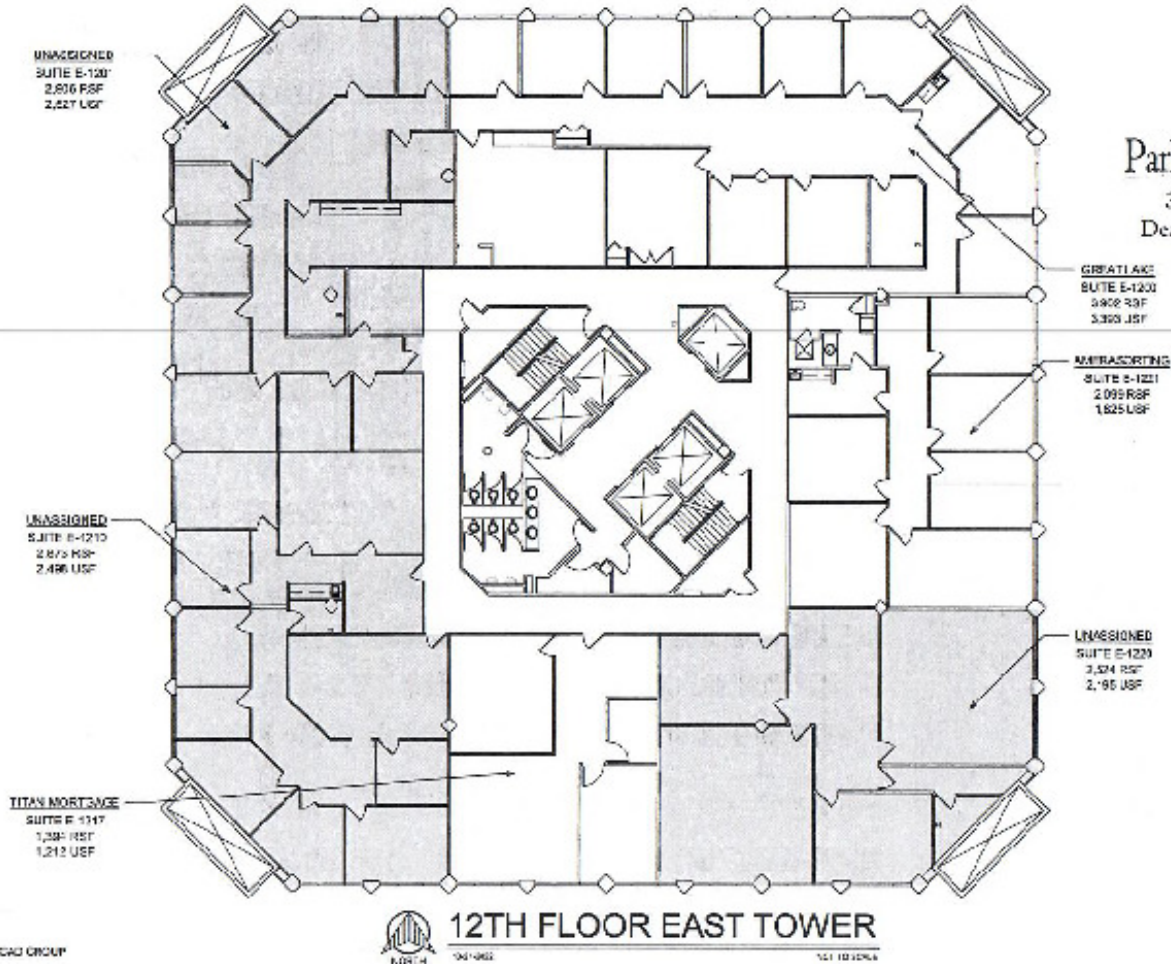
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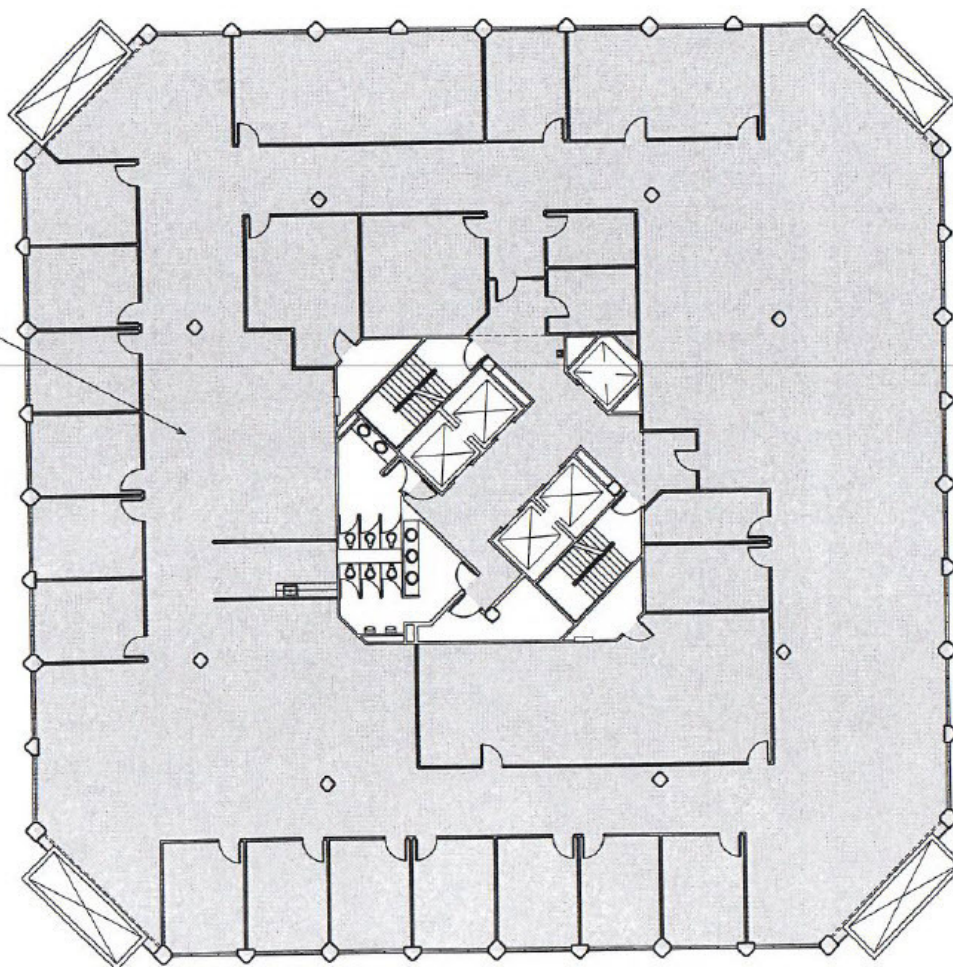
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**Parklane Towers**

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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

**Farbman  
Group**  
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**14W**

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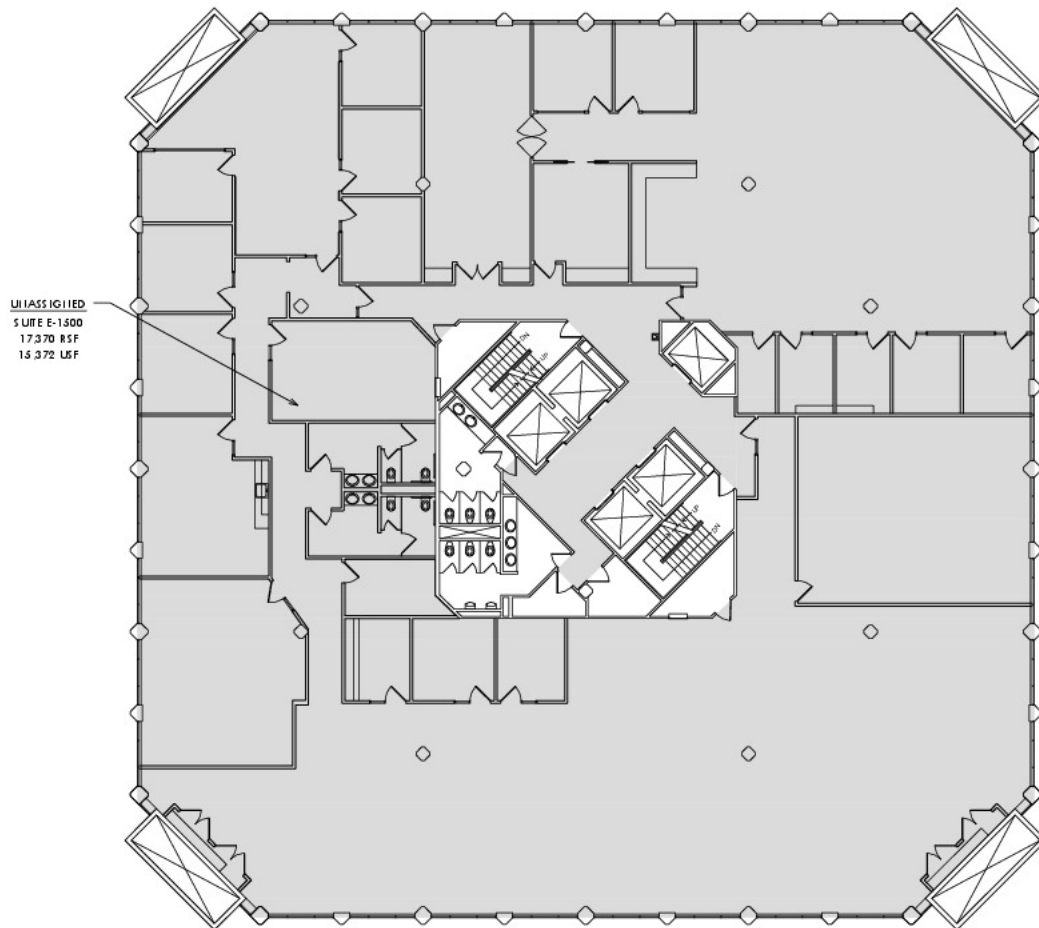
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15E



15TH FLOOR EAST TOWER

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