

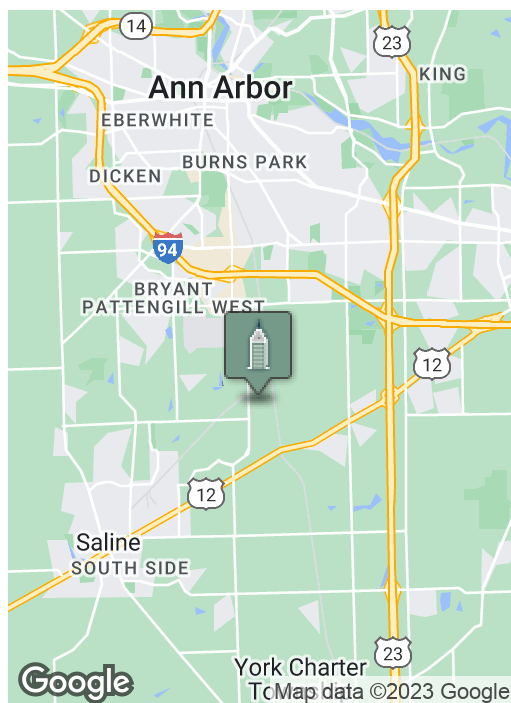
# Flex / Office / Lab / High Tech Building

5777 HINES, ANN ARBOR, MI 48108



**Swisher**  
COMMERCIAL

**FOR SALE  
or LEASE**



## SUMMARY

Sale Price:	\$3,495,000
Building SF:	26,820 SF
Lease Rate:	\$18.00 PSF Plus utilities & Maintenance
Subdivided Option:	16,263 RSF - \$19.00 PSF Plus utilities & maintenance
Lot Size:	3.5 Acres

## PROPERTY HIGHLIGHTS

- Single story facility in State Street Business Park
- Currently has 9' and 12' drop ceilings. Building height of 19' to deck, 16' clear.
- Includes office, wet lab infrastructure, data room, assembly and shipping/ receiving functions, and two grade level overhead doors
- 121 parking spaces
- Leasehold Improvement Allowance - \$2/sf/year of lease
- 250 kw Kohler generator

***Building  
relationships.***

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

**Bart Wise**

734.358.0354

BARTW@SWISHERCOMMERCIAL.COM

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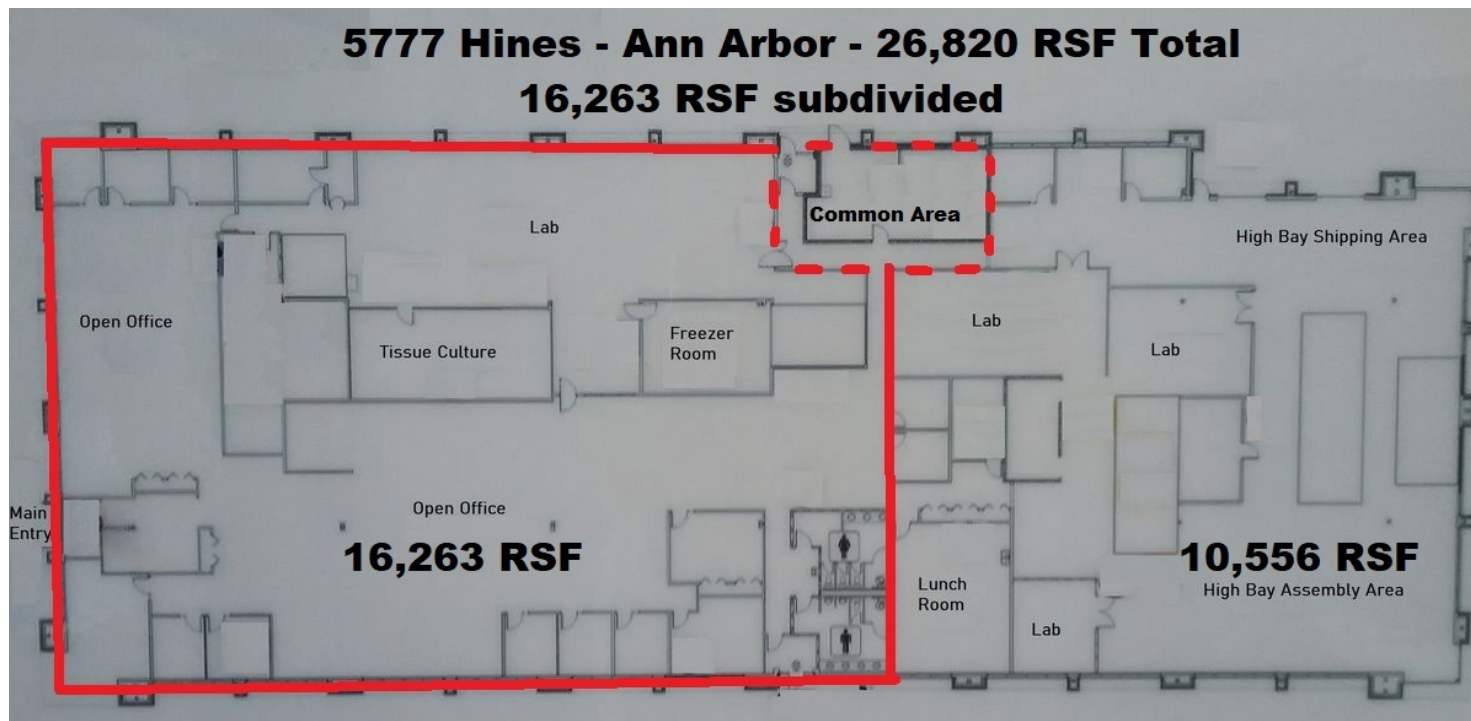
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