

# PARKLANE TOWERS - FOR LEASE

1 PARKLANE BOULEVARD, DEARBORN, MI 48126



EXCLUSIVELY LISTED BY:

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**THOMAS DUKE COMPANY**  
COMMERCIAL PROPERTY

## EXECUTIVE SUMMARY: Parklane Towers | Dearborn, MI 48126



### PARKLANE TOWERS

Located in a key and highly visible location, Parklane Towers is a Landmark office building offering stunning architecture and spectacular views in a full service environment.

### OFFERING SUMMARY

Available SF:	770 - 218,413 SF
Lease Rate:	\$17.00 SF/yr (Gross+ Electric)
Load Factor:	13%
Year Built:	1971-1973
Building Size:	491,495 SF
Traffic Count:	54,801
Submarket:	Dearborn

### PROPERTY HIGHLIGHTS

- World-Class Office Environment
- Manicured Grounds Featuring Pond and Walking Trails
- Floor to Ceiling Glass with Spectacular Views in all Directions
- On-site Deli, Sundry Shop and Full Service Hair Salon
- State-of-the-Art Shared Conference Center
- On-site Management, Security, and 24 hour Access
- Located Near First-Class Hospitality and Dining Options

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PROPERTY DETAILS: Parklane Towers | Dearborn, MI 48126

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PROPERTY NAME:	Parklane Towers
PROPERTY ADDRESS:	1 Parklane Boulevard Dearborn, MI 48126
PROPERTY TYPE:	Office
BUILDING CLASS:	A
ZONING:	Office
PARKING SPACES:	1,875 Spaces plus 36 Executive Garage Spaces
PARKING RATIO:	3.89/1,000
LOAD FACTOR:	13%
CROSS STREETS:	Ford Road and Mercury Drive
YEAR BUILT:	1971-1973
NUMBER OF STORIES:	15
AVERAGE FLOOR SIZE:	16,837 SF



AVAILABLE SPACES: Parklane Towers | Dearborn, MI 48126

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
1 Parklane - E100	Office Building	\$17.00 SF/YR	Gross + Electric	3,624 SF	Negotiable
1 Parklane - E122	Office Building	\$17.00 SF/YR	Gross + Electric	6,100 SF	Negotiable
1 Parklane - E125	Office Building	\$17.00 SF/YR	Gross + Electric	1,133 SF	Negotiable
1 Parklane - E219	Office Building	\$17.00 SF/YR	Gross + Electric	10,988 SF	Negotiable
1 Parklane - E400	Office Building	\$17.00 SF/YR	Gross + Electric	16,837 SF	Negotiable
1 Parklane - E500	Office Building	\$17.00 SF/YR	Gross + Electric	16,837 SF	Negotiable
1 Parklane - E600	Office Building	\$17.00 SF/YR	Gross + Electric	17,110 SF	Negotiable
1 Parklane - E728	Office Building	\$17.00 SF/YR	Gross + Electric	10,923 SF	Negotiable
1 Parklane - E729	Office Building	\$17.00 SF/YR	Gross + Electric	5,359 SF	Negotiable
1 Parklane - E806	Office Building	\$17.00 SF/YR	Gross + Electric	2,468 SF	Negotiable
1 Parklane - E811	Office Building	\$17.00 SF/YR	Gross + Electric	3,299 SF	Negotiable
1 Parklane - E820	Office Building	\$17.00 SF/YR	Gross + Electric	1,630 SF	Negotiable
1 Parklane - E822	Office Building	\$17.00 SF/YR	Gross + Electric	5,588 SF	Negotiable
1 Parklane - E900	Office Building	\$17.00 SF/YR	Gross + Electric	16,837 SF	Negotiable
1 Parklane - E1000	Office Building	\$17.00 SF/YR	Gross + Electric	16,837 SF	Negotiable
1 Parklane - E1211	Office Building	\$17.00 SF/YR	Gross + Electric	2,435 SF	Negotiable
1 Parklane - E1217	Office Building	\$17.00 SF/YR	Gross + Electric	1,362 SF	Negotiable
3 Parklane - W106	Office Building	\$17.00 SF/YR	Gross + Electric	3,895 SF	Negotiable
3 Parklane - W200	Office Building	\$17.00 SF/YR	Gross + Electric	16,837 SF	Negotiable
3 Parklane - W300	Office Building	\$17.00 SF/YR	Gross + Electric	16,837 SF	Negotiable
3 Parklane - W430	Office Building	\$17.00 SF/YR	Gross + Electric	1,980 SF	Negotiable
3 Parklane - W500	Office Building	\$17.00 SF/YR	Gross + Electric	16,837 SF	Negotiable
3 Parklane - W601	Office Building	\$17.00 SF/YR	Gross + Electric	4,373 SF	Negotiable
3 Parklane - W604	Office Building	\$17.00 SF/YR	Gross + Electric	6,287 SF	Negotiable
3 Parklane - W625	Office Building	\$17.00 SF/YR	Gross + Electric	1,718 SF	Negotiable
3 Parklane - W820	Office Building	\$17.00 SF/YR	Gross + Electric	9,498 SF	Negotiable
3 Parklane - W900	Office Building	\$17.00 SF/YR	Gross + Electric	3,982 SF	Negotiable
3 Parklane - W910	Office Building	\$17.00 SF/YR	Gross + Electric	770 SF	Negotiable

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
3 Parklane - W950	Office Building	\$17.00 SF/YR	Gross + Electric	11,671 SF	Negotiable
3 Parklane - W1001	Office Building	\$17.00 SF/YR	Gross + Electric	2,847 SF	Negotiable
3 Parklane - W1003	Office Building	\$17.00 SF/YR	Gross + Electric	2,551 SF	Negotiable
3 Parklane - W1006	Office Building	\$17.00 SF/YR	Gross + Electric	2,223 SF	Negotiable
3 Parklane - W1020	Office Building	\$17.00 SF/YR	Gross + Electric	1,946 SF	Negotiable
3 Parklane - W1050	Office Building	\$17.00 SF/YR	Gross + Electric	1,964 SF	Negotiable
3 Parklane - W1027	Office Building	\$17.00 SF/YR	Gross + Electric	859 SF	Negotiable
3 Parklane - W1120	Office Building	\$17.00 SF/YR	Gross + Electric	2,809 SF	Negotiable
3 Parklane - W1400	Office Building	\$17.00 SF/YR	Gross + Electric	15,360 SF	Negotiable
3 Parklane - W1500	Office Building	\$17.00 SF/YR	Gross + Electric	16,837 SF	Negotiable
3 Parklane - W1601	Office Building	\$17.00 SF/YR	Gross + Electric	11,222 SF	Negotiable

1 & 3 Parklane Boulevard | Dearborn, MI 48126



LOCATION MAPS: Parklane Towers | Dearborn, MI 48126



DEMOGRAPHICS MAP: Parklane Towers | Dearborn, MI 48126



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,890	128,478	361,376
MEDIAN AGE	32.3	31.9	33.9
MEDIAN AGE (MALE)	33.4	30.5	32.6
MEDIAN AGE (FEMALE)	30.9	32.9	34.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,768	43,792	127,752
# OF PERSONS PER HH	2.9	2.9	2.8
AVERAGE HH INCOME	\$58,774	\$49,624	\$50,398
AVERAGE HOUSE VALUE	\$180,853	\$153,827	\$127,905

\* Demographic data derived from 2010 US Census