

560-580 Kirts Blvd

Troy, MI

WOODCREST
OFFICE PARK

- Three Building Office Park
- 119,000 Square Foot Facility
- Various Size Office Suites
- Up to 11,735 Square Feet
- On-Site Ownership and Management
- Lower Level Storage Space Available
- Close Proximity to Area Freeways
- Convenient & Abundant Parking
- Immediate Access to I-75
- Best Rental Value in Troy!

OFFICE BUILDING FOR LEASE

FOR MORE INFORMATION:

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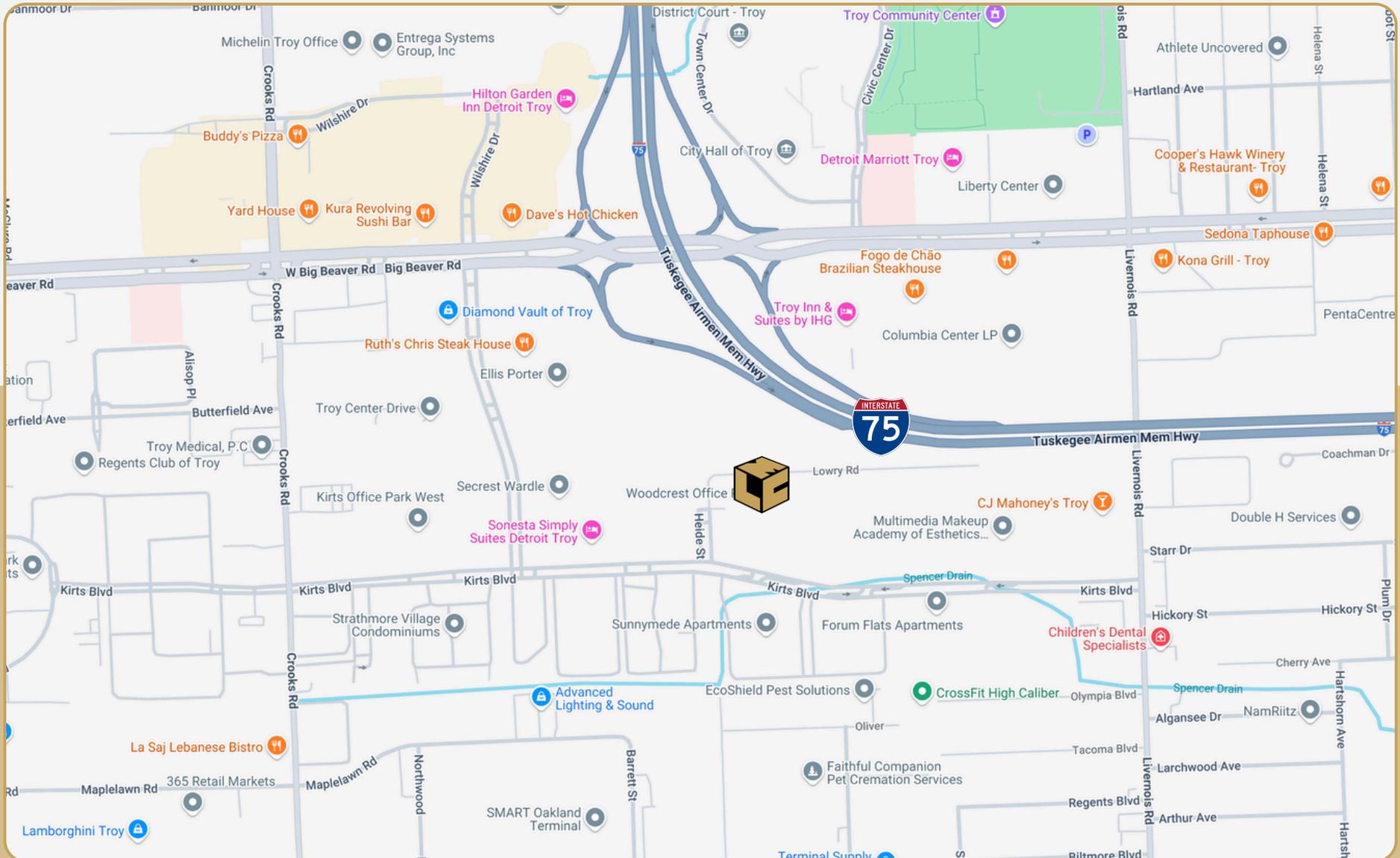
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Office Property Details:

Details:

Location Description: N of Kirts in between Crooks & Livernois

Building Type: Office

Class: B

Zoning: Office

Floors: 1

Year Built: 1980

Gross SF: 119,000 SF

Total Rentable SF: 119,000 SF

Available SF: 42,185 SF

Min/Max SF: 701 SF - 11,735 SF

Acres: 3.23

Multitenant: Yes

Parcel ID: 20-28-251-037, 20-28-251-038

Property Description: Three-building office complex. All buildings connected with access to sundry shop and exercise facility. Owner occupied and managed.

Economic:

Min/Max Rental Rate: \$13.50/SF

Rental Terms: + Electric

Annual Escalations: \$0.50/SF

Load Factor: 12.0%

Occupancy: Immediate

Parking:: 900 Spaces

Partition Allowance: Negotiable

Signage: Suite Entry

Status: Existing

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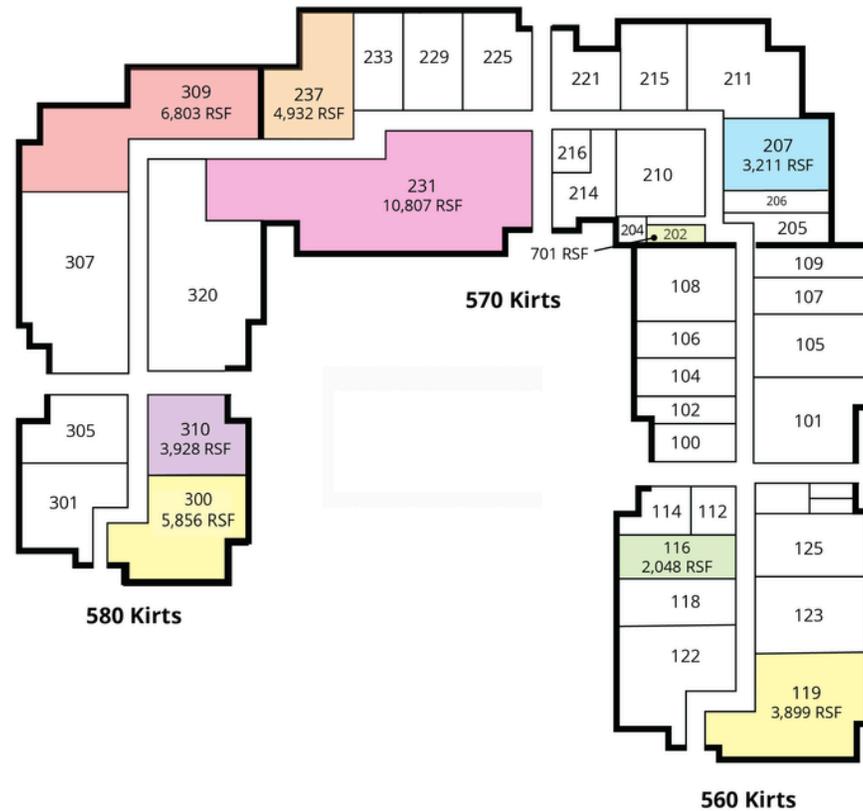
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Available Suites:

| | |
|--|-----------|
| 560 Kirts 116: | 2,048 SF |
| 560 Kirts 119: | 3,899 SF |
| 570 Kirts 202: | 701 SF |
| 570 Kirts 207: | 3,211 SF |
| 570 Kirts 231: | 10,807 SF |
| 570 Kirts 237: | 4,932 SF |
| 580 Kirts 300: | 5,856 SF |
| 580 Kirts 309: | 6,803 SF |
| 580 Kirts 310: | 3,928 SF |
| 580 Kirts 300/310: | 9,784 SF |
| 570/580 Kirts Suites 237/309: | 11,735 |

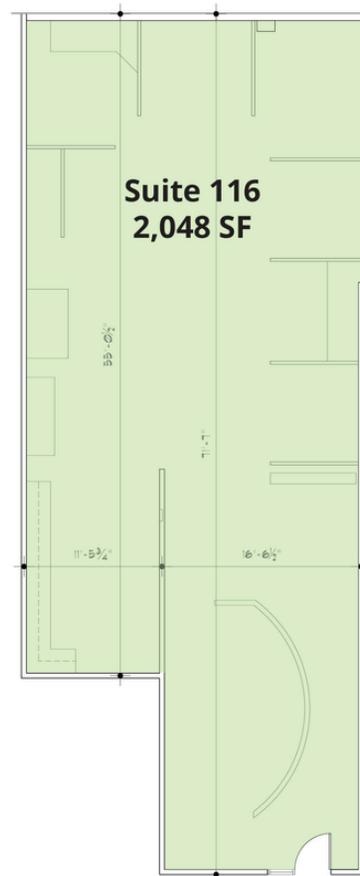


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560 Kirts 116 Floorplan



| Suite Number | Square Footage | Video Tour |
|--------------|----------------|---------------------------|
| 116 | 2,048 SF | View Here |

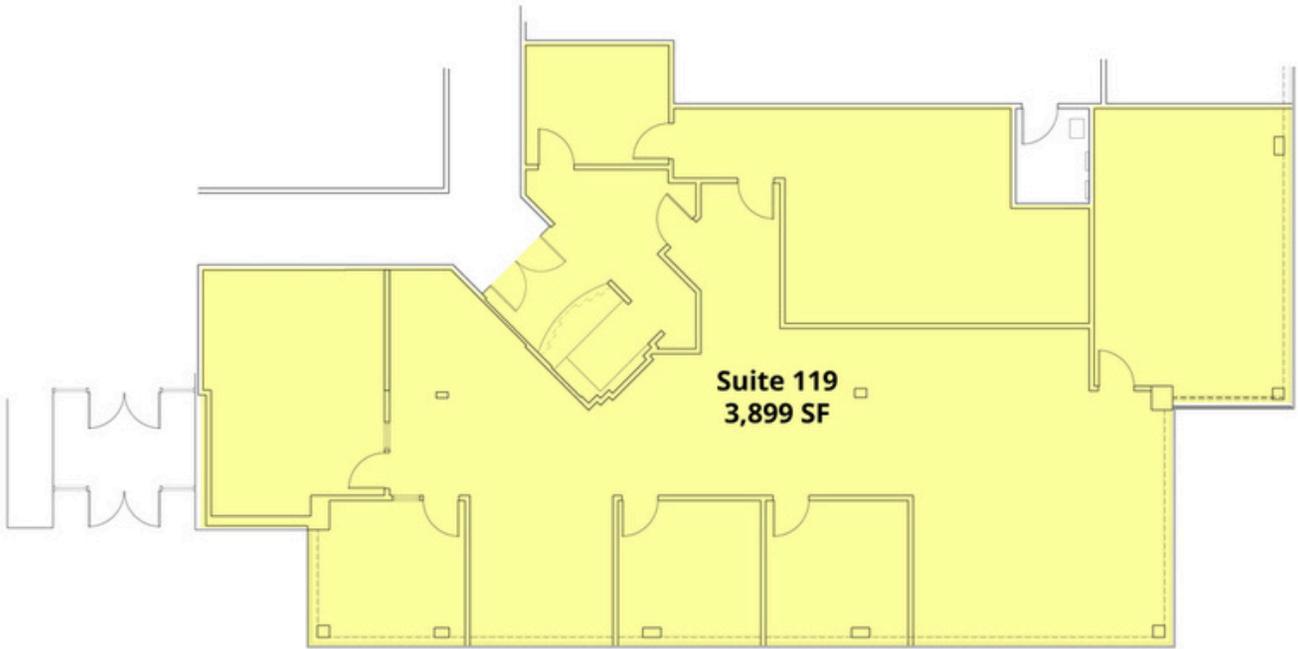
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560 Kirts 119 Floorplan



| Suite Number | Square Footage | Video Tour |
|--------------|----------------|---------------------------|
| 119 | 3,899 SF | View Here |

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570 Kirts 202 Floorplan



| Suite Number | Square Footage |
|--------------|----------------|
| 202 | 701 SF |

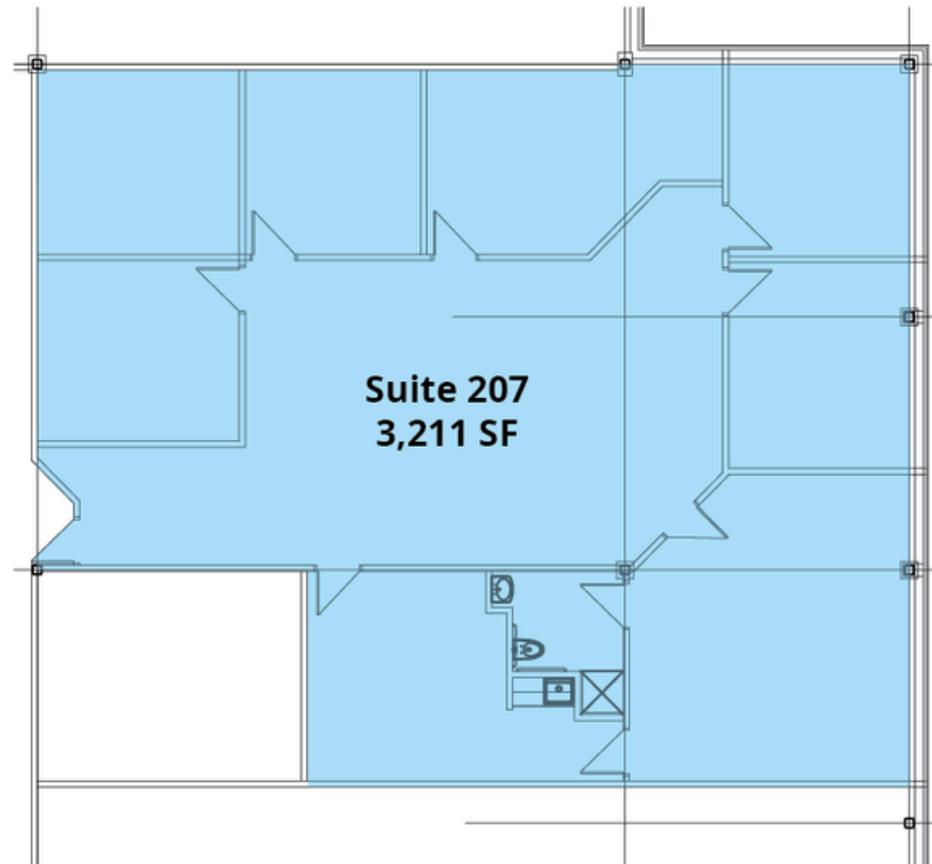
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560 Kirts 207 Floorplan



| Suite Number | Square Footage | Video Tour |
|--------------|----------------|---------------------------|
| 207 | 3,211 SF | View Here |

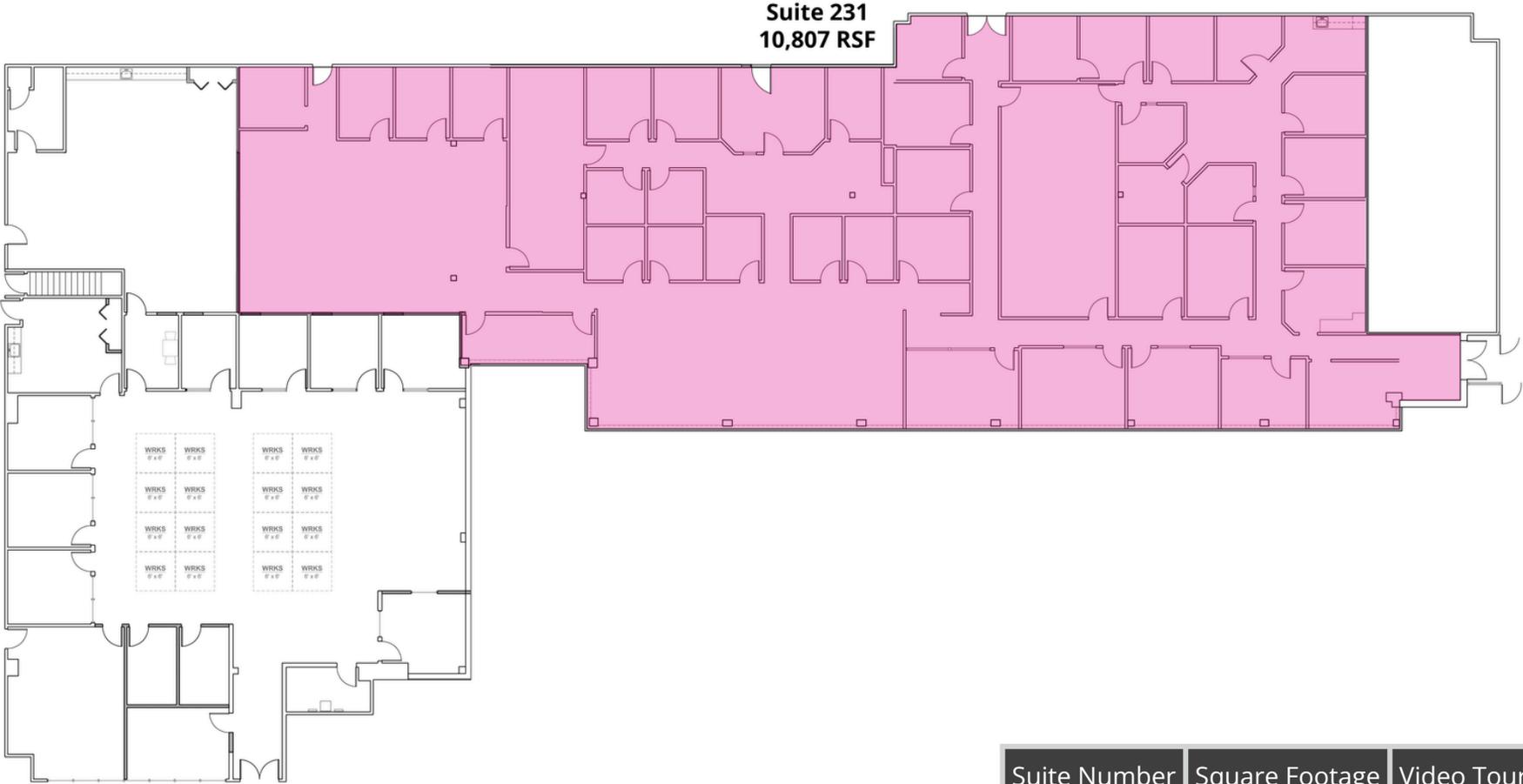
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570 Kirts 231 Floorplan



| Suite Number | Square Footage | Video Tour |
|--------------|----------------|---------------------------|
| 231 | 10,807 SF | View Here |

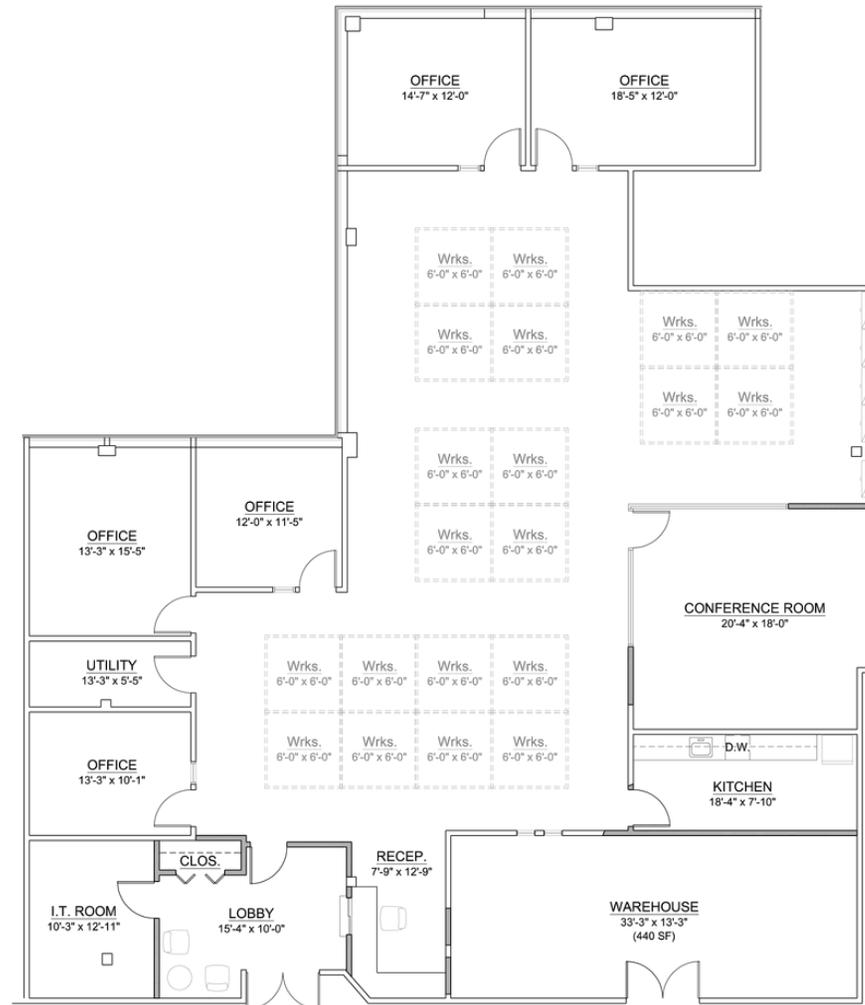
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560 Kirts 237 Floorplan



| Suite Number | Square Footage |
|--------------|----------------|
| 237 | 4,932 SF |

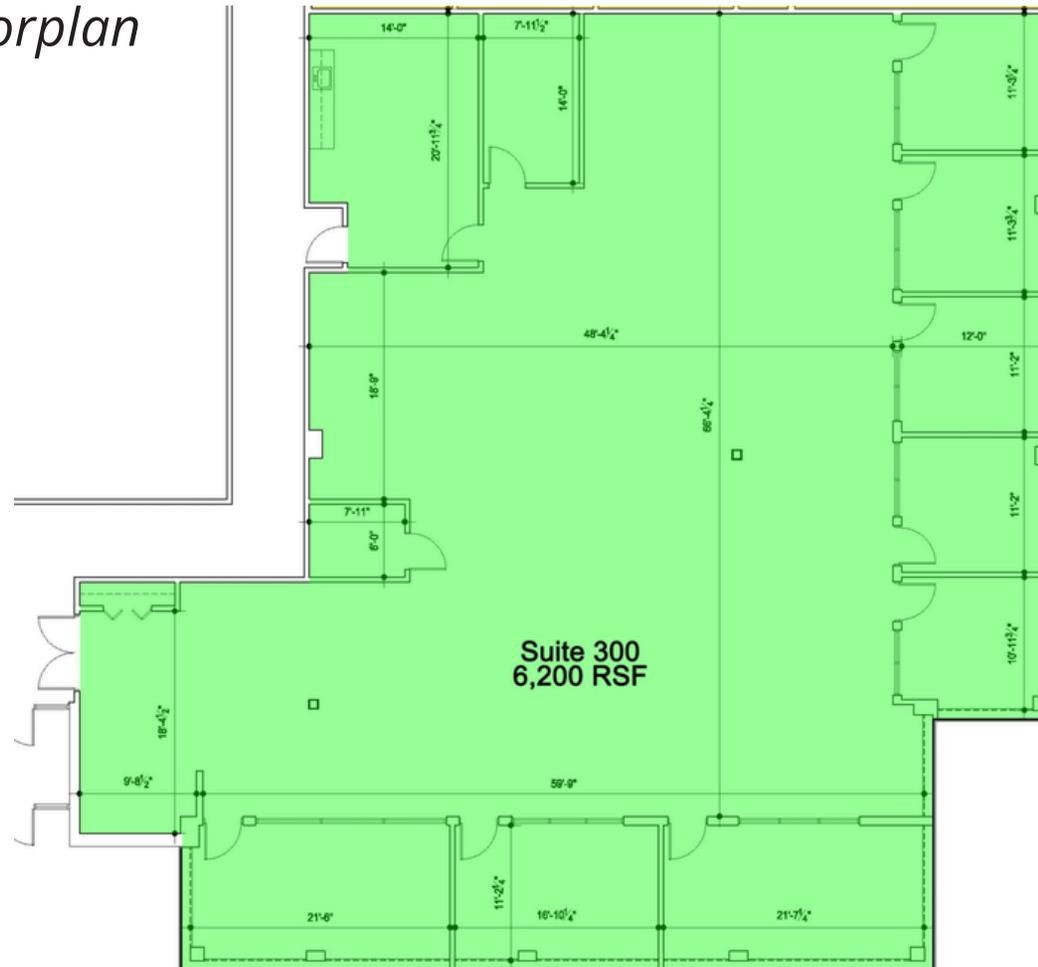
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580 Kirts 300 Floorplan



| Suite Number | Square Footage | Video Tour |
|--------------|----------------|---------------------------|
| 300 | 5,856 SF | View Here |

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L. MASON CAPITANI
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580 Kirts 309 Floorplan

Suite 309
6,803 RSF



| Suite Number | Square Footage | Video Tour |
|--------------|----------------|---------------------------|
| 309 | 6,803 SF | View Here |

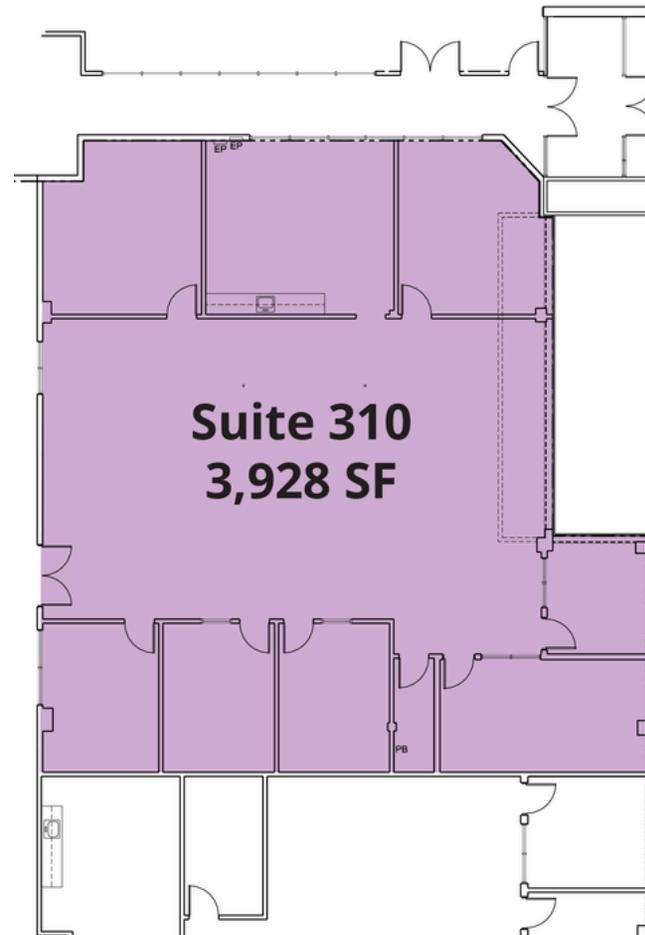
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L. MASON CAPITANI
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580 Kirts 310 Floorplan



| Suite Number | Square Footage | Video Tour |
|--------------|----------------|---------------------------|
| 310 | 3,928 SF | View Here |