

# 189 E Big Beaver Road

Troy, MI

- Property Under New Ownership & Management
- Full-Building Renovations Complete with High-End Finishes
- Prime Big Beaver Road Location
- Up to 3,656 SF Available For Lease
- Prominent Signage & Exposure
- Covered Parking Available

## OFFICE BUILDING FOR LEASE

### FOR MORE INFORMATION:

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Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

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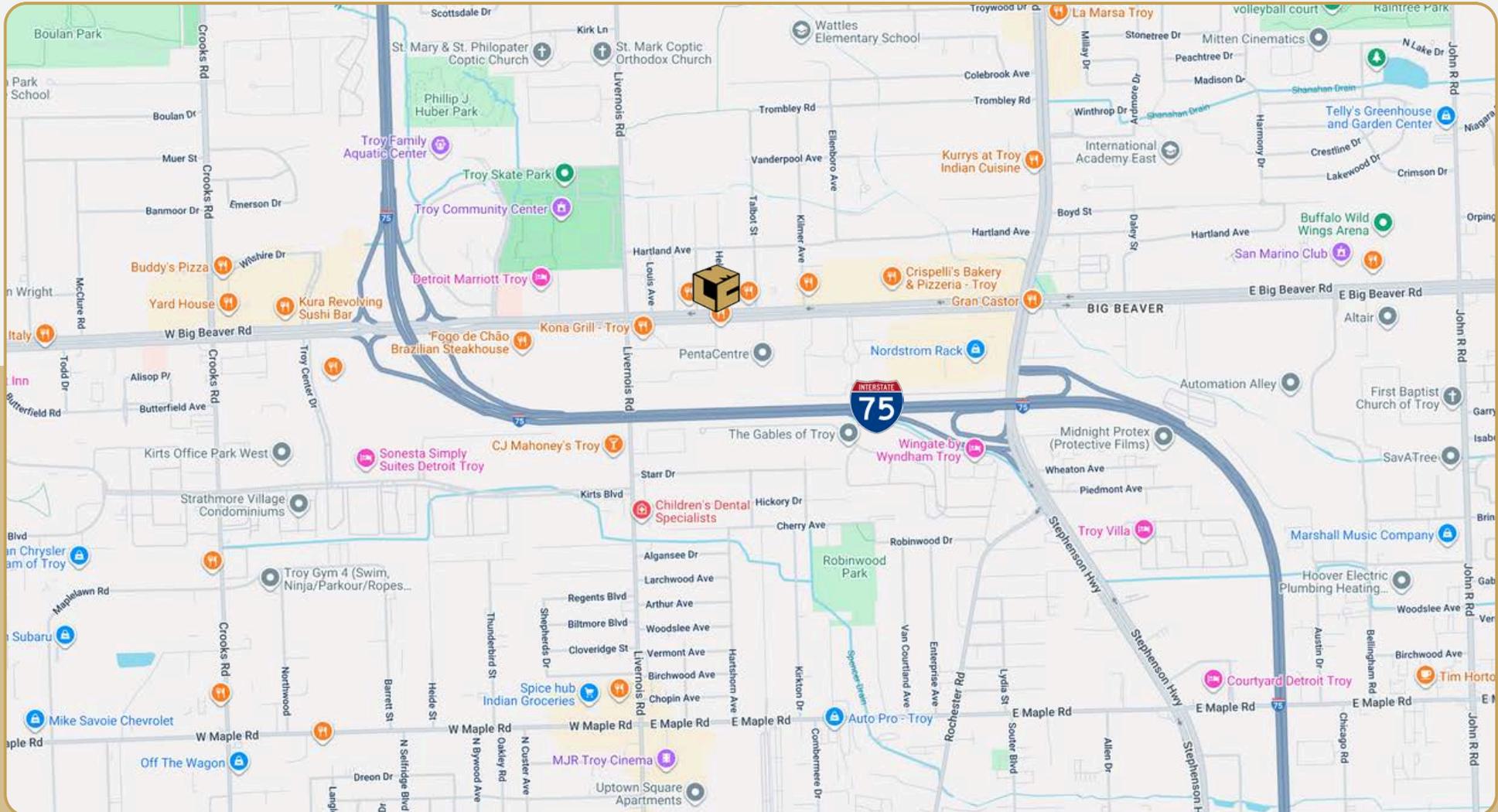
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## Office Property Details:

### Details:

<b>Location Description:</b>	N of Big Beaver
<b>Building Type:</b>	Office
<b>Class:</b>	B
<b>Zoning:</b>	Office
<b>Floors:</b>	2
<b>Year Built:</b>	1974
<b>Year Renovated:</b>	2025
<b>Gross SF:</b>	9,585 SF
<b>Total Rentable SF:</b>	9,585 SF
<b>Available SF:</b>	3,656 SF
<b>Min/Max SF:</b>	1,553 SF - 2,103 SF
<b>Acres:</b>	0.71
<b>Multitenant:</b>	Yes
<b>Parcel ID:</b>	88-20-22-358-019

**Property Description:** 1,553 to 3,656 SF of office space available in a newly renovated building on Big Beaver Road in Troy, MI. Features high-end finishes, prominent signage, covered parking, and excellent visibility in a prime location.

### Economic:

<b>Min/Max Rental Rate:</b>	\$19.50/SF
<b>Rental Terms:</b>	+ Utilities
<b>Annual Escalations:</b>	3%
<b>Occupancy:</b>	Immediate
<b>Parking:</b>	35 Spaces, 8 Covered
<b>Partition Allowance:</b>	Negotiable
<b>Signage:</b>	Yes
<b>Status:</b>	Existing

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## Available Suites:



**Suite 207:** 2,103 SF

**Suite 211:** 1,553 SF

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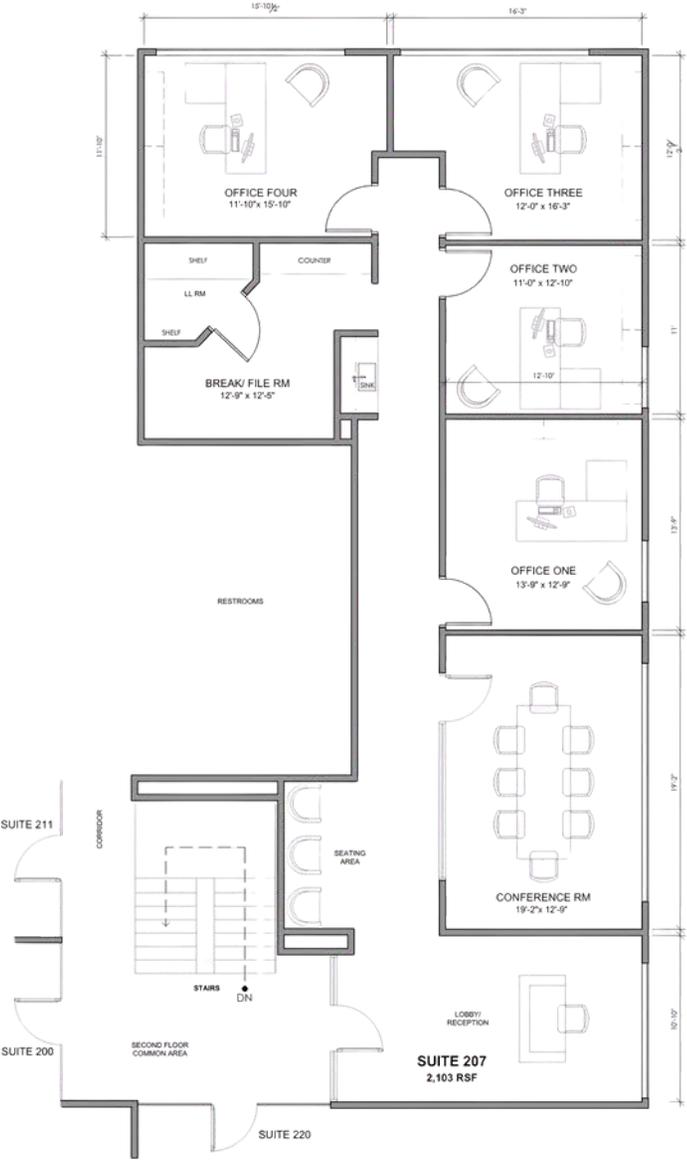
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## Suite 207



Suite Number	Square Footage	Video Tour
207	2,103 SF	<a href="#">View Here</a>

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## Suite 211



Suite Number	Square Footage	Video Tour
211	1,553 SF	<a href="#">View Here</a>

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