

901 Wilshire Drive

Troy, MI

Wilshire
Plaza

Property Video

- 5-Story Contemporary Class "A" Office Building
- Property Under New Ownership
- Walking Distance to 12+ Restaurants & Retail
- On-site Micro-Market
- On-site Conference Center
- Expansive Secure Parking Garage
- Located Seconds from I-75 Interchange
- On-site Property Management and Engineer

OFFICE BUILDING FOR LEASE

FOR MORE INFORMATION:

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901 Wilshire Drive

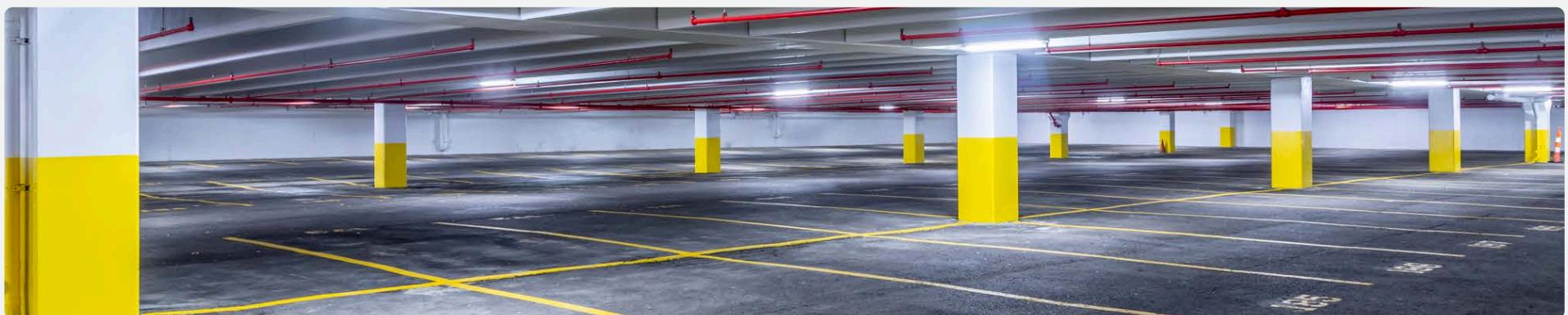
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Additional Photos:



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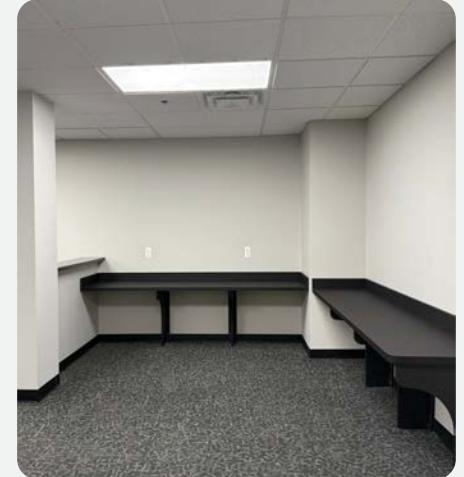
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Building Conference Center:



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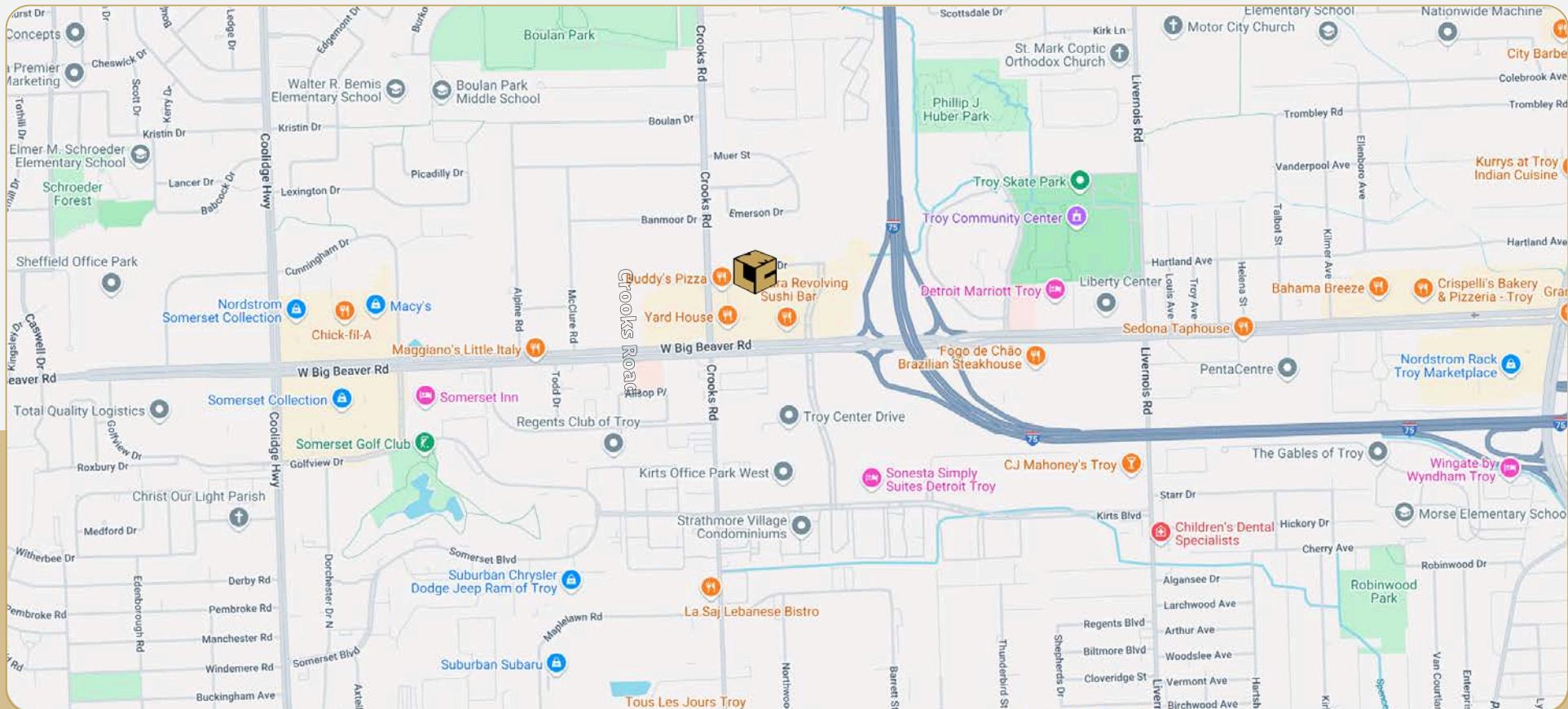
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- Located Within Walking Distance to a Diverse Assortment of Food & Retail Establishments
- On-Site Micro Market

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Office Property Details:

Details:

Location Description: Crooks & West Big Beaver

Building Type: Office

Class: A

Zoning: Office

Floors: 5

Year Built: 1985

Year Renovated: 2021

Gross SF: 186,954 SF

Total Rentable SF: 186,954 SF

Available SF: 43,058 SF

Min/Max SF: 1,508 SF - 7,321 SF

Acres: 8.13

Mulitenant: Yes

Parcel ID: 20-21-351-012

Property Description: Full service office building located within walking distance of 12 restaurants and 6 hotels. Building amenities include on-site micro-market, building conference center, covered garage parking, day porter and on-site management/ownership.

Economic:

Min/Max Rental Rate: \$18.95/SF

Rental Terms: Modified Gross + Electric

Annual Escalations: \$0.50/SF

Load Factor: 12.5%

Occupancy: Immediate

Parking: 900 Spaces

Partition Allowance: Negotiable

Status: Existing

Operating Expenses: Base Year Pass Thru

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Available Suites:

Suite 115: 1,508 SF

Suite 125: 5,813 SF

Suite 115/125: 7,321 SF

Suite 210: 1,564 SF

Suite 300: 3,863 SF

Suite 320: 2,689 SF

Suite 455: 4,323 SF

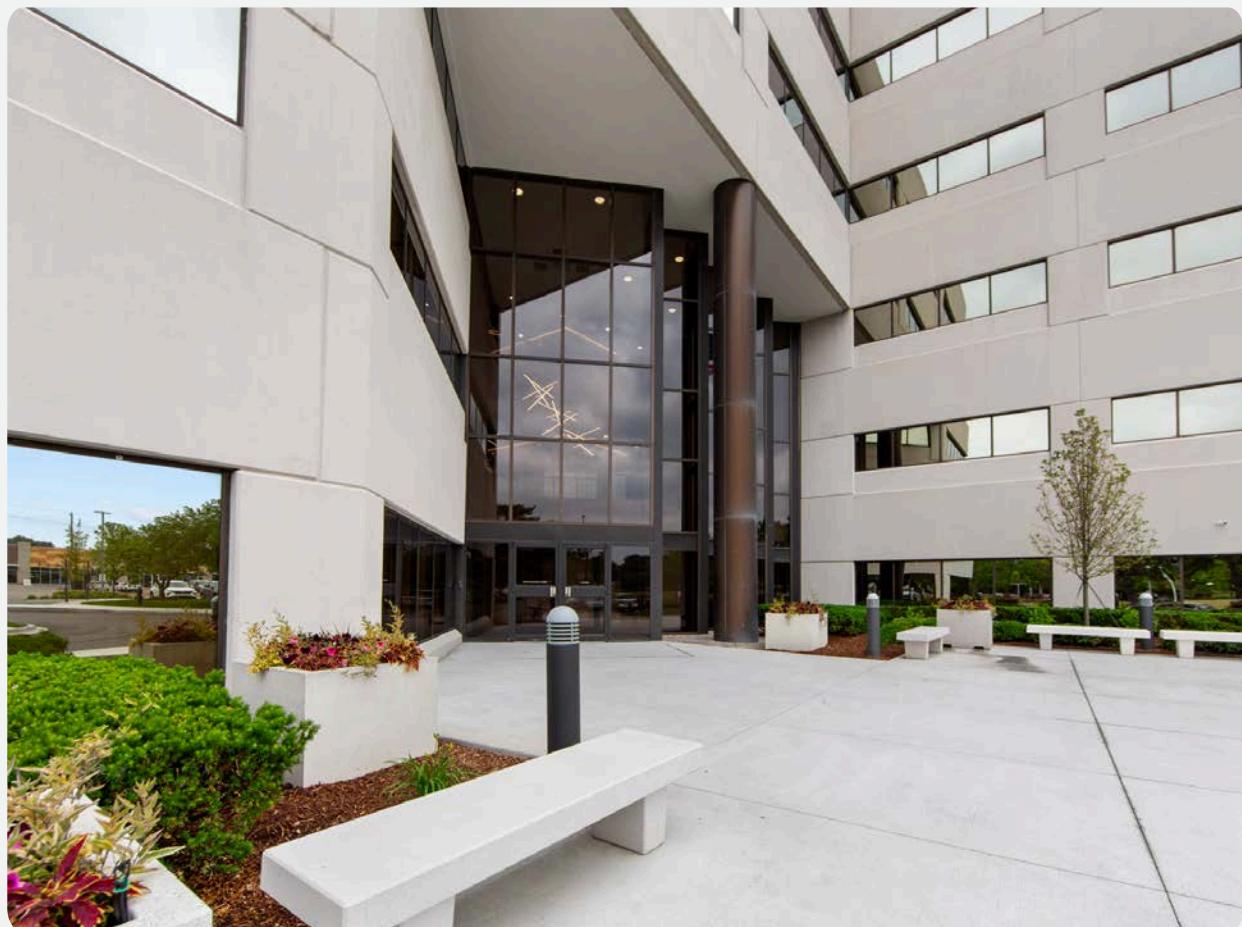
Suite 480: 5,892 SF

Suite 520: 3,140 SF



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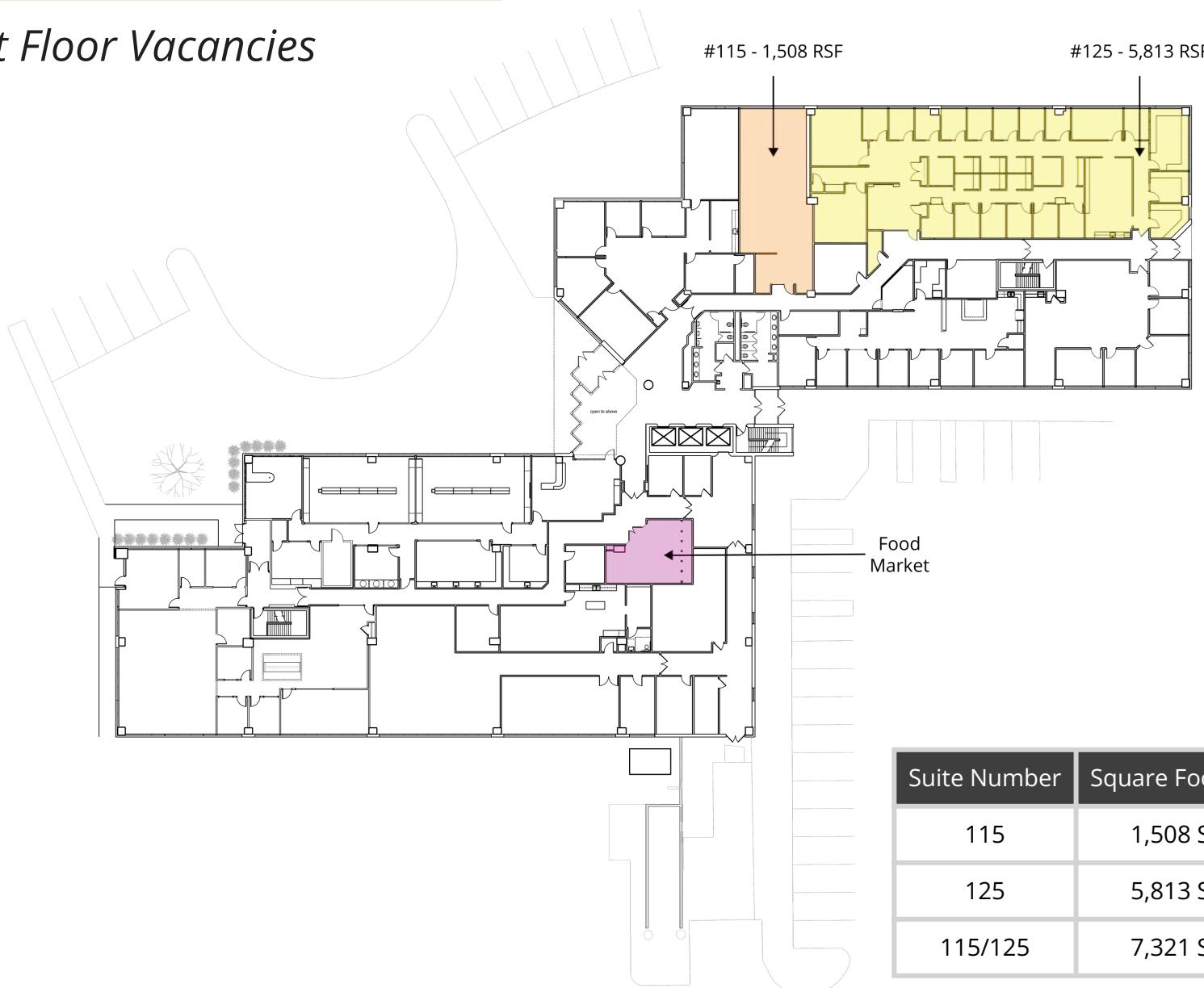
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First Floor Vacancies



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Suite Number	Square Footage	Video Tour
115	1,508 SF	View Here
125	5,813 SF	View Here
115/125	7,321 SF	-

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Second Floor Vacancies



Suite Number	Square Footage
210	1,564 SF

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Third Floor Vacancies



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Suite Number	Square Footage	Video Tour
300	3,863 SF	-
320	2,689 SF	-

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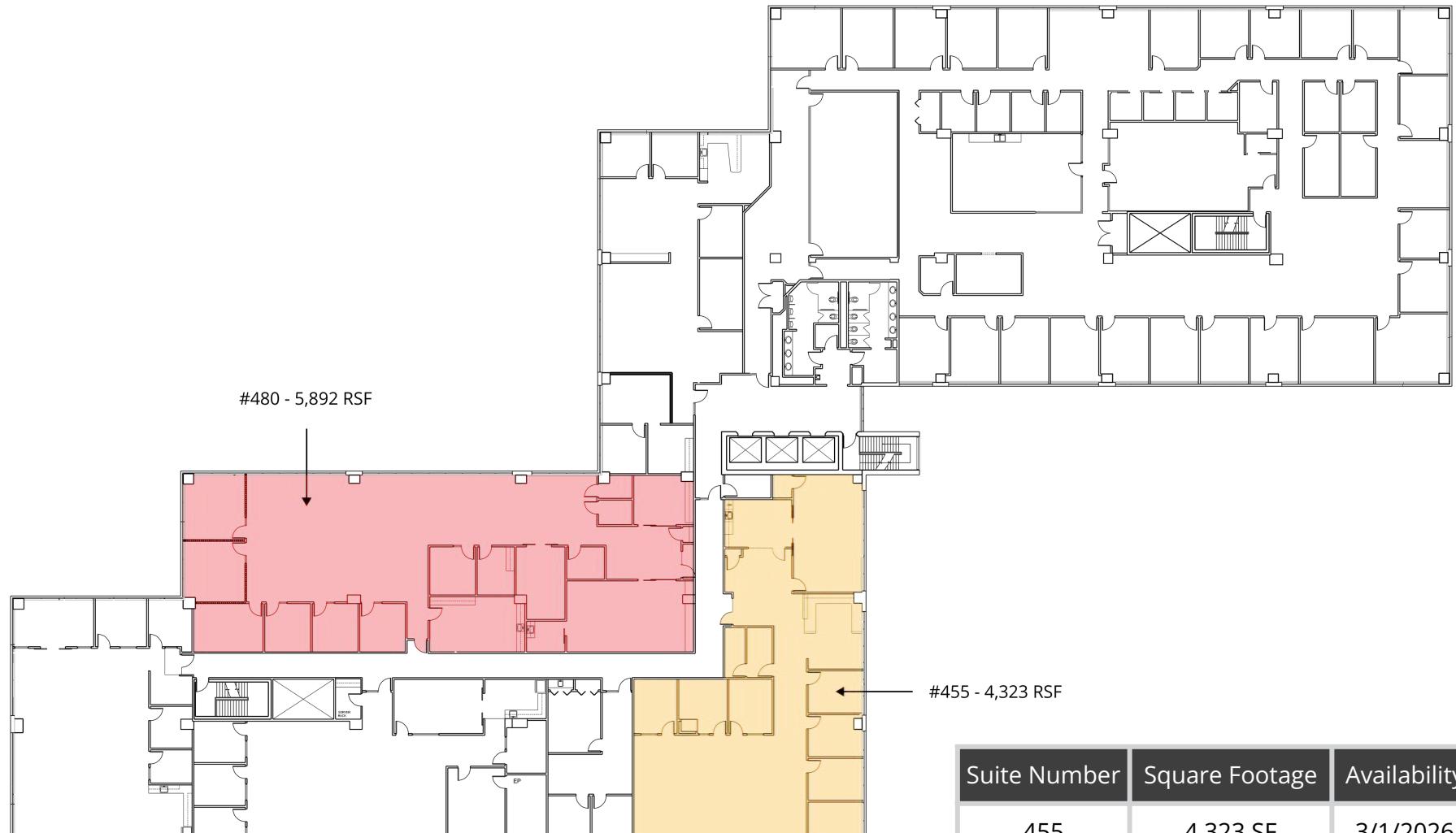
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Fourth Floor Vacancies



Suite Number	Square Footage	Availability
455	4,323 SF	3/1/2026
480	5,892 SF	6/1/2026

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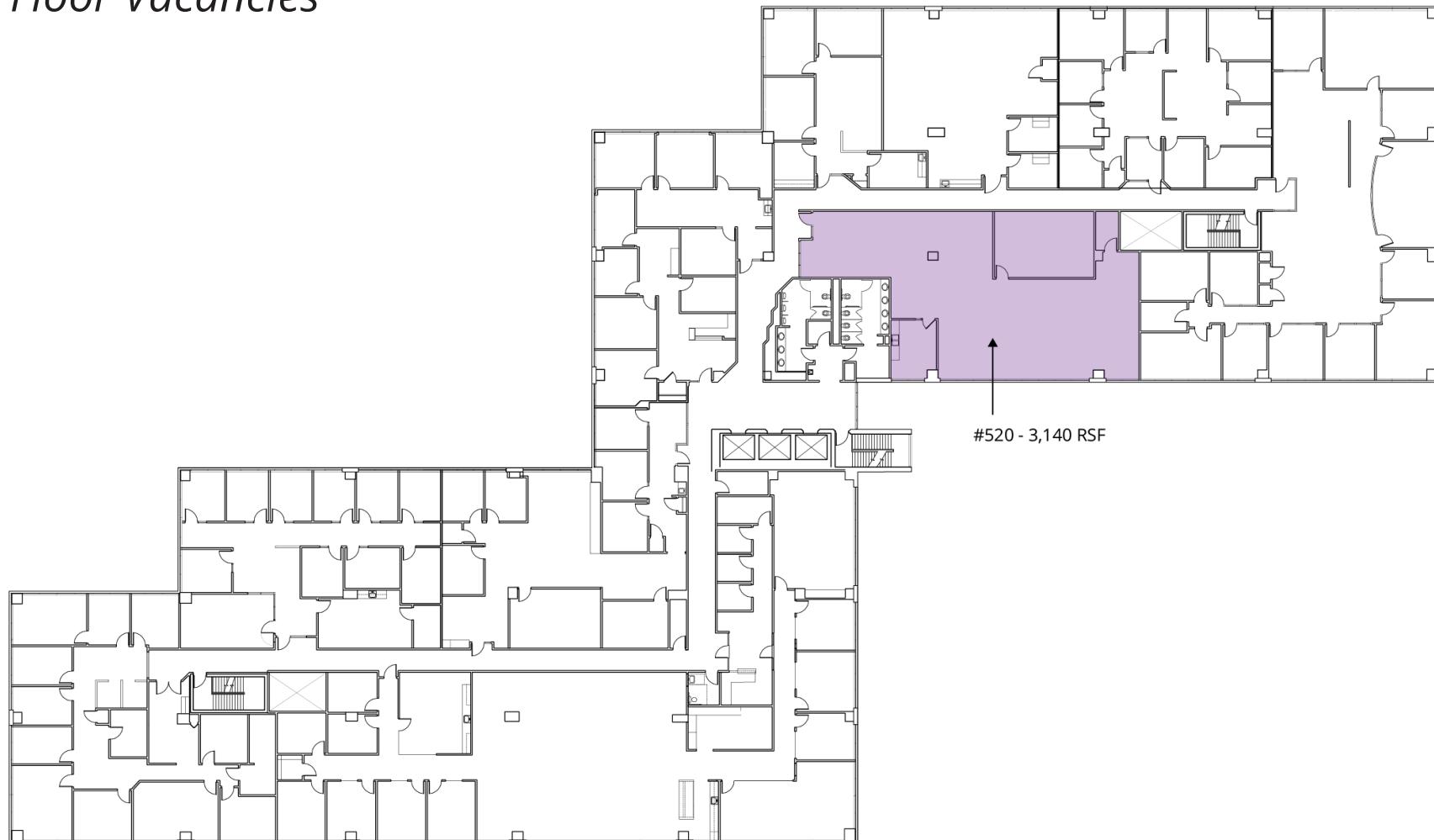
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Fifth Floor Vacancies



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Suite Number	Square Footage	Video Tour
520	3,140	View Here