

2950 W. Square Lake Rd

Troy, MI

- 2-Story Traditional Office Building
- 24,178 Square Foot Building
- Office Suites Available for Lease
- Classic Williamsburg Architecture
- Professionally Managed
- Located at I-75/Adams Road Exit
- Office Suites Finished To-Suit
- Lower Level Storage Available
- Monument Signage Available
- Seconds from M-59
- Excellent Leasing Value

OFFICE BUILDING FOR LEASE

FOR MORE INFORMATION:

Aaron Smith
Vice President
248.637.3515
asmith@LMCap.com

Robert Gojcaj
Vice President
248.637.7783
rgojcaj@LMCap.com

248.637.9700 | LMCap.com

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

CELEBRATING 60 YEARS

LIBERTY
PROPERTY & ASSET MANAGEMENT

2950 W. Square Lake Rd
Troy, MI



LIBERTY
PROPERTY & ASSET MANAGEMENT



248.637.9700 | LMCap.com

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

2950 W. Square Lake Rd

Troy, MI



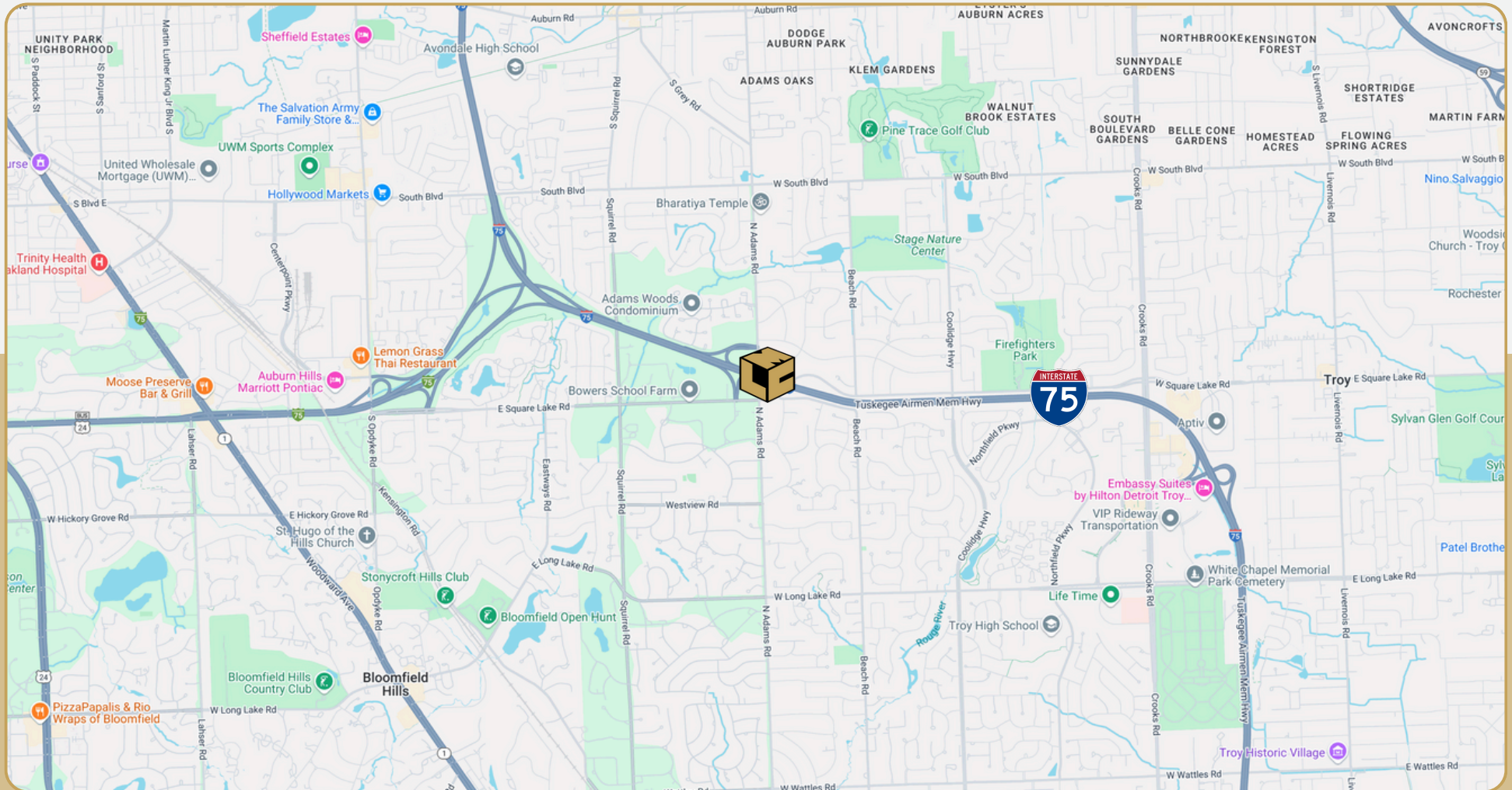
L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

LIBERTY

PROPERTY & ASSET MANAGEMENT



248.637.9700 | LMCap.com

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

2950 W. Square Lake Rd
Troy, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

LIBERTY

PROPERTY & ASSET MANAGEMENT

Office Property Details:

Details:

Location Description: NEC Adams Road

Building Type: Office

Class: B

Zoning: Office

Floors: 2

Year Built: 1988

Gross SF: 24,178 SF

Total Rentable SF: 24,178 SF

Available SF: 2,242 SF

Acres: 2.33

Multitenant: Yes

Parcel ID: 20-06-353-005

Property Description: Prime office property under new ownership and management. Major building renovations complete. Located at I-75 / Adams Road exit. Basement storage available. Main road monument signage.

Economic:

Min/Max Rental Rate: \$15.95/SF

Rental Terms: + Electric

Annual Escalations: \$0.50/SF

Load Factor: 10.0%

Occupancy: 9/1/2025

Parking: 121 Spaces

Partition Allowance: Negotiable

Signage: Monument

Status: Existing

Operating Expenses: Base Year Pass Thru

248.637.9700 | LMCap.com

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

2950 W. Square Lake Rd

Troy, MI



L. MASON CAPITANI

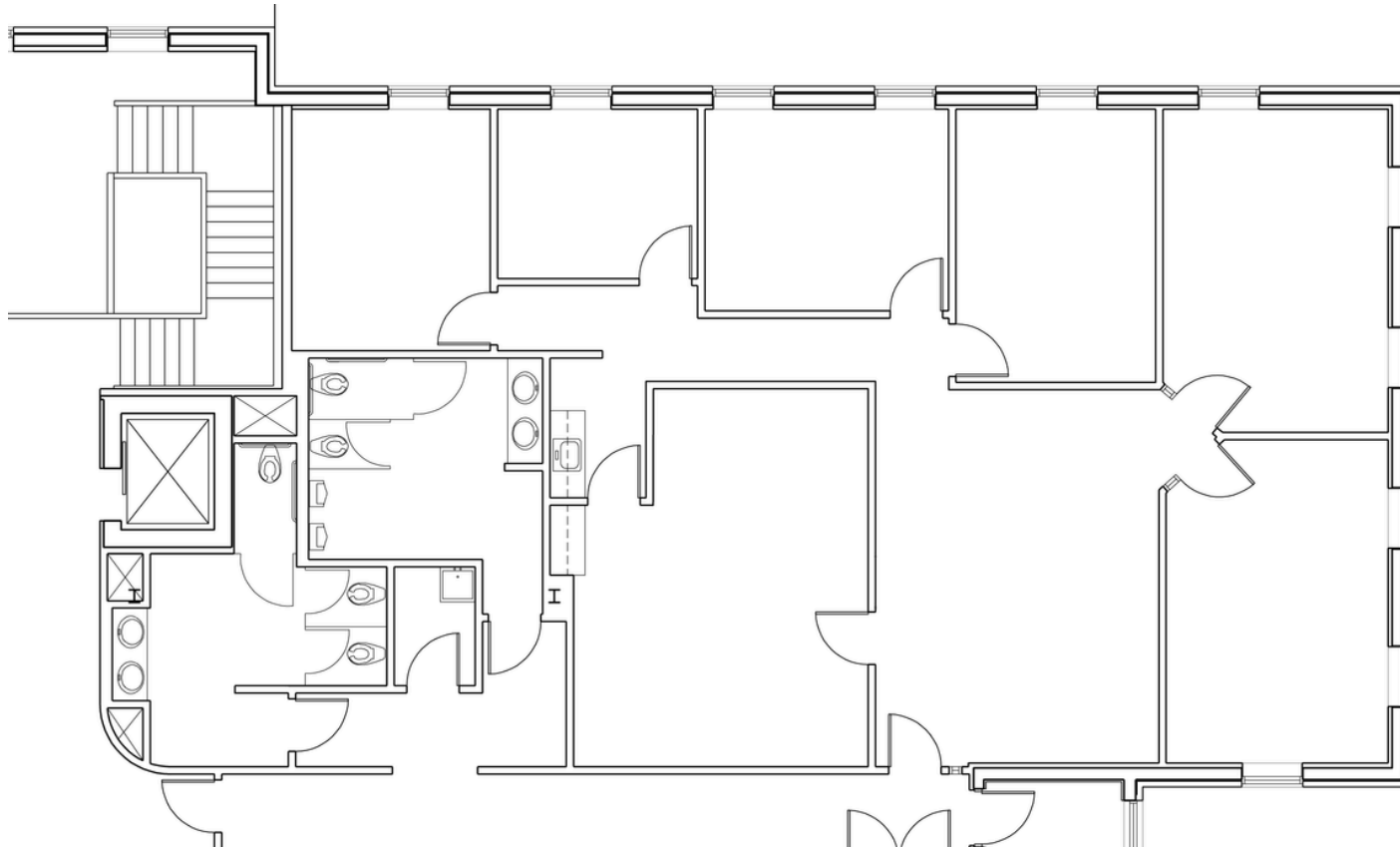
CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

LIBERTY

PROPERTY & ASSET MANAGEMENT

Second Floor Vacancy



Suite Number	Square Footage
200	2,242

248.637.9700 | LMCap.com

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