

EST. **T** 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

2605-2609 CROOKS RD

2605 Crooks Rd, Troy, MI 48084



FOR SALE/LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

JORDAN SCHAFFER

Associate

jschafer@thomasduke.com

DAVE TESCH

Vice President

dtesch@thomasduke.com

OFFERING SUMMARY: 2605 Crooks Rd | Troy, MI 48084

PROPERTY OVERVIEW

Located just east of the Somerset Collection in Troy, this 10,479 SF office building offers an excellent opportunity for an owner-user, with 1,644 – 4,479 SF available. The property features monument signage, a functional layout, and flexible suite configurations. The building also includes ±1,200 SF of lower-level office space with a separate entrance, private restroom, and kitchenette—highly usable and leasable space that is not included in the total square footage.

OFFERING SUMMARY

Sale Price - REDUCED:	Was \$1,550,000 NOW \$1,475,000
Lease Rate:	\$20.00/SF Gross + Electric
Building Size:	10,479 SF
Available For Lease:	1,644 - 4,479 SF
Price / SF:	\$140.76
Year Built:	1985
Zoning:	O1 Office Building District

PROPERTY HIGHLIGHTS

- Multi-tenant owner/user opportunity
- 1,644 - 4,479 SF available
- Close proximity to 2690 Crooks multi-family office conversion (150+ units)
- Additional +/- 1,200 SF of lower-level office space (not included in building size)



BUILDING/PROPERTY INFORMATION: 2605 Crooks Rd | Troy, MI 48084

BUILDING INFORMATION

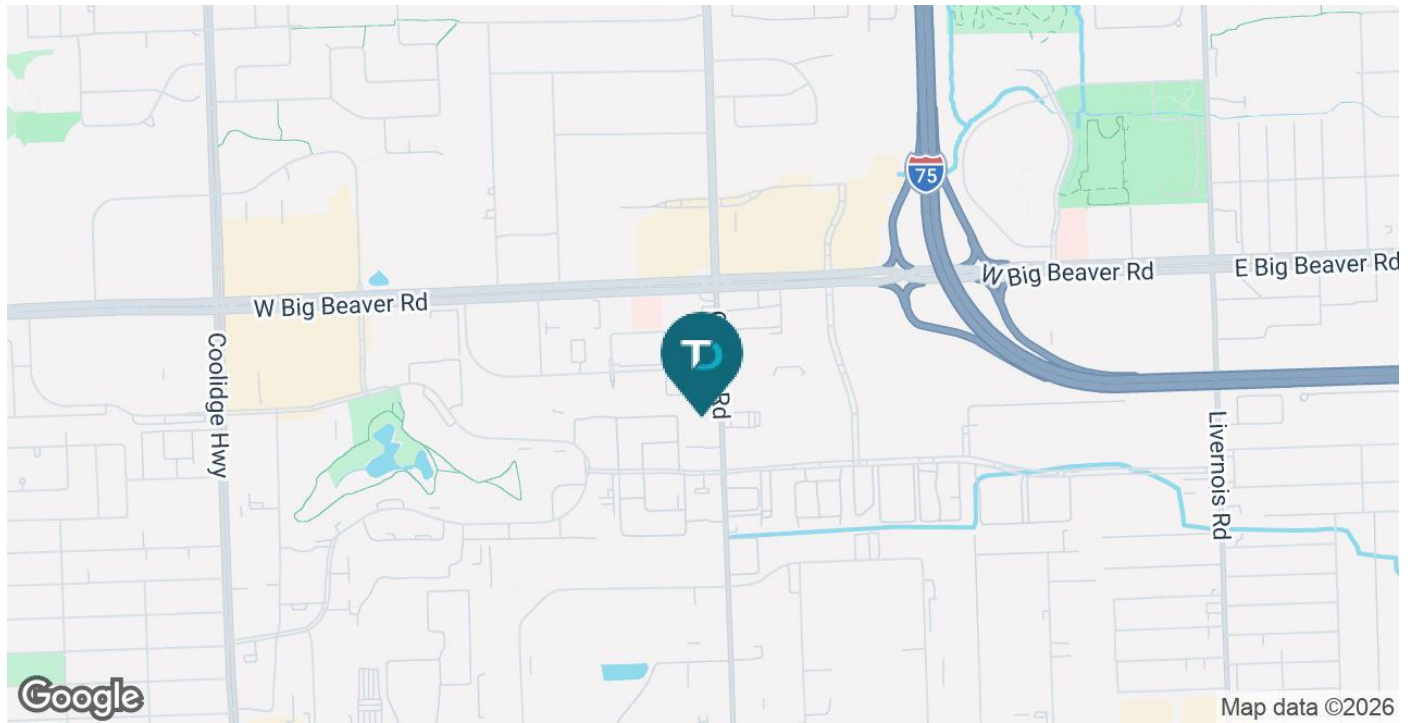
Price/SF:	\$140.76
Building Size:	10,479 SF
Year Built:	1985
Number of Floors:	1
Utilities:	City water and sewer
Parking Spaces:	35

PROPERTY INFORMATION

Lot Size:	0.95 AC
Property Type:	Office
Property Subtype:	Office Building
2024 Taxes:	\$18,344
Zoning:	O1 Office Building District
Traffic Count:	29,627 Vehicles/Day (Costar, 2025)
Legal Description:	Available upon request
APN:	20-29-227-020

LOCATION INFORMATION

Situated on the west side of Crooks Rd, just south of Big Beaver Rd.

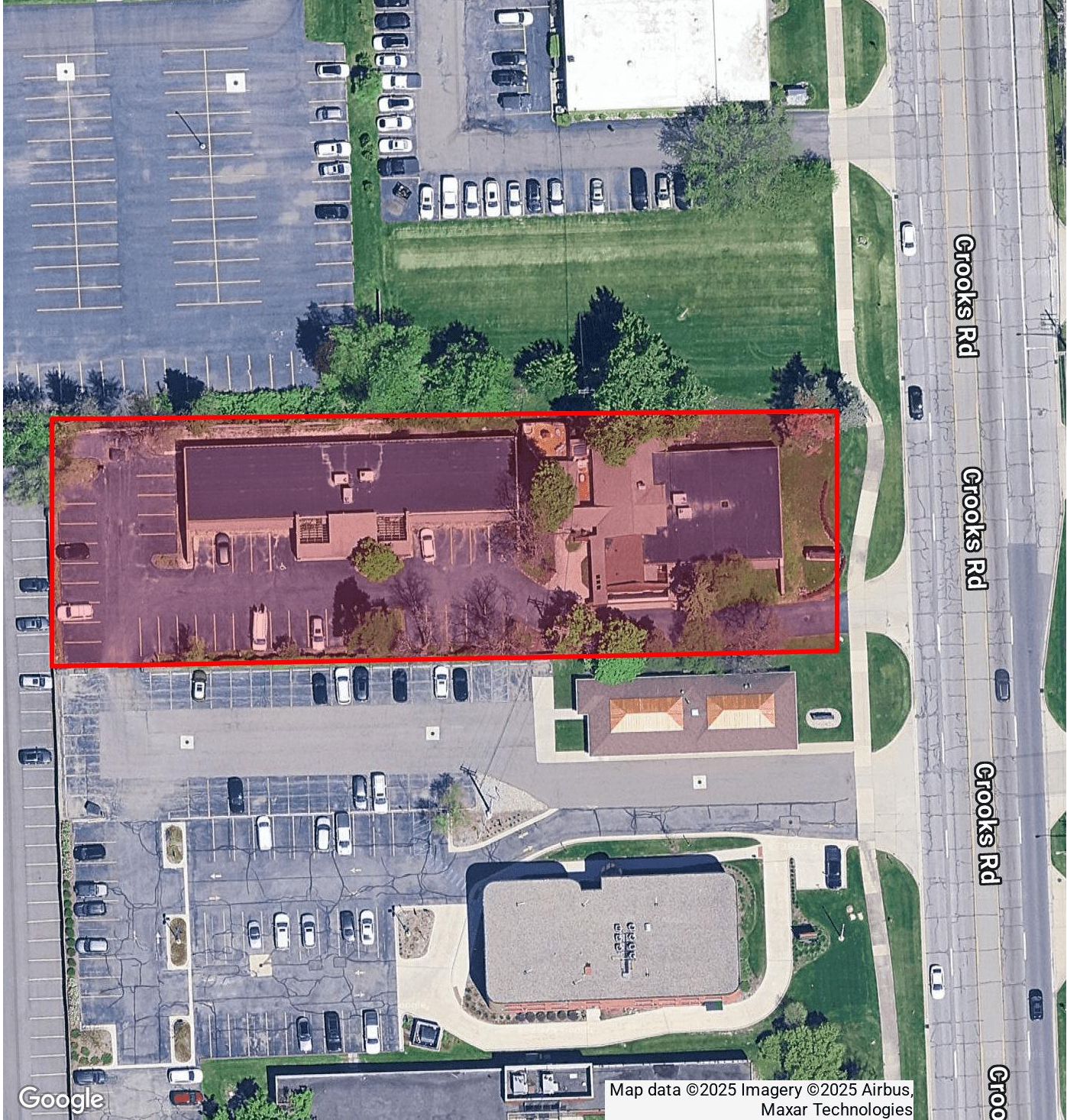


ADDITIONAL PHOTOS: 2605 Crooks Rd | Troy, MI 48084

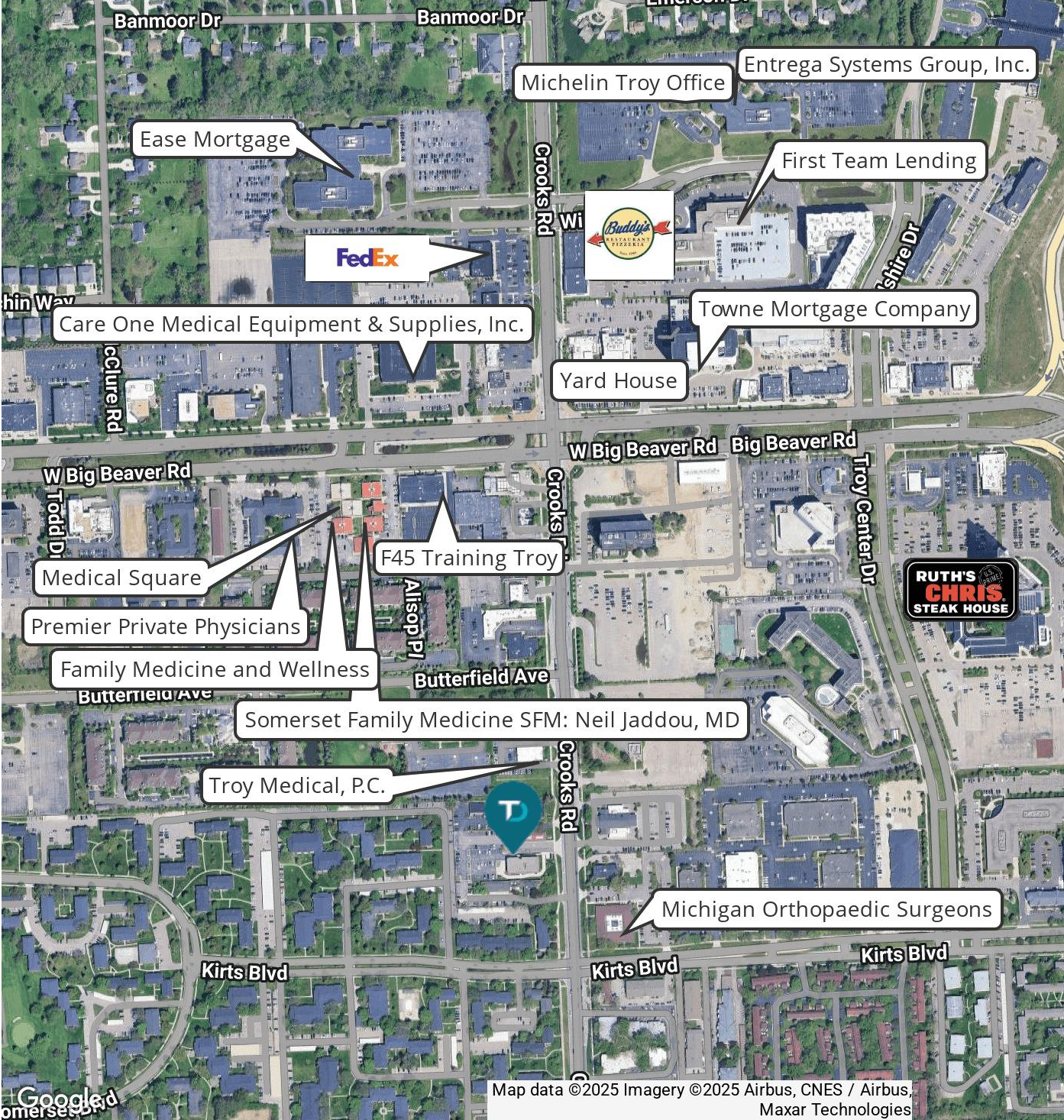




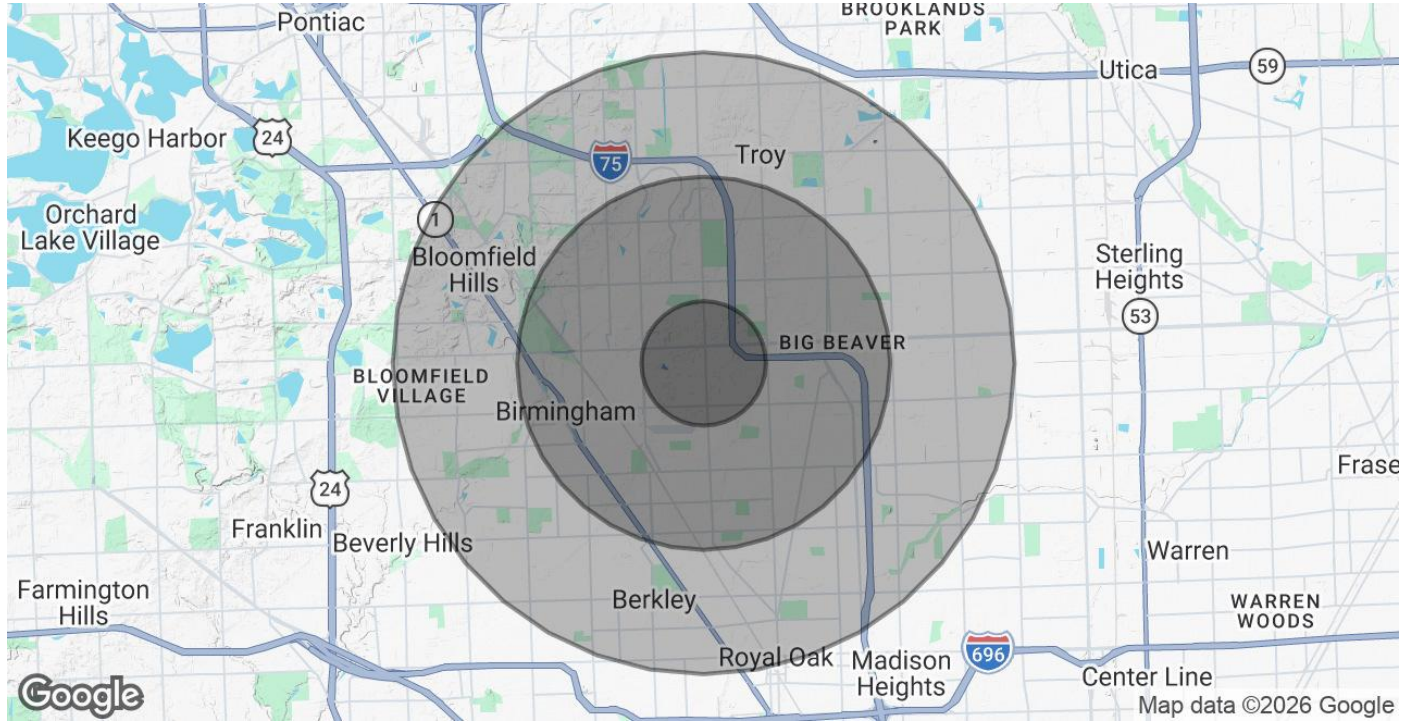
AERIAL MAP: 2605 Crooks Rd | Troy, MI 48084



RETAILER MAP: 2605 Crooks Rd | Troy, MI 48084



DEMOGRAPHICS MAP & REPORT: 2605 Crooks Rd | Troy, MI 48084



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,033	89,116	245,732
Average Age	38	42	42
Average Age (Male)	37	40	41
Average Age (Female)	39	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,123	39,407	102,888
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$129,038	\$150,310	\$145,808
Average House Value	\$395,388	\$472,647	\$449,228

2020 American Community Survey (ACS)

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6905 Rochester Rd - 6915 Rochester Rd

Troy, MI 48085 (Oakland County) - Troy North Submarket



Office

Sold	3/25/2025	Land Area	0.90 AC/39,204 SF
Sale Price	\$1,669,500 (\$181.41/SF)	Sale Comp Status	Research Complete
RBA	9,203 SF	Sale Comp ID	7142973
Price Status	Full Value	Parcel Numbers	20-03-226-042 +1
Built	1989		



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2180 Livernois Rd

Troy, MI 48083 (Oakland County) - Troy South Submarket



Office

Sold	4/17/2025	Land Area	0.64 AC/27,878 SF
Sale Price	\$920,000 (\$153.33/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	6,000 SF (100%)	Sale Comp ID	7169438
Price Status	Confirmed	Parcel Numbers	20-27-301-023
Built	1997		



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966 Livernois Rd

Troy, MI 48083 (Oakland County) - Royal Oak Submarket



Office

Sold	8/30/2024	Land Area	1.00 AC/43,560 SF
Sale Price	\$1,650,000 (\$146.41/SF)	Sale Comp Status	Research Complete
RBA	11,270 SF	Sale Comp ID	6857173
Price Status	Confirmed	Parcel Numbers	20-34-152-011
Built	2012		



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1845 Livernois Rd

Troy, MI 48084 (Oakland County) - Troy South Submarket



Office

Sold	12/2/2024	Land Area	1.04 AC/45,302 SF
Sale Price	\$1,290,000 (\$169.20/SF)	Sale Comp Status	Research Complete
RBA	7,624 SF	Sale Comp ID	6961263
Price Status	Full Value	Parcel Numbers	20-28-477-025
Built	1986		



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53 W Maple Rd

Clawson, MI 48017 (Oakland County) - Troy South Submarket



Office

Sold	5/13/2024	Land Area	0.09 AC/3,920 SF
Sale Price	\$575,000 (\$167.15/SF)	Sale Comp Status	Public Record
RBA (% Leased)	3,440 SF (100%)	Sale Comp ID	6725617
Price Status	Confirmed	Parcel Numbers	20-33-226-016
Built	1988		

