

# FOR SUBLEASE

**PRICE REDUCED TO \$12.75 PSF**

**5440 Corporate Drive  
Troy, Michigan**



**Class "A"  
Office Facility**

**Great access to I-75 Freeway**

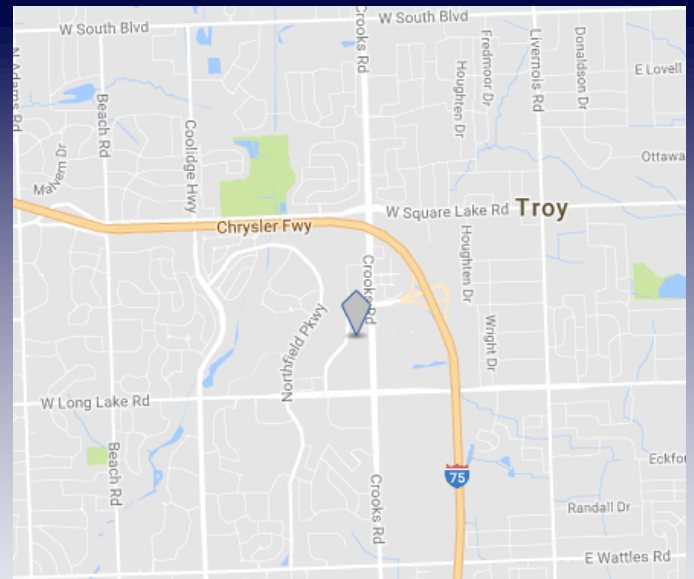
**Ample Parking**

**Next door to  
Qamaria Yemeni Coffee, Red  
Robin, Kerby's and  
other eateries**

**Possible Furniture Available**

**Building Size:** 90,759 Sq. Ft.  
**Floors:** Four (4) Floors  
**Available Sq Ft:** 11,000-23,000 RSF  
**Floors Avail:** First(1<sup>st</sup>), Third(3<sup>rd</sup>),  
Fourth(4<sup>th</sup>)  
**Rental Rate:** \$12.75 psf +Elec.  
**Escalations:** \$.50 psf Bumps  
Annually  
**Year Built:** 2000  
**Occupancy:** 95% Occupied  
**Parking Ratio:** 4.5 per 1000 Sq. Ft.

**Sublease Expiration:** September 30, 2031



**For Further Information Please Contact:**

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