

400 E. Big Beaver

Troy, MI

- Free Standing 12,680 SF Office Building
- High Visibility Big Beaver Location
- Building Signage Available
- Amenities Include Covered Parking and Rooftop Patio
- Unique Open Glass Design
- Close to I-75 Interchange

OFFICE BUILDING FOR SALE OR LEASE

FOR MORE INFORMATION:

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248.637.9700 | LMCap.com

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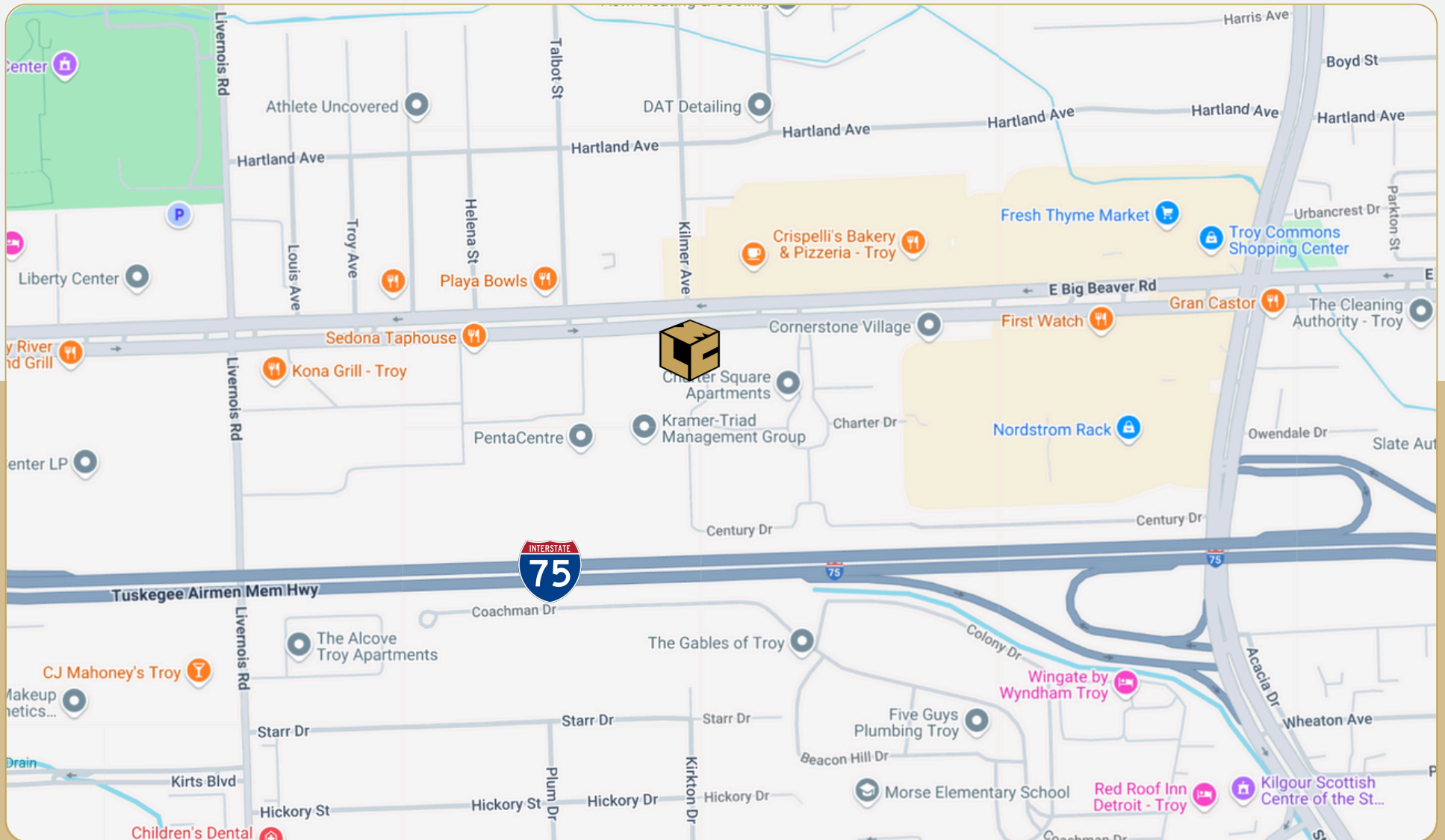
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Office Property Details:

Details:

Location Description: Big Beaver & Livernois

Building Type: Office

Class: B

Zoning: Office

Floors: 2

Year Built: 2005

Gross SF: 12,680 SF

Total Rentable SF: 12,680 SF

Available SF: 5,866 - 12,680 SF

Multitenant: Yes

Parcel ID: 20-27-101-016

Property Description: 2-Story office building with covered parking. Unique and modern architecture. Building signage available.

Economic:

Sale Price: \$2,100,000

Rental Rate: \$18.50/SF

Rental Terms: + Util. & Jan.

Annual Escalations: \$0.50/SF

Load Factor: 0.0%

Occupancy: Immediate

Parking: 4/1,000

Partition Allowance: Negotiable

Signage: Building

Status: Existing

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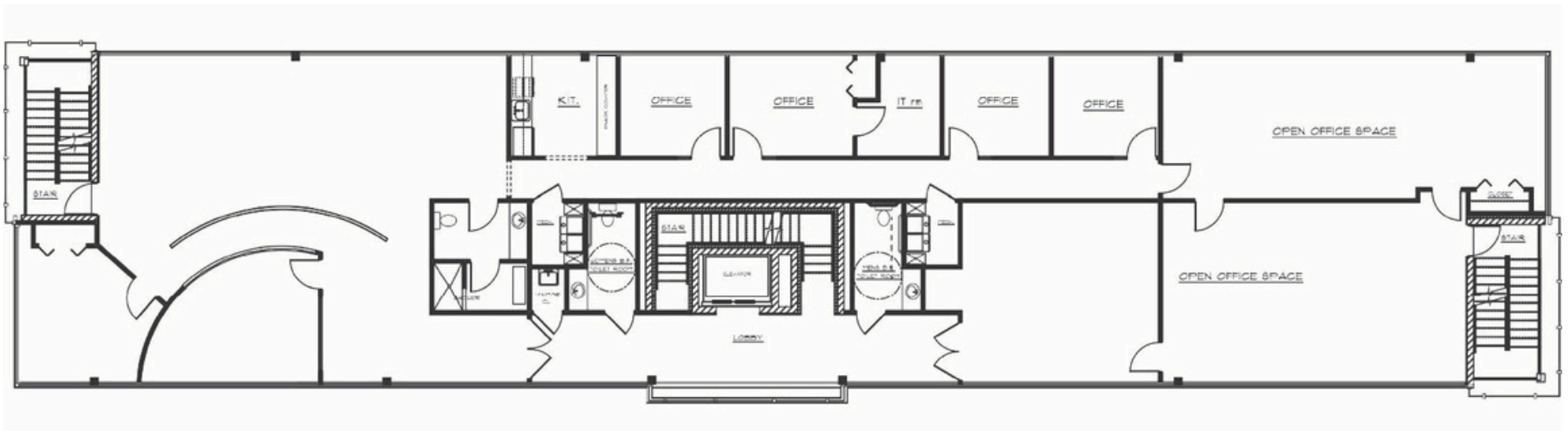


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Second Floor:



Suite Number	Square Footage
Second Floor	5,866 SF

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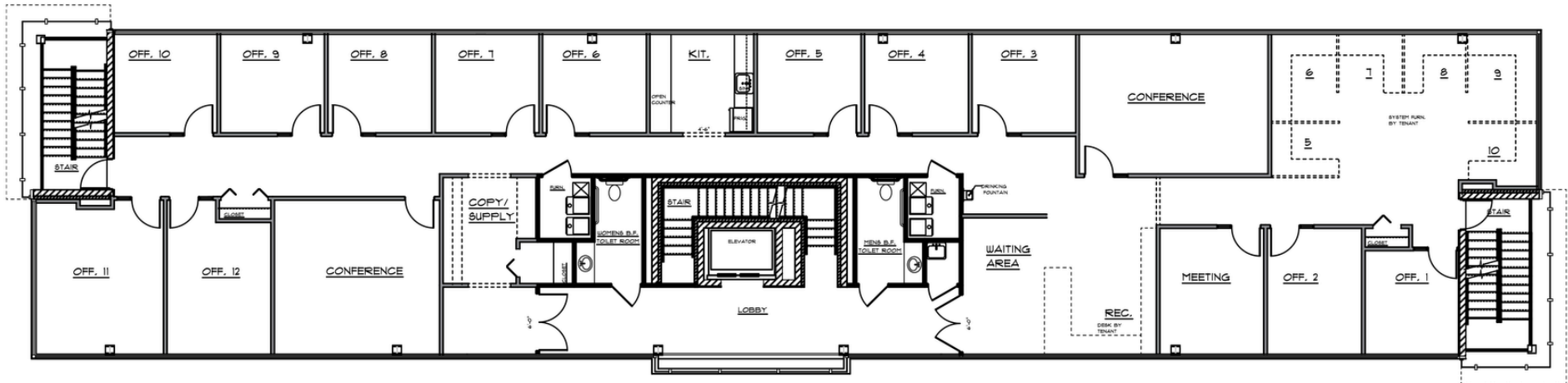


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Third Floor:



Suite Number	Square Footage
Third Floor	5,866 SF

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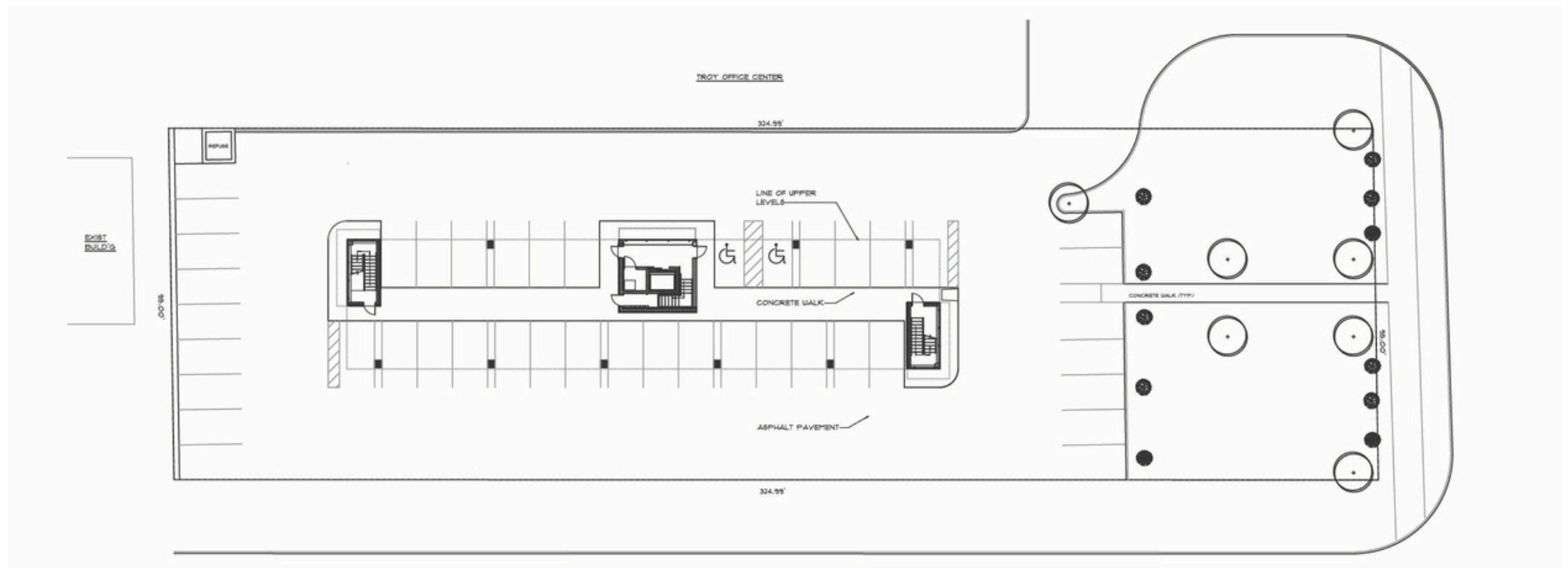


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Site Plan:



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