

550 Stephenson Hwy

Troy, MI

550 Building

- Up to 2,665 SF Available
- Modern Common Area Finishes
- Well-lit & Abundant Parking
- Newly Renovated Restrooms
& Corridors
- Close Proximity to I-75
- Aggressive Rental Rate
& Finish Packages

OFFICE BUILDING FOR LEASE

FOR MORE INFORMATION:

Mason L. Capitani, SIOR
Managing Partner
248.637.7795
MLcapitani@LMCap.com

Aaron Smith
Vice President
248.637.3515
asmith@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.



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CELEBRATING 60 YEARS

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PROPERTY & ASSET MANAGEMENT

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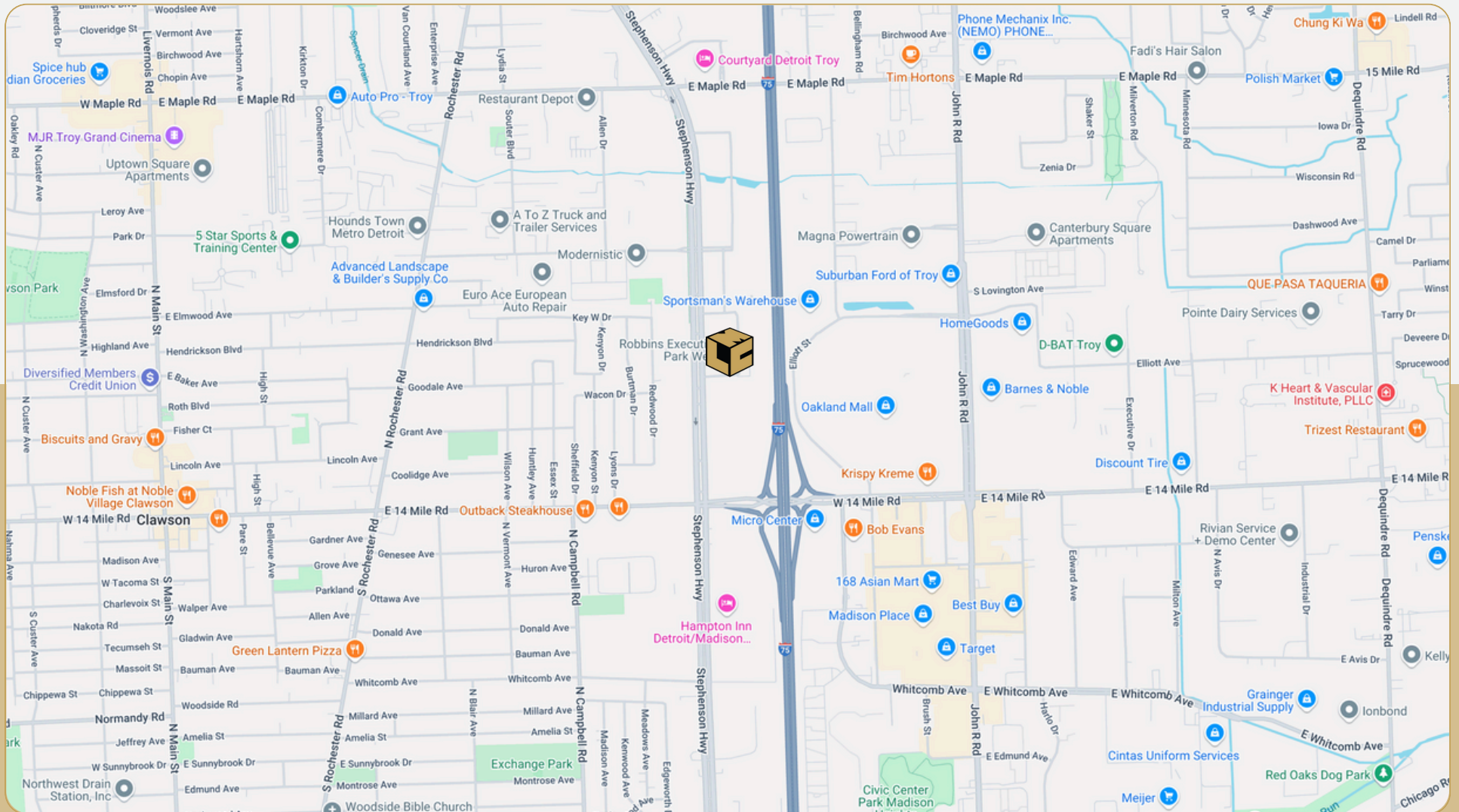
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Office Property Details:

Details:

Location Description: Stephenson Highway & Maple Rd

Building Type: Office

Class: B

Zoning: Office

Floors: 4

Year Built: 1975

Gross SF: 69,899 SF

Total Rentable SF: 69,899 SF

Available SF: 4,580 SF

Min/Max SF: 1,915 SF - 2,665 SF

Acres: 4.45

Multitenant: Yes

Parcel ID: 20-35-327-015

Property Description: Professionally managed office building with impressive finishes. Close proximity to I-75. Aggressive leasing terms offered

Economic

Min/Max Rental Rate: \$15.50/SF

Rental Terms: +Electric

Annual Escalations: \$0.50/SF

Load Factor: 12%

Occupancy: Immediate

Parking: 4.75/1,000 SF

Partition Allowance: Negotiable

Signage: At Suite Entry

Status: Existing

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Available Suites:



Suite 160: 1,915 SF

Suite 240: 2,665 SF

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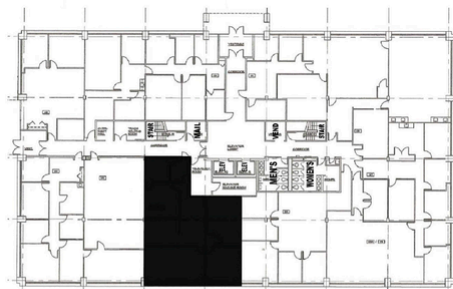
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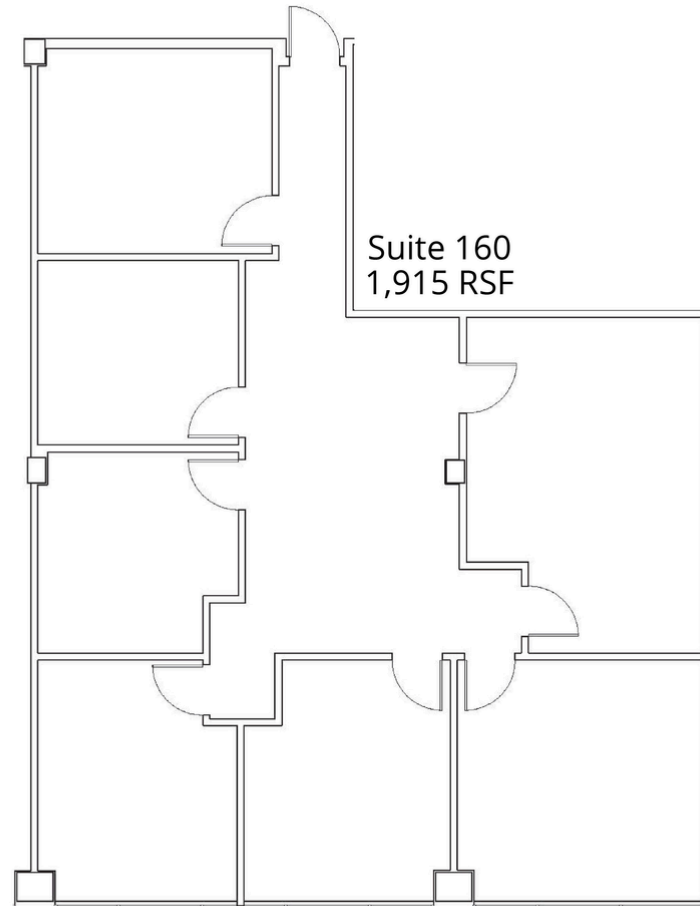
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First Floor Vacancy



KEY PLAN



| Suite Number | Square Footage | Video Tour |
|--------------|----------------|---------------------------|
| 160 | 1,915 SF | View Here |

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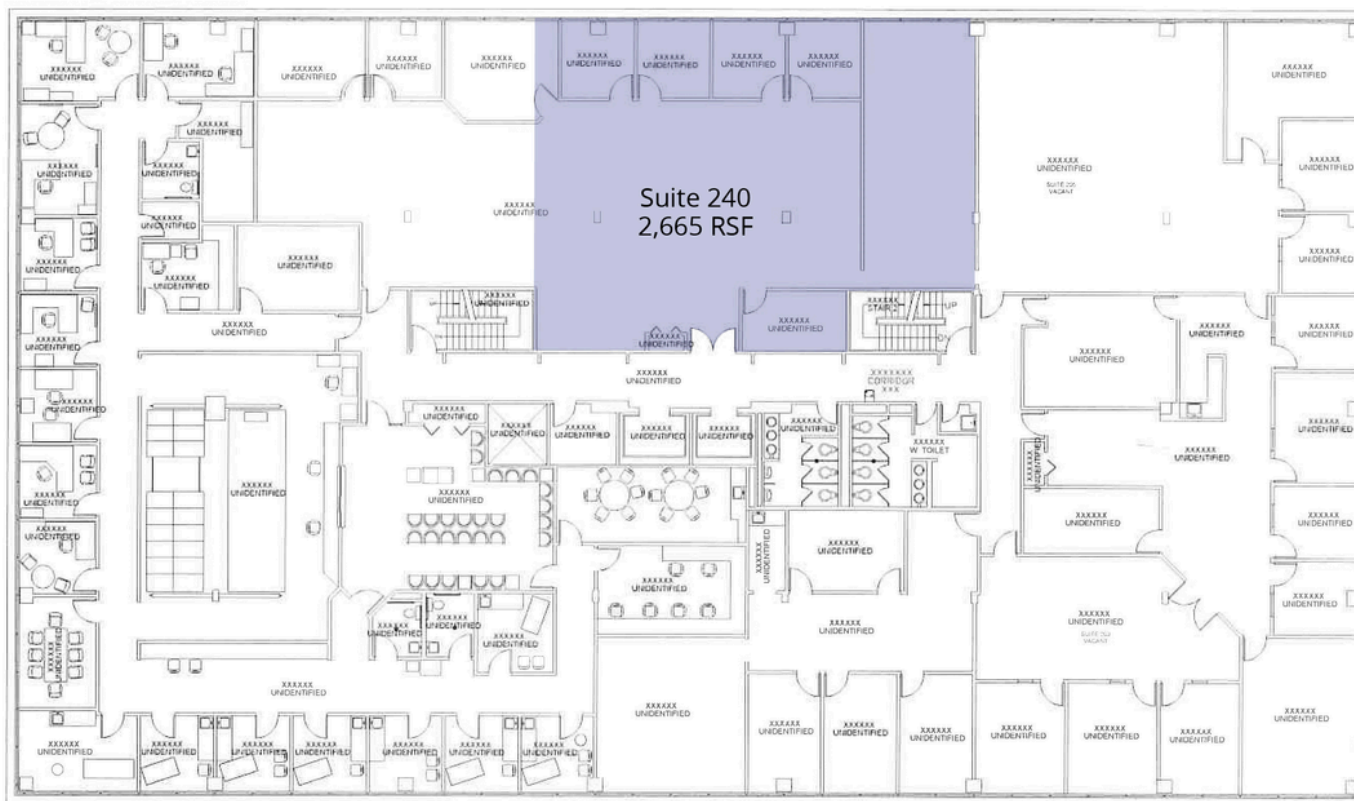
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Second Floor Vacancy



| Suite Number | Square Footage | Video Tour |
|--------------|----------------|---------------------------|
| 220 | 2,665 SF | View Here |

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