

# PNC CENTER

755 W. BIG BEAVER ROAD, TROY



## PREMISES

- Twenty-five-story, approximately 530,000 SF, landmark office tower
- Two-story Annex, attached, with attractively landscaped courtyard

## AVAILABILITY

- From 2,000 SF to 20,000 SF Immediate occupancy for many suites

## RENTAL RATE

- \$19.50 psf (Annex building)
- \$21.50 psf (Floors 1 to 14)
- \$24.50 psf (Floors 15 to 25)
- All rates 2025 Base Year plus electric

## FEATURES AND AMENITIES

- **NEW AMENITIES: FULLY-EQUIPPED FITNESS CENTER, GOLF SIMULATOR, 24/7 GRAB N' GO FOOD SERVICE AND CONFERENCE/TRAINING ROOMS**
- Newly renovated plaza entry and recently renovated lobby accented with polished granite, glass and cherry wood
- On-site cafeteria, banking, ATM, travel agency, Ruth's Chris Steak House, and Granite City Food & Brewery
- On-site property management and 24-hour manned security
- Abundant, well-lit parking
- Outstanding location at I-75 and Big Beaver Road featuring immediate access to the metro area freeway system
- The immediate area abounds with nearby hotels, restaurants and retail districts including the prestigious Somerset Collection
- Nearby I-75 grants freeway access



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MORE THAN  
BUILDINGS

LOCATION | BUSINESS | IMAGE | SUCCESS

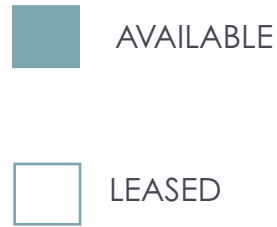
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## STACKING PLAN

FLOOR	AVAILABILITIES	RSF
25		
24		
23		
22		
21		1,441 RSF
20		4,573 RSF
19		
18		
17		3,546 RSF
16		
15		
14		
13		
12		2,968 RSF
11		3,156 RSF
10		
9		
8	19,624 RSF	
7		
6		
5		9,332 RSF
4		11,325 RSF
3		9,297 RSF
2	(Tower and Annex)	15,085 RSF
1	(Tower and Annex)	UP TO 16,483 RSF



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