

# 400 W. Maple Rd. Troy, MI

## FOR SALE OR LEASE

- \$6,450,000.00
- \$15.00/SF NNN
- 40,350 SF
- 3.93 Acres
- Office/Flex Property (clear span)
- Approximately 10,000 SF Shop / 30,000 SF Office in current configuration
- Can demise space as needed for Tenant (50/50 with current owner or less)
- Renovated in 2017, high-end finishes throughout
- Full staff kitchen and bar with breakroom seating
- Large overhead door leading to shop space
- Vehicle access to the shop, open office floor, and studio
- Studio photo booth with two overhead doors for vehicle access
- 214 parking spaces
- 3 Phase 120-240V power to be verified by Tenant and/or electrician
- Operational 10-lane bowling alley (great for hosting events/company perk)
- Zoning: MRF MAPLE ROAD ("Form Based Zones")
- Potential uses include: Professional office (mortgage, tech, automotive), light-industrial, retail
- Possible outlot available



### CONTACT US

248-710-8000

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[www.team-core.com](http://www.team-core.com)



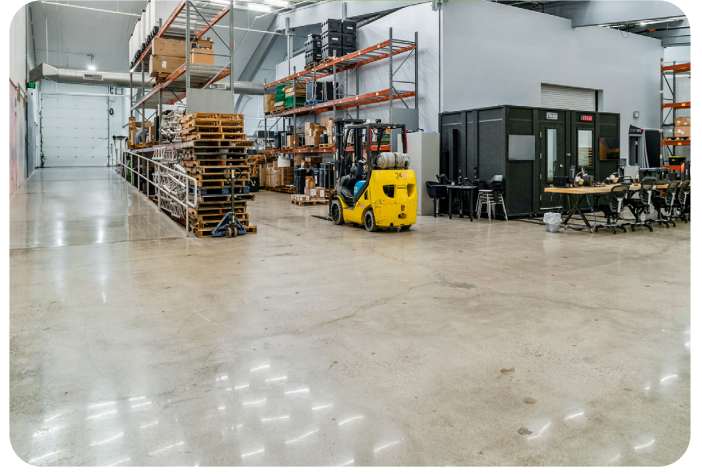


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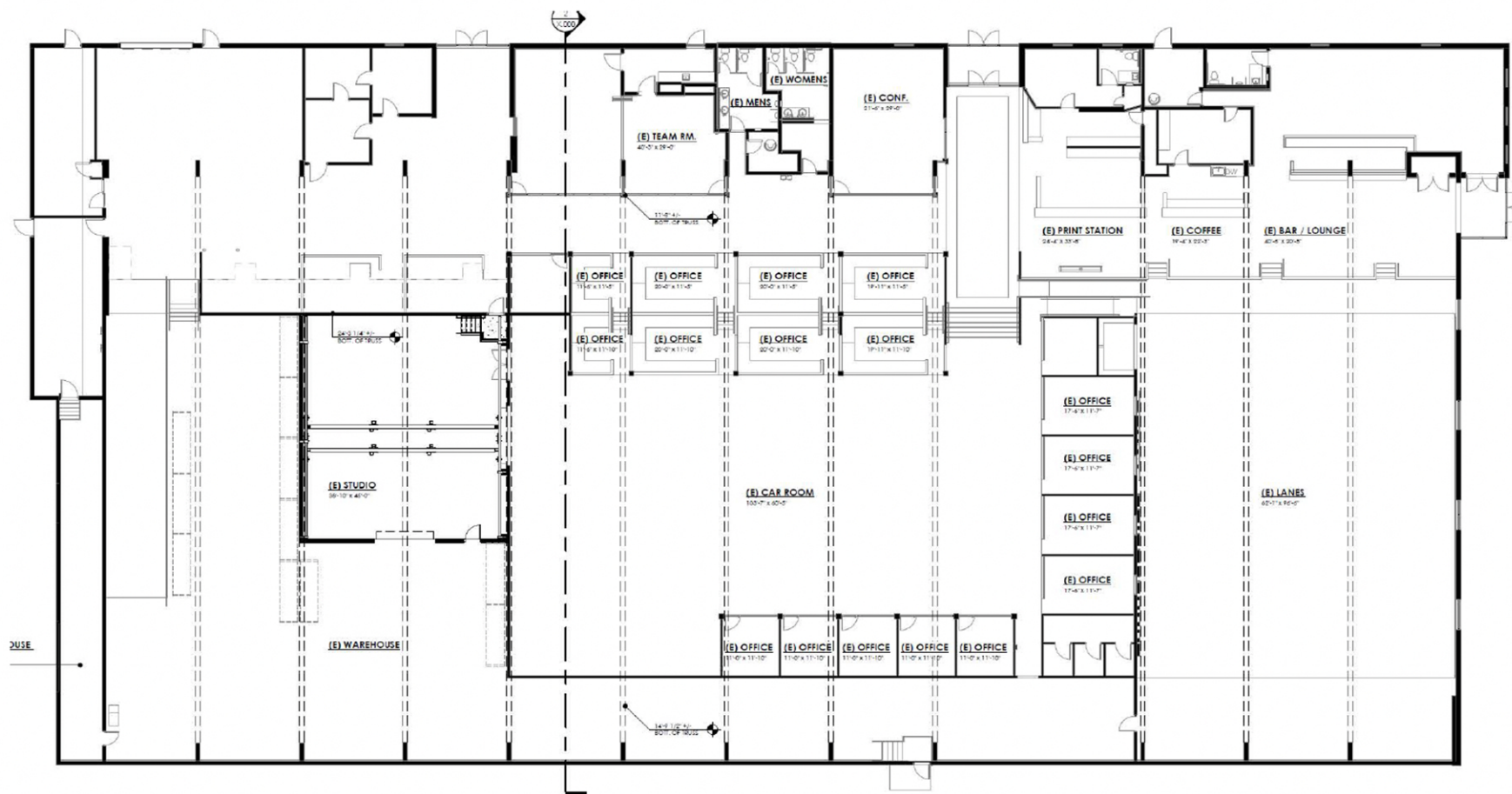


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DO NOT SCALE



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For More Information Please Call:  
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