



L. MASON CAPITANI

CORFAC INTERNATIONAL



SOMERSET PLACE

**TOWER II - 2401 W. BIG BEAVER
CLASS "A" OFFICE SPACE FOR LEASE
TROY, MICHIGAN**

PREMISES:

- 2-Building Full Service Office Complex
- Tower I – 215,000 Square Feet
- Tower II – 165,000 Square Feet

AVAILABILITY:

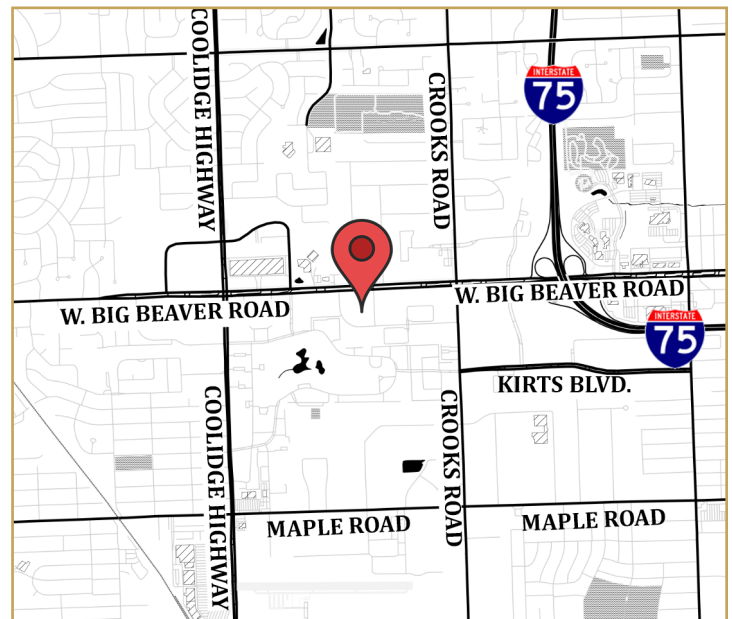
- Up to 13,349 Sq. Ft. Available
- Interior Improvements Finished To-Suit

PROPERTY FEATURES:

- On-site Ownership & Management
- Covered Garage Parking
- 24/7 On-site Security
- Bloomfield Deli/Crumpets Restaurant
- Building Conference Rooms with Catering
- Storage Cages Available
- On-site Banking
- Direct Access to Somerset Inn Hotel & Banquet Center

FOR MORE INFORMATION:

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SOMERSET PLACE TROY, MICHIGAN OFFICE SPACE FOR LEASE



BANQUET CENTER



CRUMPETS RESTAURANT



SOMERSET INN HOTEL

248.637.9700 | www.Lmcap.com



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2301 West Big Beaver
Suite 950
Troy, MI 48084-3329

(248) 637-9700
Facsimile (248) 637-9897
www.Lmcap.com

PROPERTY INFORMATION



PROPERTY NAME: Somerset Place - Tower II

LOCATION: 2401 W Big Beaver Road

CITY: Troy

COUNTY: Oakland

PROPERTY TYPE: Office

YEAR BUILT: 1973

LOCATION DESCRIPTION: West Big Beaver between Crooks and Coolidge Hwy.

GROSS SF: 165,000

AVAILABLE SF: 29,817

MAX. AVAILABLE: 13,349

MIN. AVAILABLE: 4,051

FLOORS: 7

PARKING: Garage/Surface

ZONING: Office

PROPERTY DESCRIPTION:

Class "A" office complex offering on-site ownership and management, garage parking, security guard, food service, hotel and banquet center. Please note that individual suite sizes are calculated with no add-on common area factor.

ECONOMIC DATA

MIN RENTAL RATE: \$26.00

MAX RENTAL RATE: \$26.00

OPERATING EXPENSES:

ANNUAL ESCALATIONS: \$0.50

TERMS: +Elec.

LOAD FACTOR: 00.00%

PARTITION ALLOWANCE: Negotiable

SALE PRICE:

AGENT: M.L. Capitani



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SPACE AVAILABLE

<u>Suite</u>	<u>Space Available [SF]</u>	<u>Lease Rate [\$/SF]</u>	<u>Occupancy</u>
401	4,792	\$26.00	Immediate
500	7,625	\$26.00	Immediate
510	4,051	\$26.00	Immediate
500/510	11,676	\$26.00	Immediate
600	13,349	\$26.00	Immediate

AGENT: M.L. Capitani

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