



CORFAC INTERNATIONAL

**BEST RENTAL  
VALUE IN TROY!**



**UP TO 12,991 SQUARE FEET AVAILABLE!**

**WOODCREST  
OFFICE SUITES FOR LEASE  
TROY, MICHIGAN**

**FOR MORE INFORMATION:**

**Mason L. Capitani, SIOR**

248.637.7795

MLCapitani@Lmcap.com

**PREMISES:**

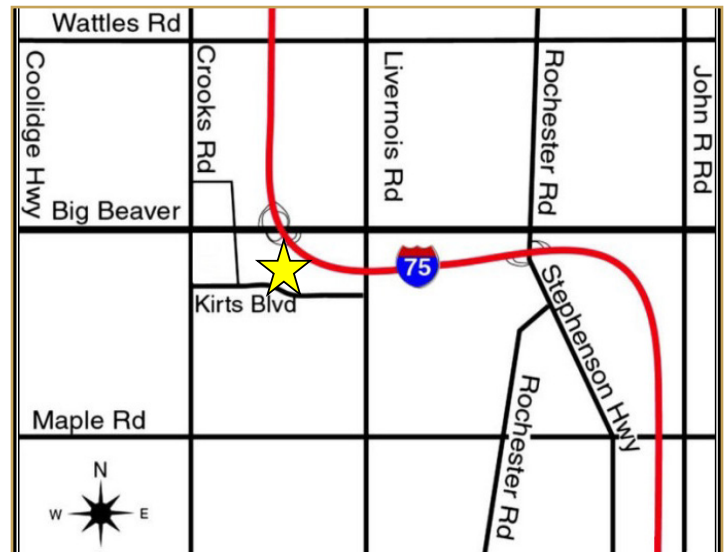
- Three Building Office Park
- 119,000 Square Foot Facility

**AVAILABILITY:**

- Various Size Office Suites
- Up to 12,991 Square Feet

**PROPERTY FEATURES:**

- On-Site Ownership and Management
- Sundry Shoppe On-site
- Lower Level Storage Space Available
- Close Proximity to Area Freeways
- Close & Convenient Parking
- Immediate Access to I-75
- Lowest Rental Rates in the Troy Market



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**248.637.9700 | www.Lmcap.com**



CORFAC INTERNATIONAL

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

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

**PROPERTY INFORMATION**



**PROPERTY NAME:** Woodcrest Office Park

**LOCATION:** 560-580 Kirts Blvd

**CITY:** Troy

**COUNTY:** Oakland

**PROPERTY TYPE:** Office

**YEAR BUILT:** 1980

**LOCATION DESCRIPTION:** Located on the North side of Kirts in between Crooks and Livernois

**GROSS SF:** 119,000

**AVAILABLE SF:** 36,848

**MAX. AVAILABLE:** 12,991

**MIN. AVAILABLE:** 2,109

**FLOORS:** 1

**PARKING:** 490

**ZONING:** Office

**PROPERTY DESCRIPTION:** Three building office complex. All buildings connected with access to sundry shop and exercise facility. Owner occupied and managed.

**ECONOMIC DATA**

**MIN RENTAL RATE:** \$13.50

**MAX RENTAL RATE:** \$13.50

**OPERATING EXPENSES:**

**ANNUAL ESCALATIONS:** \$0.50

**TERMS:** +Elec.

**LOAD FACTOR:** 12.00%

**PARTITION ALLOWANCE:** Negotiable

**SALE PRICE:**

**AGENT:** M. L. Capitani



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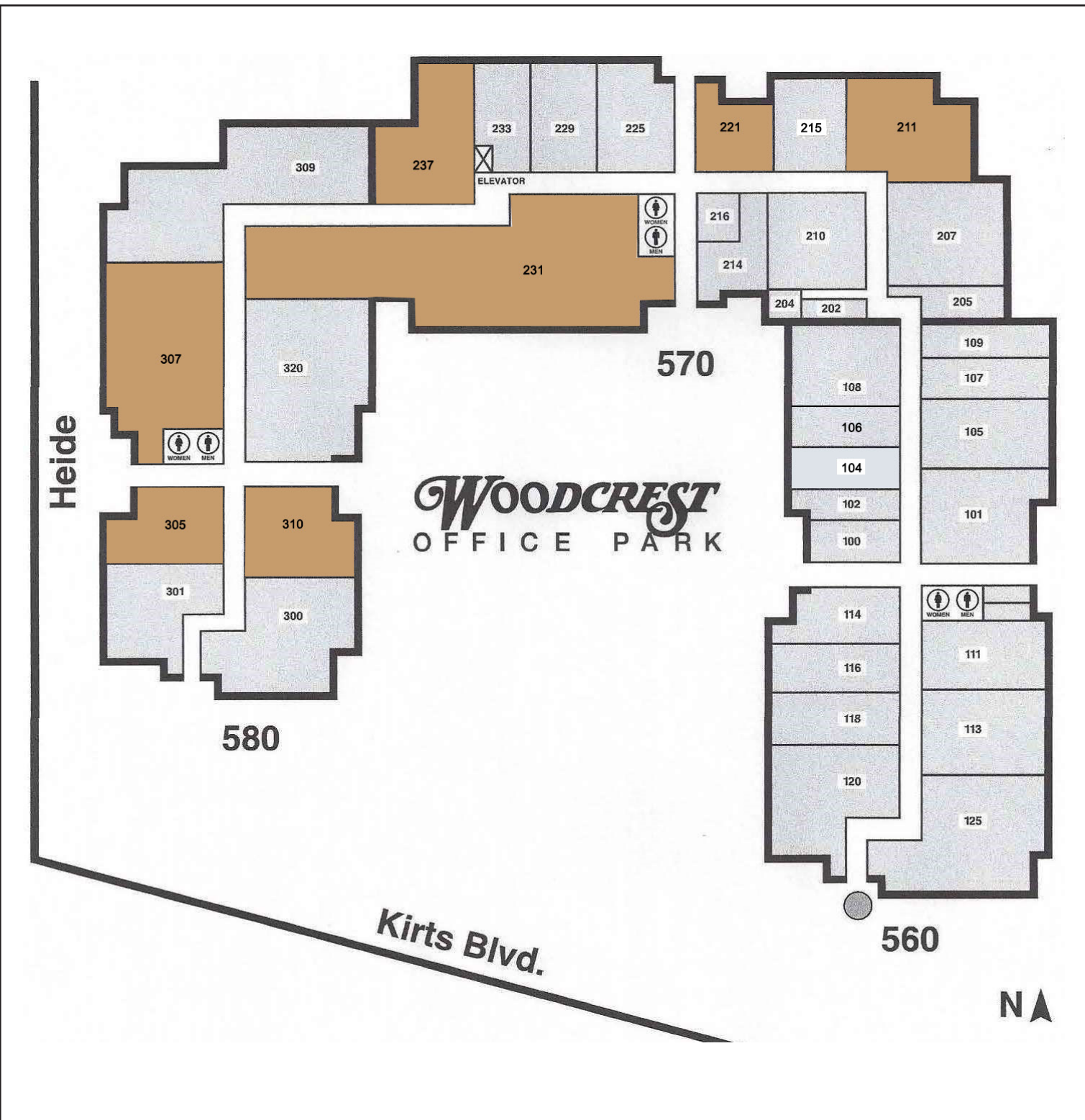
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Woodcrest Office Park \* 560-580 Kirts Blvd \* Troy

**SPACE AVAILABLE**

<u>Suite</u>	<u>Space Available [SF]</u>	<u>Lease Rate [\$/SF]</u>	<u>Occupancy</u>
570 Kirts #211	4,150	\$13.50	Immediate
570 Kirts #221	2,109	\$13.50	Immediate
570 Kirts #231	12,991	\$13.50	August 2019
570 Kirts #237	4,932	\$13.50	Immediate
580 Kirts #305	3,237	\$13.50	Immediate
580 Kirts #307	5,446	\$13.50	January 2020
580 Kirts #310	3,983	\$13.50	Immediate

AGENT: M. L. Capitani



**L. MASON CAPITANI**

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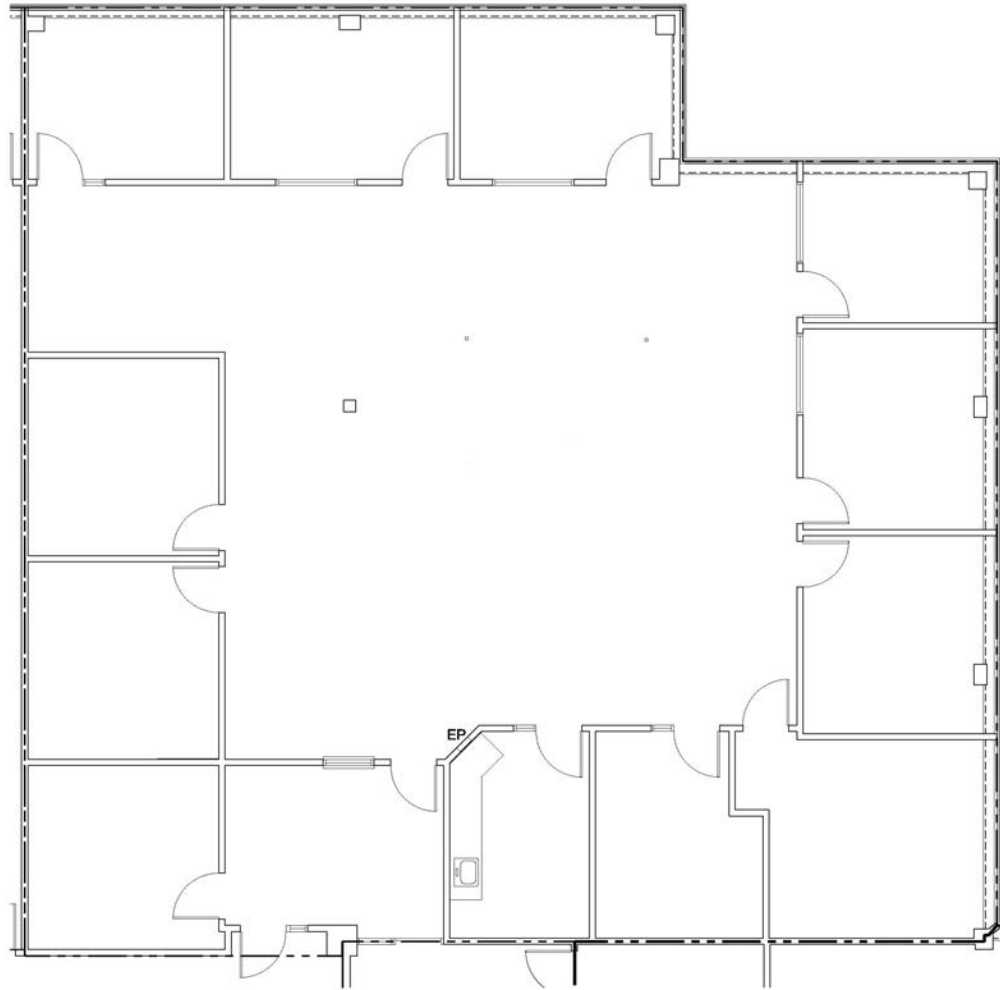
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### Available Suite Chart

560-570-580 Kirts Boulevard  
Troy, Michigan

*(Drawing Not to Scale)*





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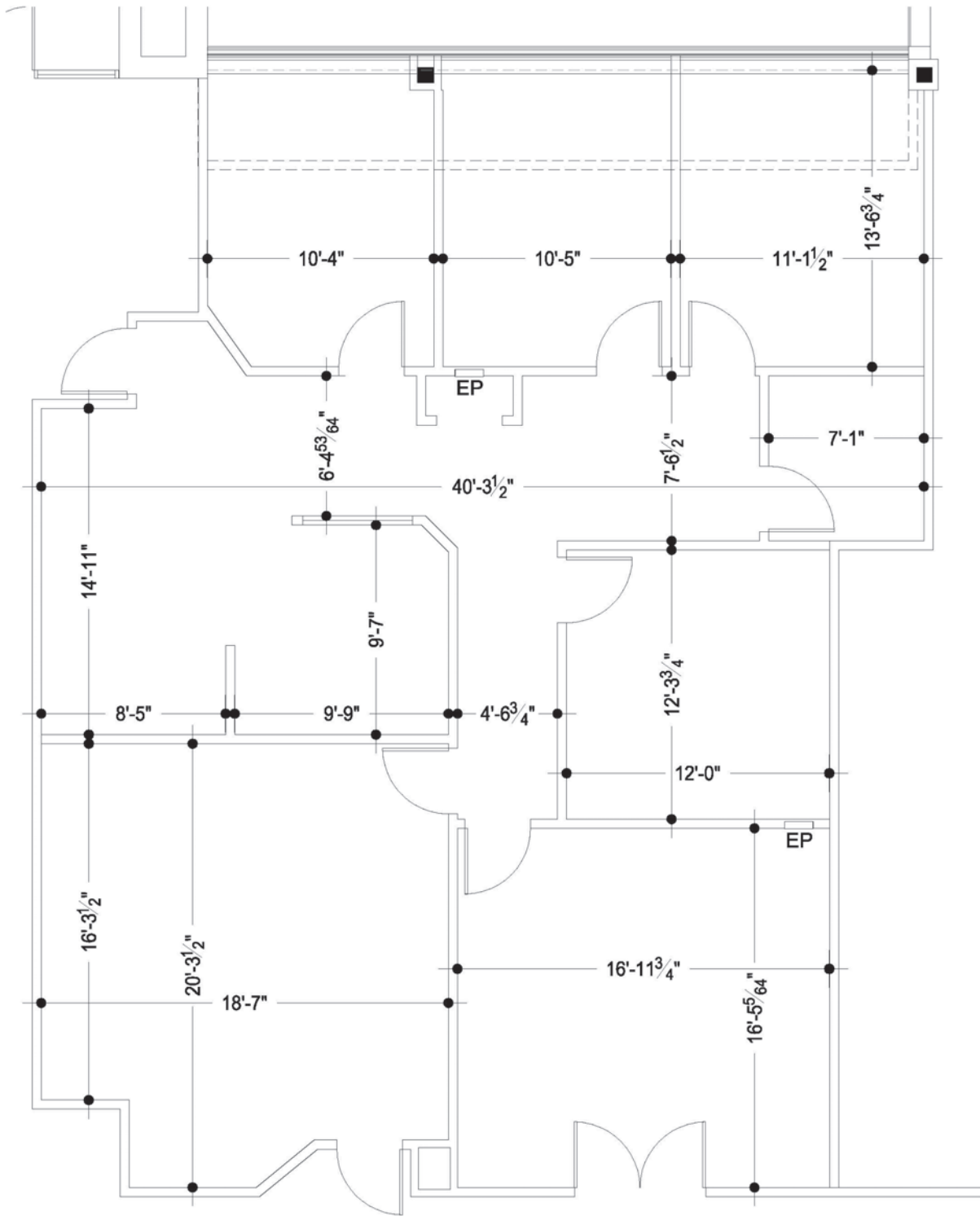
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## **Woodcrest Office Park**

560 Kirts Boulevard  
Suite 211  
Troy, MI 48084

4,150 RSF

*(Drawing Not to Scale)*



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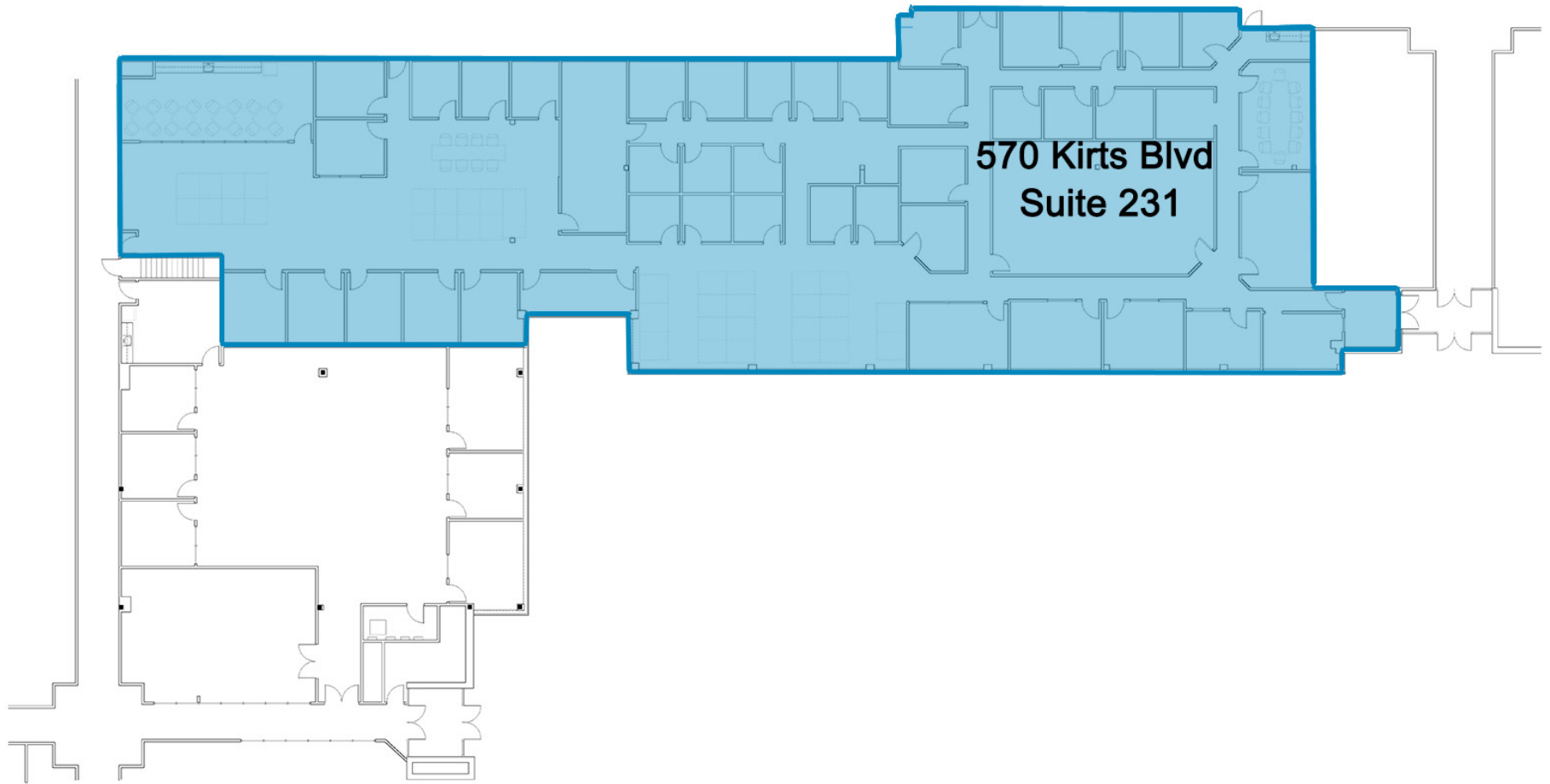
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## Floor Plan

570 Kirts Boulevard  
Troy, MI  
Suite 221 - 2,109 RSF

*(Drawing Not to Scale)*



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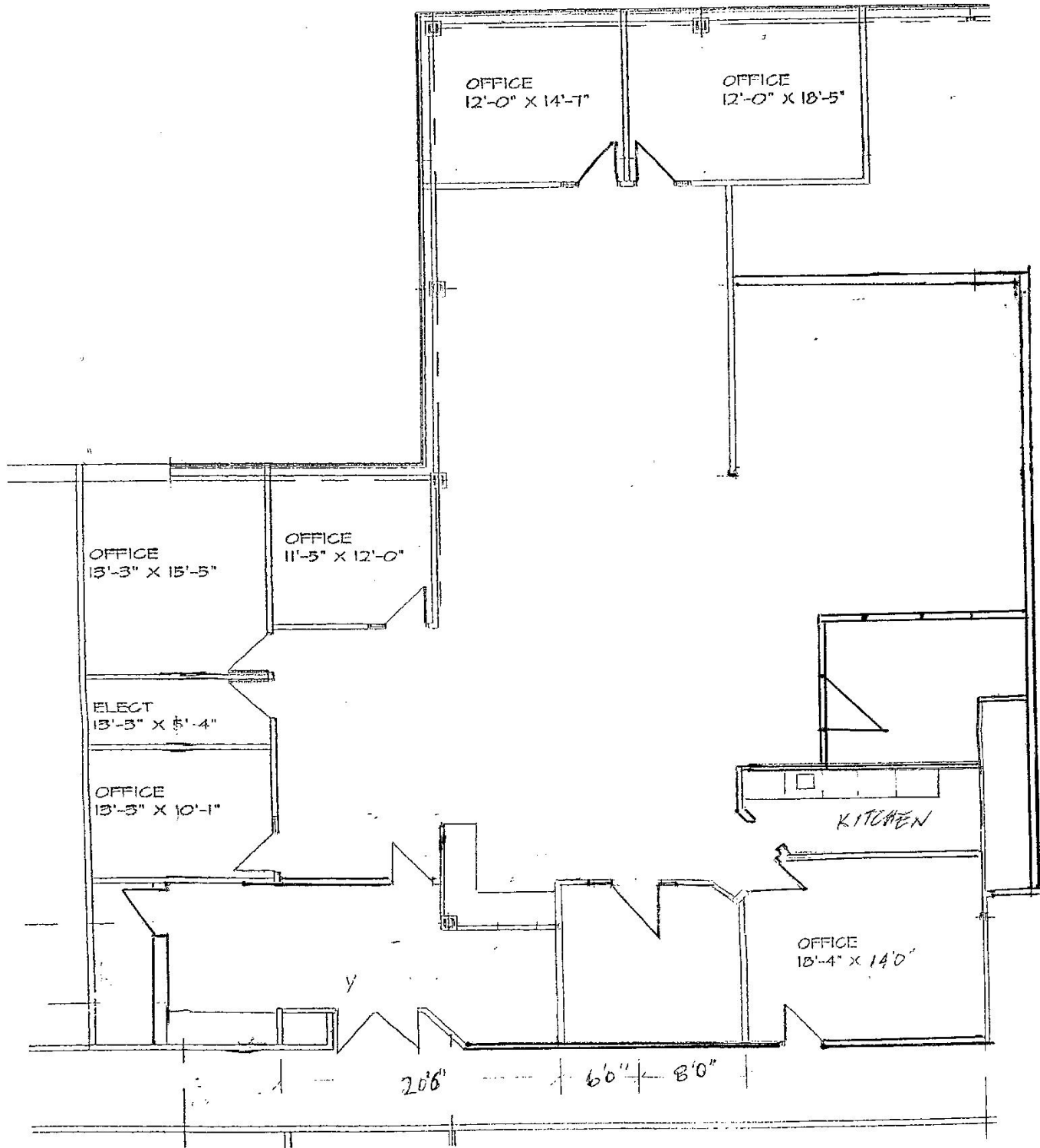
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## Woodcrest Office Park Floor Plan

560-580 Kirts Boulevard  
Troy, MI

570 Kirts Suite 231 - 12,991 RSF

*(Drawing Not to Scale)*



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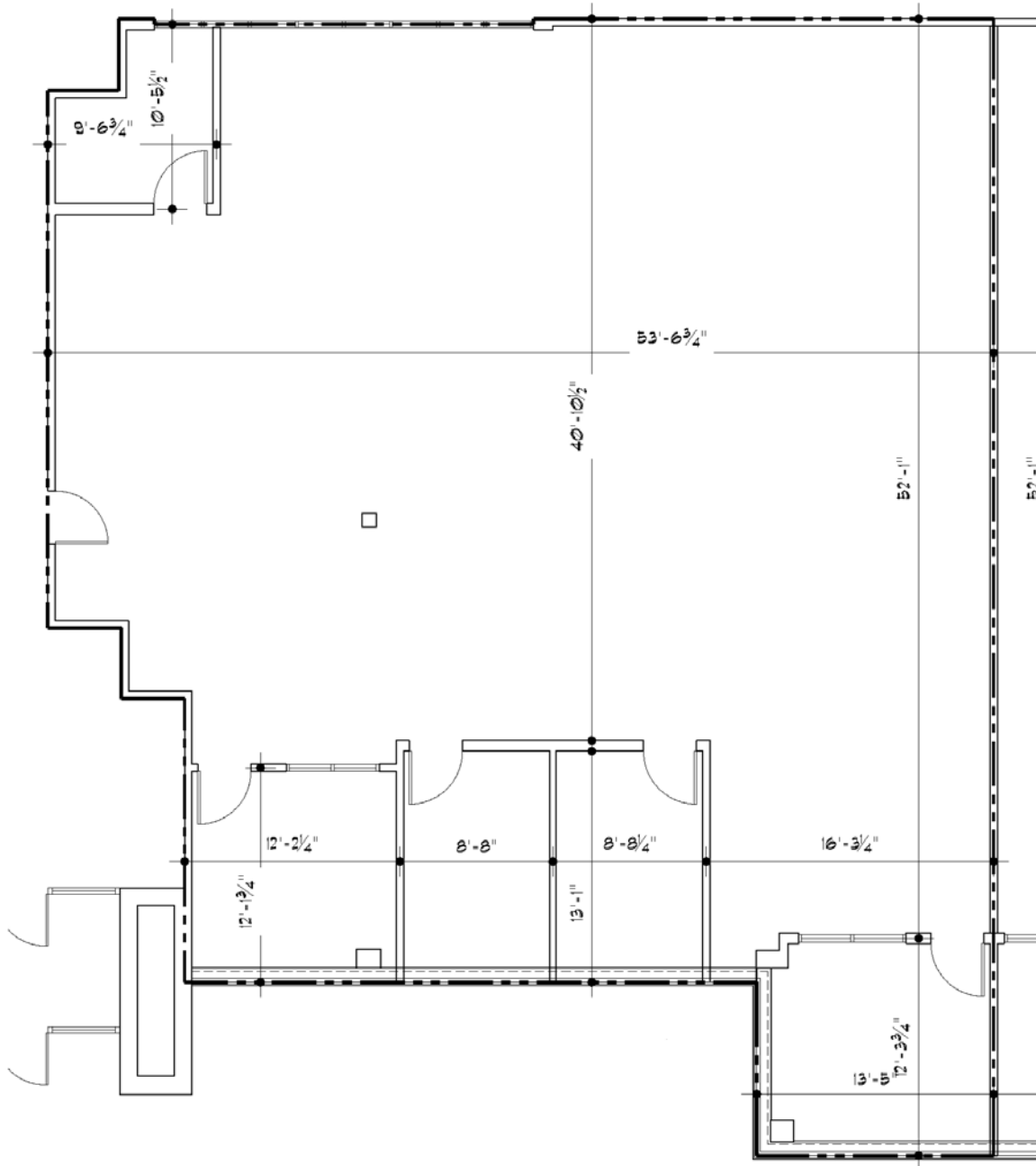
**Floor Plan**

570 Kirts Boulevard  
Troy, MI

Suite 237 - 4,932 RSF

*(Drawing Not to Scale)*





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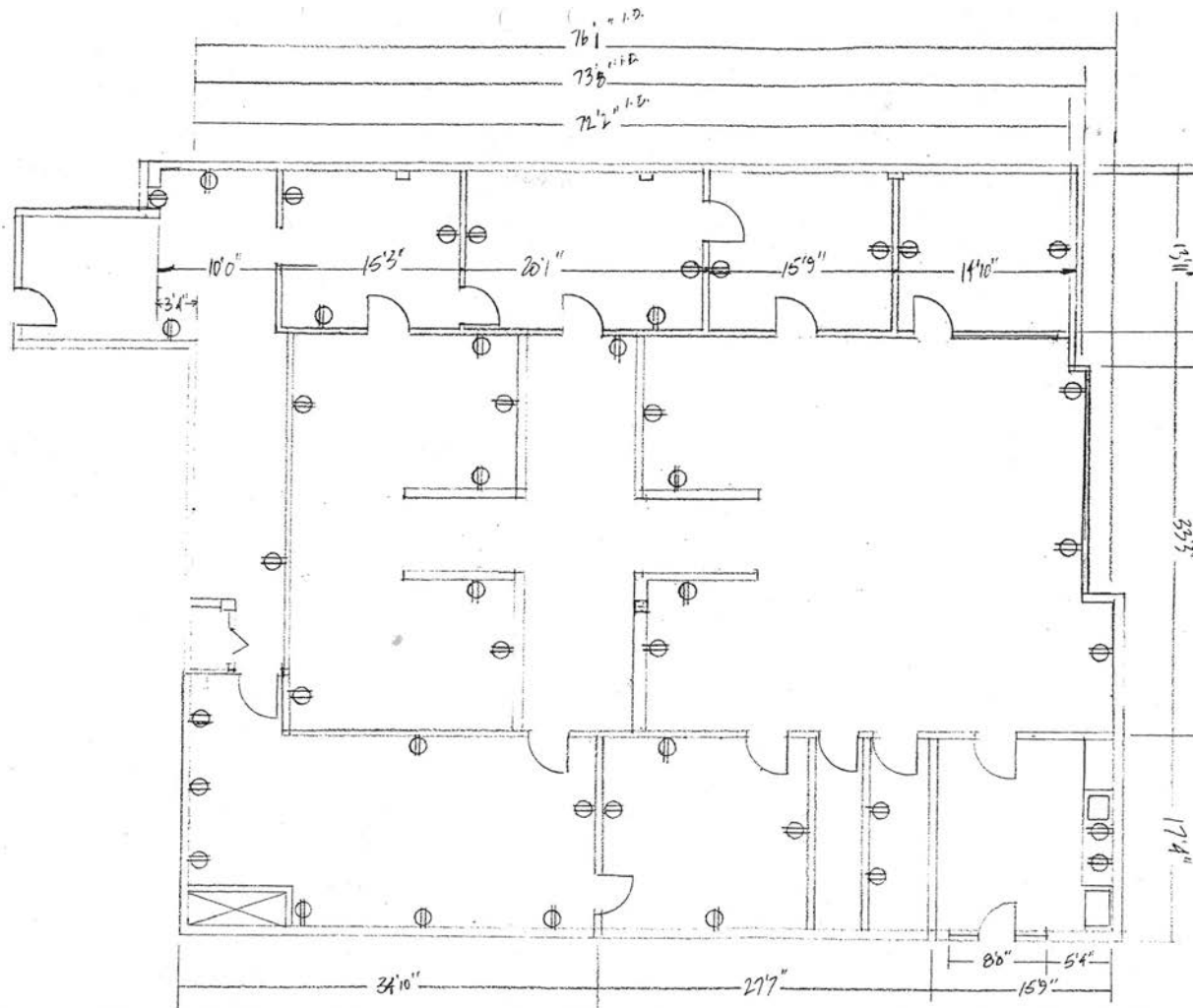
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## Floor Plan

580 Kirts Boulevard  
Troy, MI

Suite 305 - 3,237 RSF

*(Drawing Not to Scale)*



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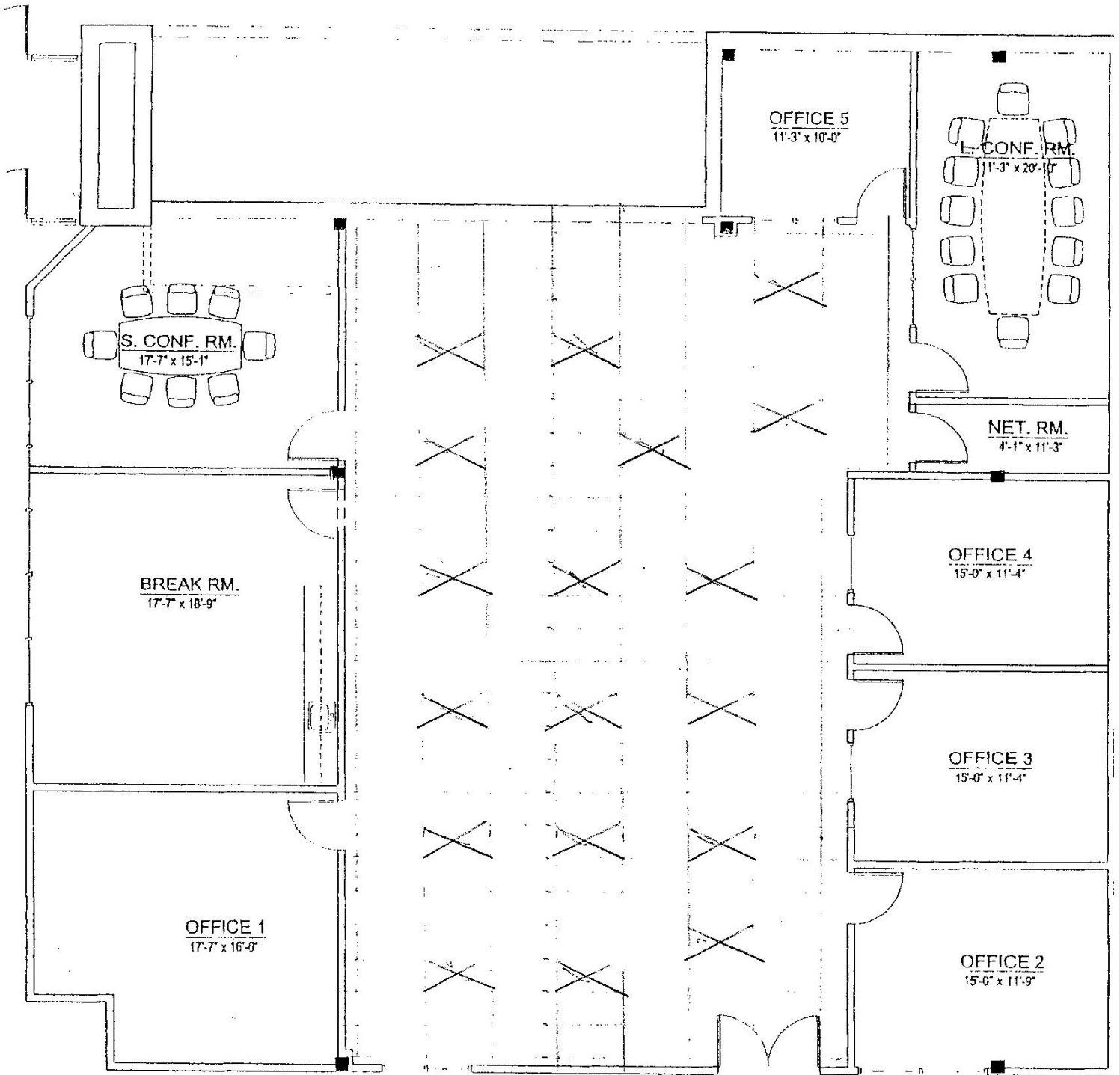
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**Woodcrest Office Park**

580 Kirts Boulevard  
 Suite 307  
 Troy, MI

5,446 RSF

*(Drawing Not to Scale)*



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## Floor Plan

580 Kirts Boulevard  
Troy, MI  
Suite 310 - 3,983 RSF

(Drawing Not to Scale)