

901 Wilshire Drive

Troy, MI

Wilshire Plaza

Property Video

- 5-Story Contemporary Class "A" Office Building
- Property Under New Ownership
- Building Signage Offered
- Directly Adjacent to 12 Restaurants & Retail
- On-site Grab-N-Go Deli
- On-site Conference Center
- Expansive Secure Parking Garage
- Located Seconds from I-75 Interchange
- On-site Property Management & Engineer

OFFICE BUILDING FOR LEASE

FOR MORE INFORMATION:

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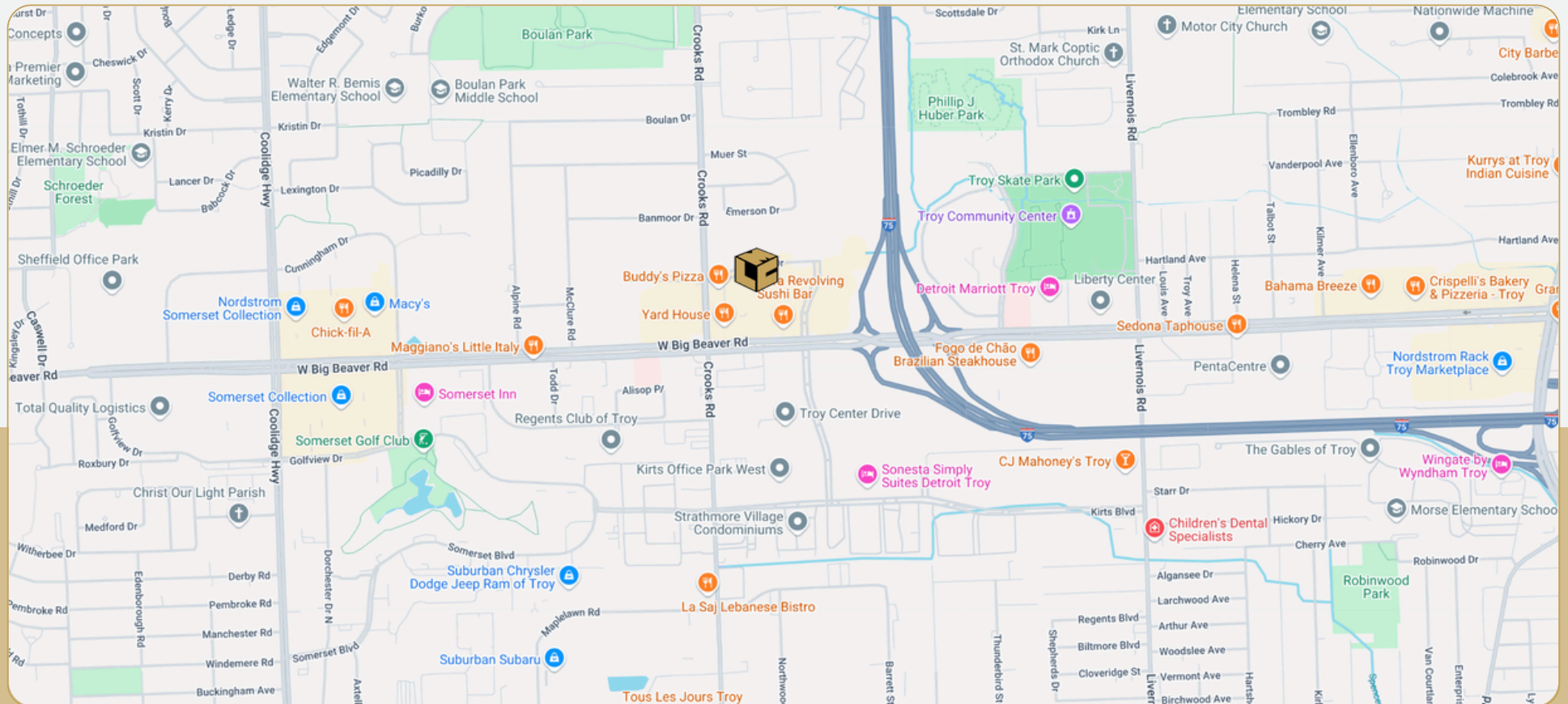
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- Located Within Walking Distance to a Diverse Assortment of Food & Retail Establishments
- On-Site Micro Market

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Office Property Details:

Details:

Location Description:	Crooks & West Big Beaver
Building Type:	Office
Class:	A
Zoning:	Office
Floors:	5
Year Built:	1985
Year Renovated:	2021
Gross SF:	186,954 SF
Total Rentable SF:	186,954 SF
Available SF:	22,905 SF
Min/Max SF:	1,508 SF - 7,321 SF
Acres:	8.13
Multitenant:	Yes
Parcel ID:	20-21-351-012

Property Description: Full service office building located within walking distance of 12 restaurants and 6 hotels. Building amenities include on-site micro-market, building conference center, covered garage parking, day porter and on-site management/ownership.

Economic:

Min/Max Rental Rate:	\$18.95/SF
Rental Terms:	Modified Gross + Electric
Annual Escalations:	\$0.50/SF
Load Factor:	12.5%
Occupancy:	Immediate
Parking:	900 Spaces
Partition Allowance:	Negotiable
Status:	Existing
Operating Expenses:	Base Year Pass Thru

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Available Suites:

Suite 115:	1,508 SF
Suite 125:	5,813 SF
Suite 115/125:	7,321 SF
Suite 210:	1,564 SF
Suite 300:	3,863 SF
Suite 320:	2,689 SF
Suite 455:	4,323 SF
Suite 520:	3,140 SF



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First Floor Vacancies



Suite Number	Square Footage	Video Tour
115	1,508 SF	View Here
125	5,813 SF	View Here
115/125	7,321 SF	-

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Second Floor Vacancies

#210 - 1,564 RSF



Suite Number	Square Footage	Video Tour
210	1,564 SF	View Here

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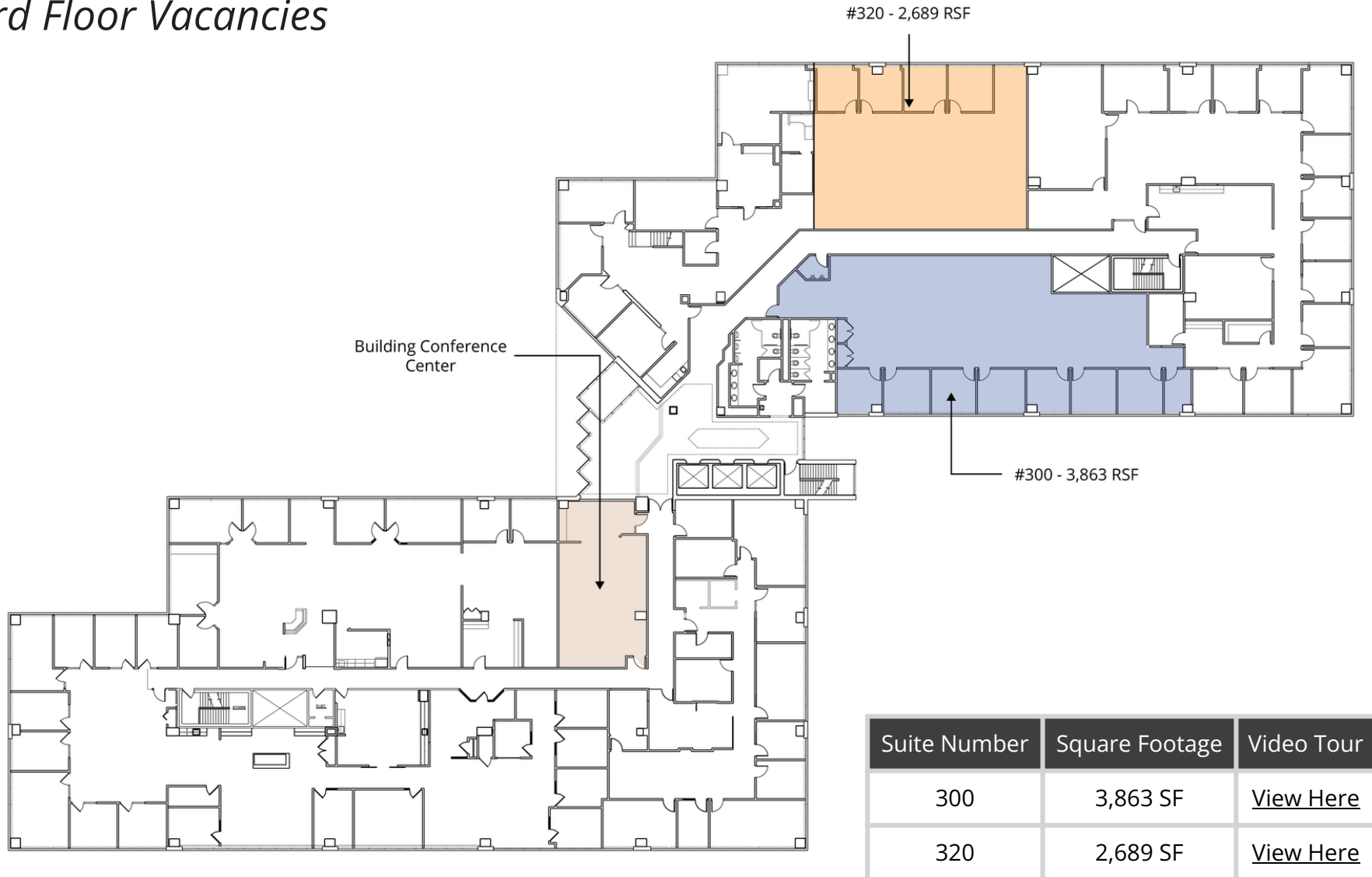
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Third Floor Vacancies



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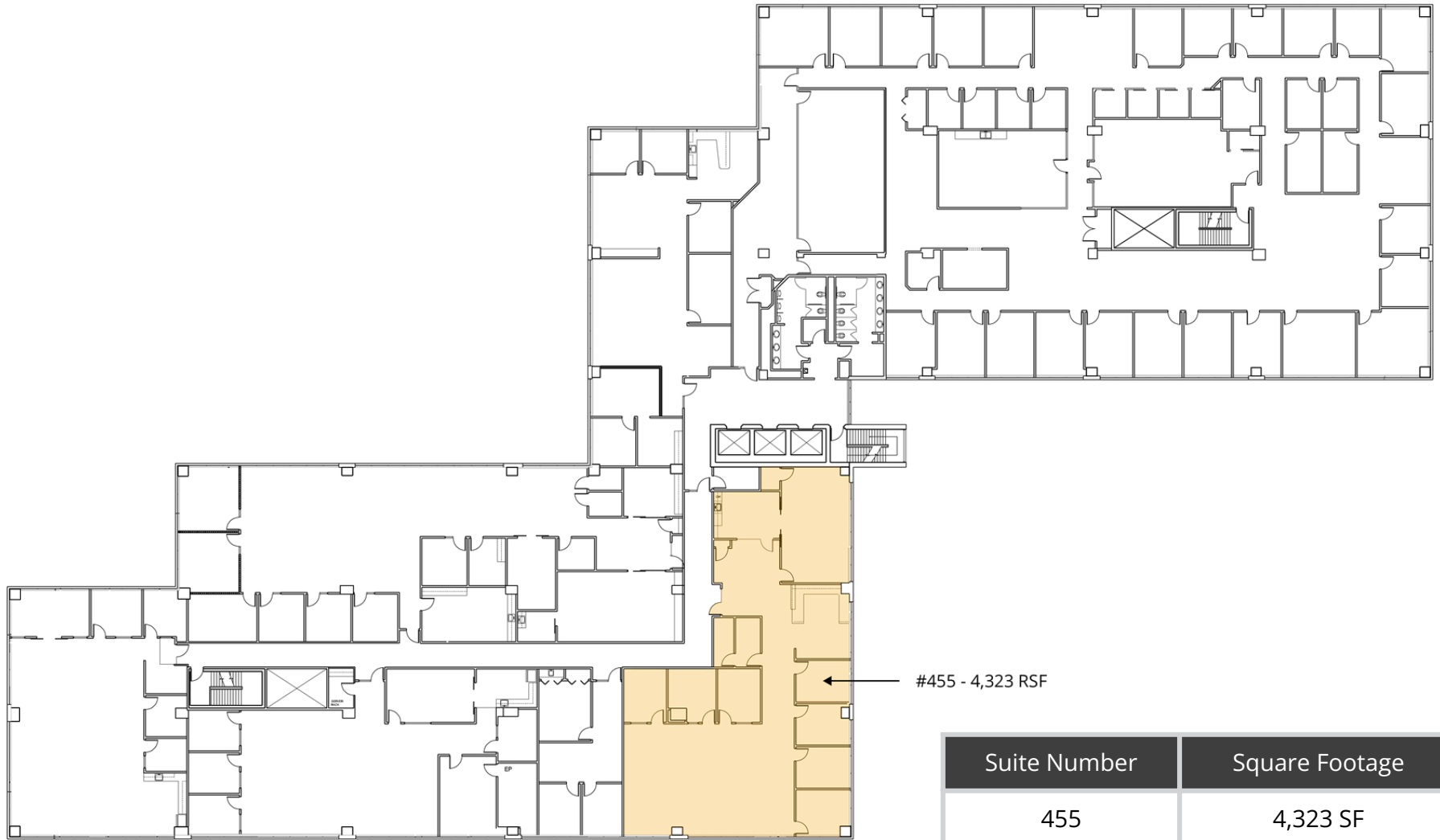
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Fourth Floor Vacancies



Suite Number	Square Footage
455	4,323 SF

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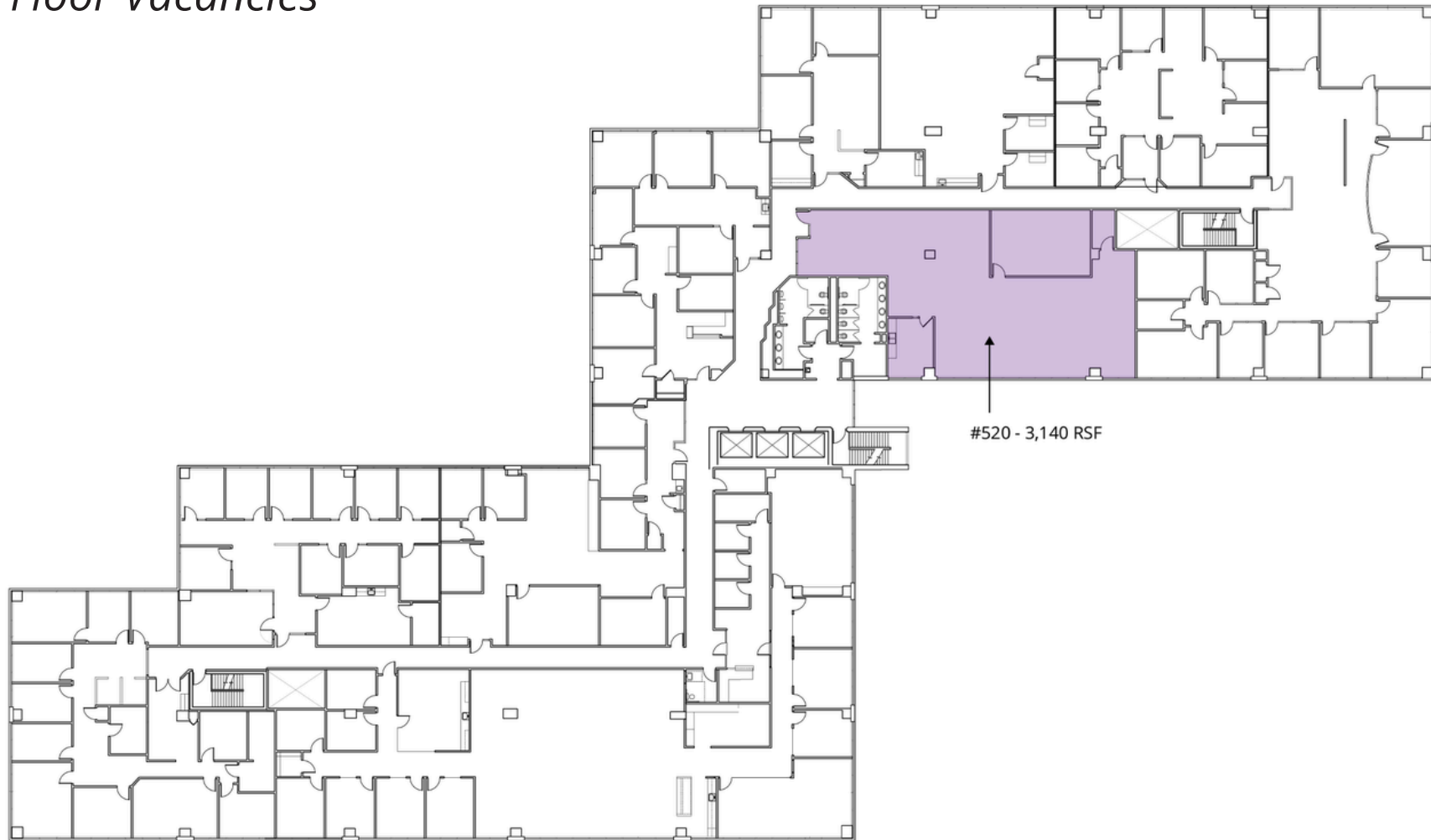
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Fifth Floor Vacancies



Suite Number	Square Footage	Video Tour
520	3,140	View Here

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