



FOR LEASE

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FOR LEASE

Liberty Center

50 W. Big Beaver Road Troy, MI 48084



Lease Rate: \$23.00 SF/yr (Gross + Electric)

DESCRIPTION

Make a statement with your business address! Prominently located on Michigan's premier office corridor, the Liberty Center is "the" address on Big Beaver Road. The Liberty Center is a facility that truly works for you.

This building boasts stunning architecture and premium finishes, combined to provide an elegant class A office environment.

PROPERTY HIGHLIGHTS

- Gated, reserved and covered parking with two free Electric Vehicle chargers for tenant use. Abundant parking north of the buildings, with eight free EV chargers located on the upper deck of the parking garage for tenant use
- 24/7 building access via key FOB or mobile phone app
- The Breakroom restaurant located on the first floor provides fresh breakfast and lunch options from the scratch kitchen. The Breakroom offers online ordering and in-suite catering services.
- Liberty Center is located immediately south of the Troy Community Center which offers a fitness center, recreation classes, and meeting room rentals
- Advanced connectivity offerings, multiple fiber operators available. Internal building connectivity has a fiber backbone, all building devices are on the IP network for modern administration, alarming, and future proofing
- Sliva Travel Agency amenity located on the first floor
- The Troy Marriott is located directly to the west, just a few steps from Liberty Center
- All common areas have recently been updated

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BUILDING INFORMATION

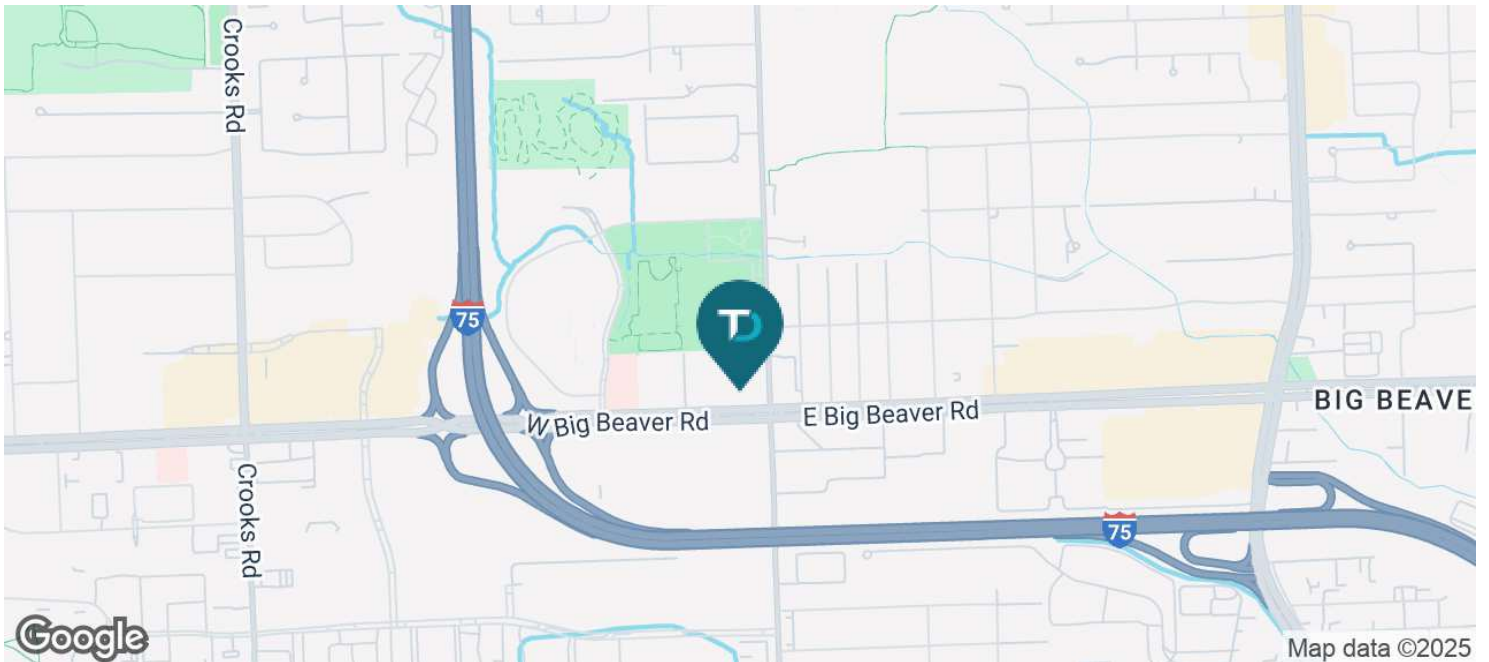
Building Size:	298,813 SF
Year Built:	1988
Last Renovated:	2019
Number of Floors:	6
Utilities:	City Water, Sewer and Gas
Parking Spaces:	1077
EV Charging Stations:	10
Base Tax:	\$1.55 per RSF Landlord pays base tax, Tenant pays pro rata share of the actual tax overage

PROPERTY INFORMATION

Lot Size:	10.13 Acres
Property Type:	Office
Zoning	B-1
Traffic Count:	61,892 VPD on W. Big Beaver
APN:	20-21-476-019 20-21-604-002

LOCATION INFORMATION

Liberty Center is located on the North side of W. Big Beaver, just east of I-75 in Troy, Michigan



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AVAILABLE SPACES

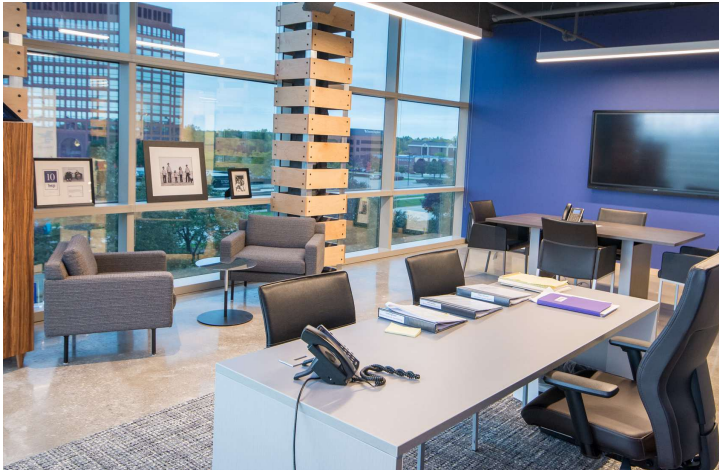
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Bldg 50/Ste 110	1,733 SF	Gross + Electric	\$23.00 SF/yr	Floor plan can be modified to fit tenant's needs
Bldg 50/ Ste 210	881 SF	Gross + Electric	\$23.00 SF/yr	-
Bldg 50/Ste 240	1,556 SF	Gross + Electric	\$23.00 SF/yr	-
Bldg 50/ Ste 430	2,171 SF	Gross + Electric	\$23.00 SF/yr	-
Bldg 50/ Ste 600	8,082 - 12,281 SF	Gross + Electric	\$23.00 SF/yr	Lobby Entrance. 20' Conference Room Ceiling. Contiguous with suite 50/630
Bldg 50/Ste 630	4,199 - 12,281 SF	Gross + Electric	\$23.00 SF/yr	The suite is contiguous with suites 50/600
Bldg 100/Ste 200	24,105 SF	Gross + Electric	\$23.00 SF/yr	Full floor available 1/1/27
Bldg 100 / Ste 300	4,836 SF	Gross + Electric	\$23.00 SF/yr	-
Bldg 100/ Ste 310	1,000 SF	Gross + Electric	\$23.00 SF/yr	-
Bldg 100/Ste 550	1,898 SF	Gross + Electric	\$23.00 SF/yr	-



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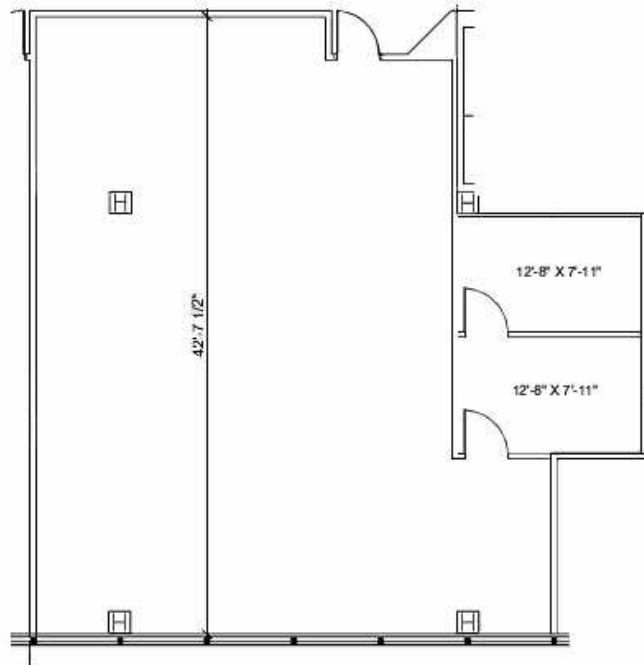
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 NORTH
LIBERTY CENTER
BLDG. 50, SUITE 110
1,547 U.S.F. / 1,733 R.S.F.

12 % COMMON FACTOR
SCALE: 1/8" = 1'-0"

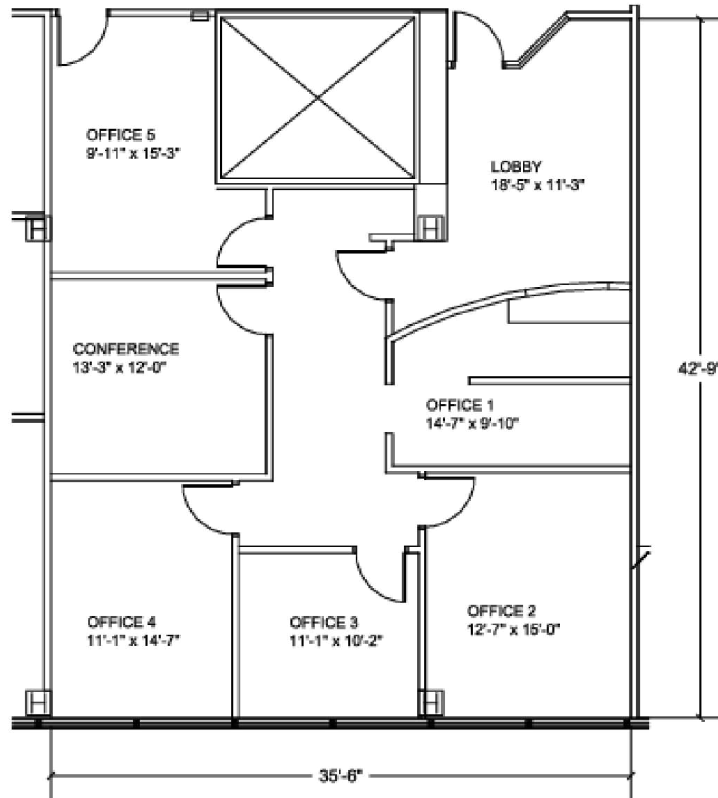
Move-in ready
Floor plan can be modified to fit tenant's needs



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NORTH
 **LIBERTY CENTER**
BLDG. 50, SUITE 240
1,389 U.S.F. / 1,556 RSF

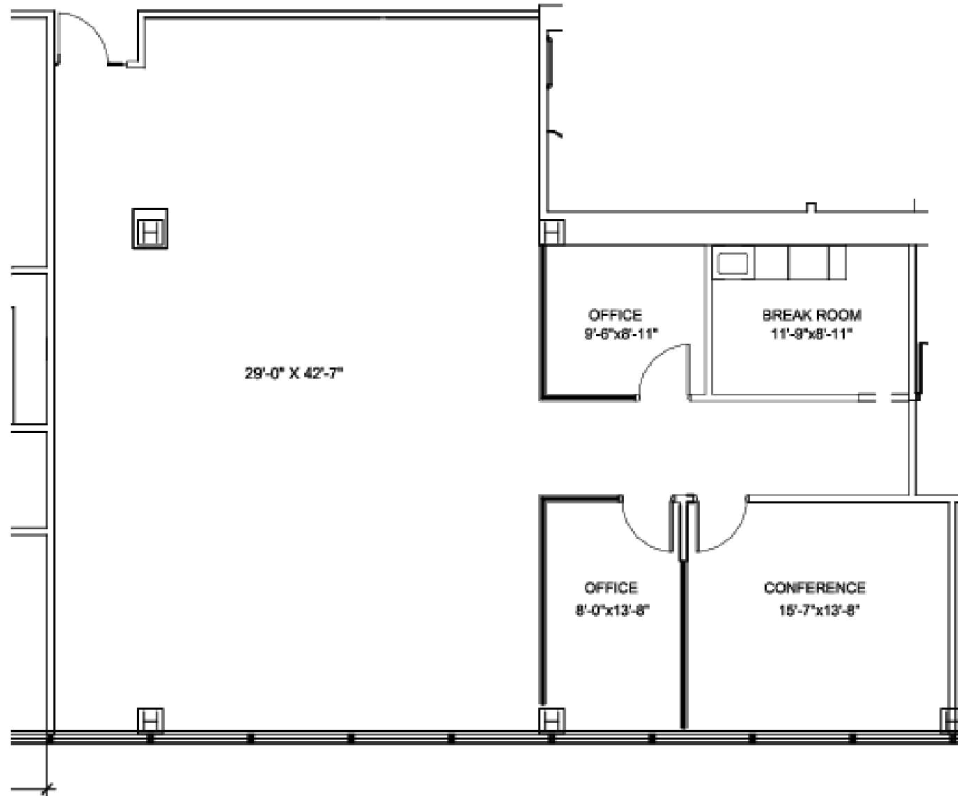
12 % COMMON FACTOR
SCALE: 1/8" = 1'-0"



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**LIBERTY CENTER
BLDG. 50, SUITE 430**

1,938 U.S.F. / 2,171 R.S.F.

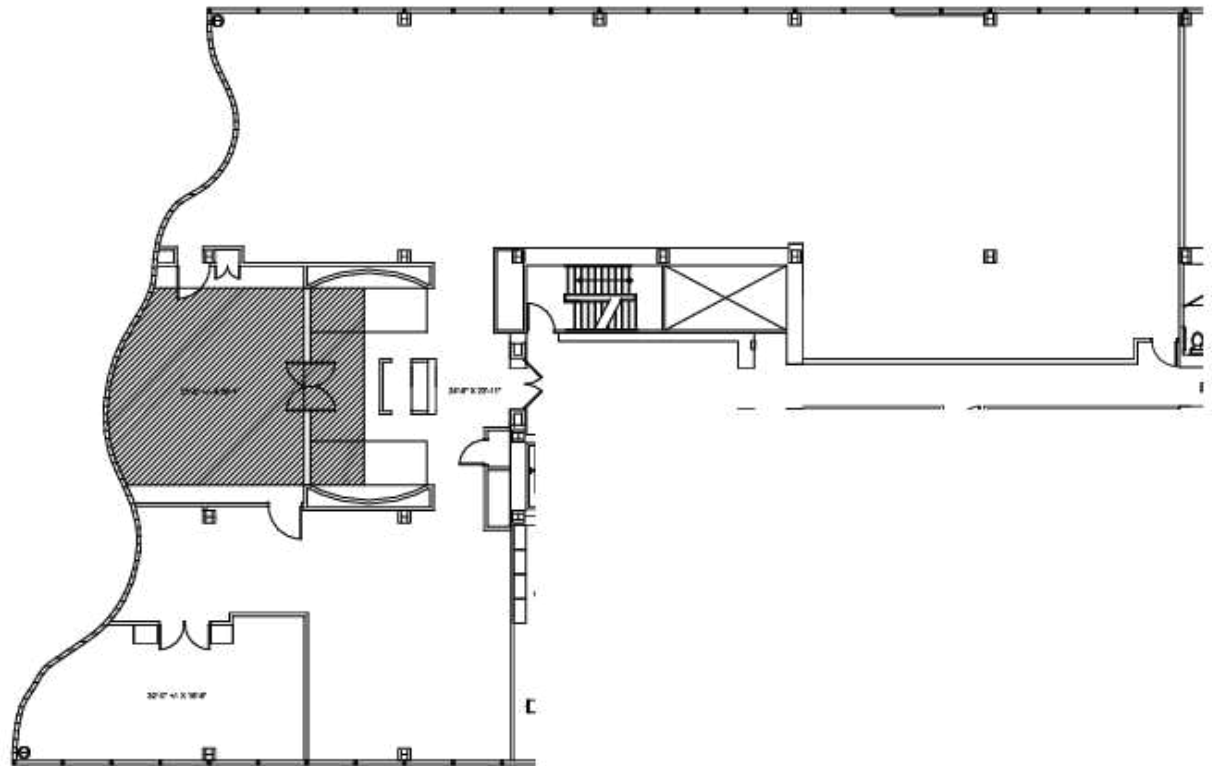
12 % COMMON FACTOR
SCALE: 1/8" = 1'-0"



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NORTH
 **LIBERTY CENTER**
BLDG. 50, SUITE 600
7,216 U.S.F. / 8,082 R.S.F.

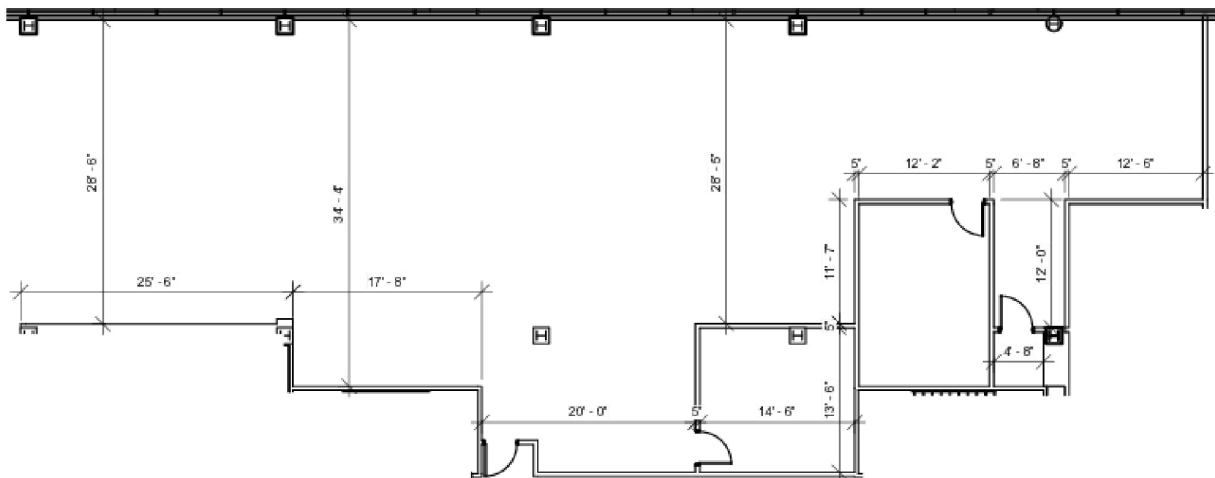
12% COMMON FACTOR
SCALE: NOT TO SCALE

Lobby Entrance
20' Conference Room Ceiling

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NORTH



LIBERTY CENTER BLDG. 50, SUITE 630

3/32" = 1'-0"

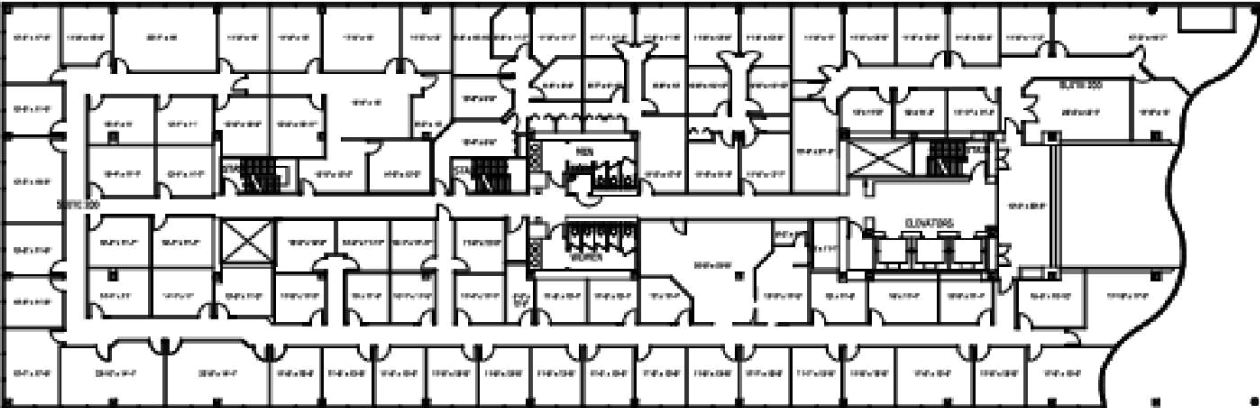
12% COMMON FACTOR
3,749 USF / 4,199 RSF



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GRAND SQUARE FEET: 24,388



LIBERTY CENTER BLDG. 100, SUITE 200

21,523 U.S.F. / 24,105 RSF

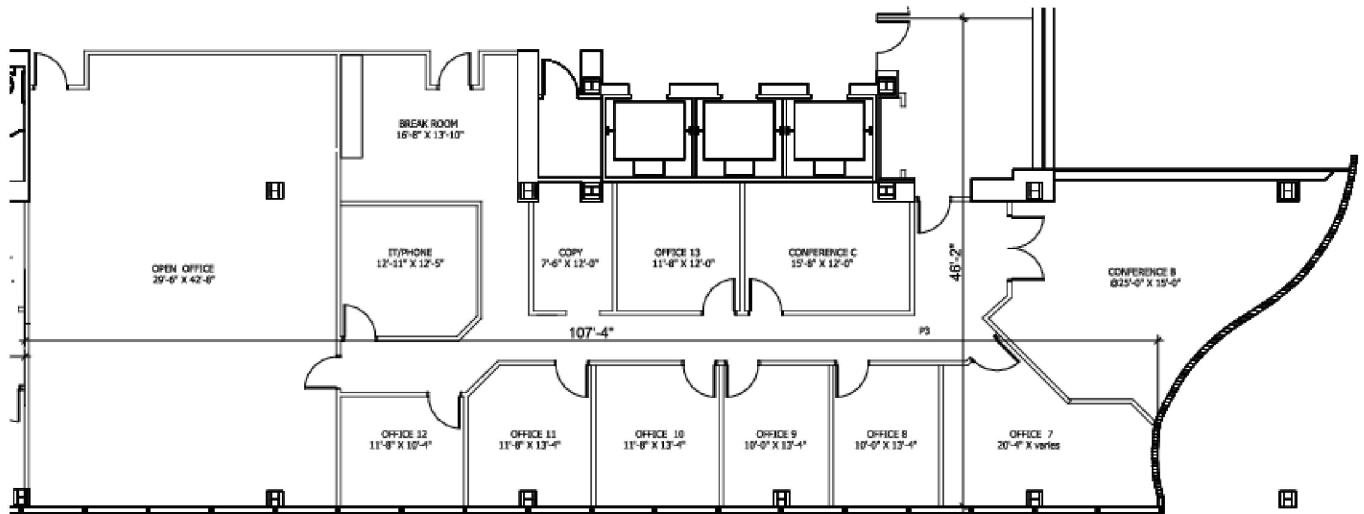
12 % COMMON FACTOR
SCALE: NOT TO SCALE



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NORTH
LIBERTY CENTER
BLDG. 100, SUITE 300
4,318 U.S.F. / 4,836 RSF

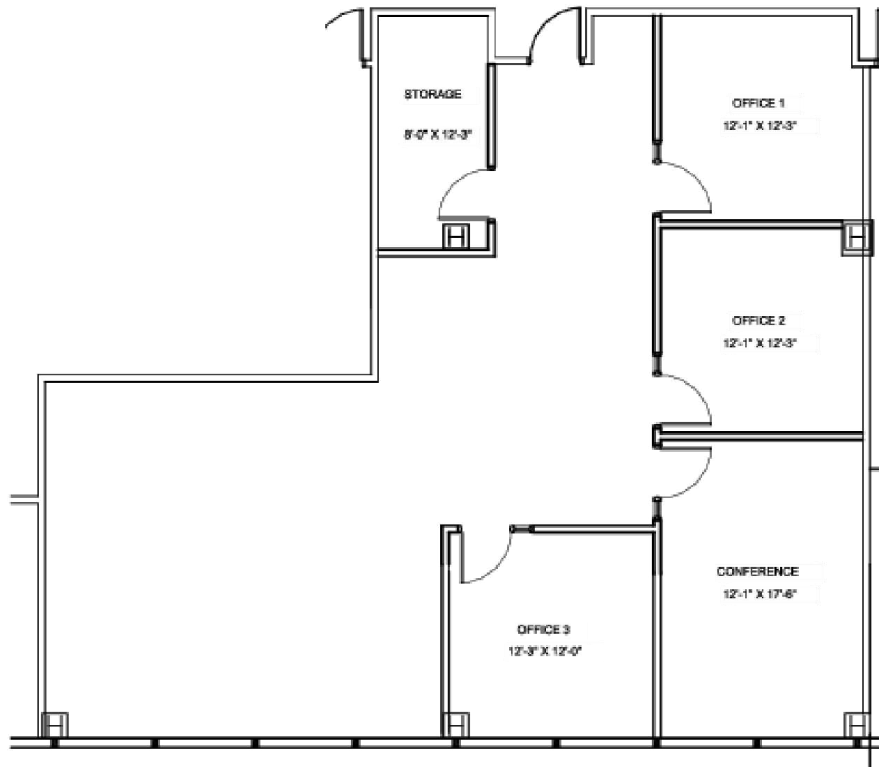
12% COMMON FACTOR
SCALE: NOT TO SCALE



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LIBERTY CENTER
BLDG. 100, SUITE 560B

1,695 USF / 1,898 RSF

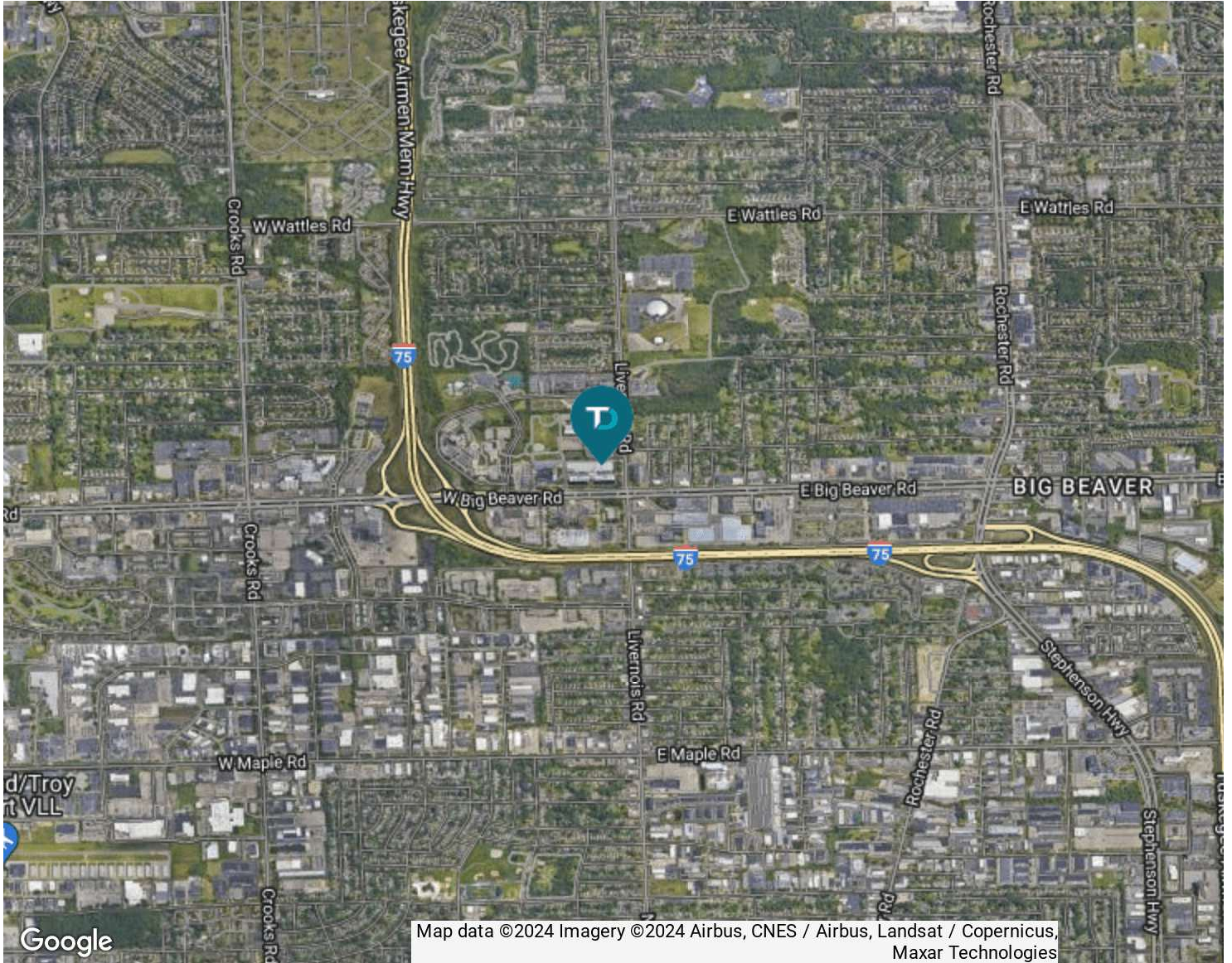
12 % COMMON FACTOR
SCALE: 1/8" = 1'-0"



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DEMOGRAPHIC INFORMATION

	1 MILE	3 MILES	5 MILES
Total population	6,708	81,818	239,775
Median age	38.0	39.9	41.0
Total households	2,908	35,537	102,533
Average HH income	\$96,259	\$92,190	\$97,145
Average house value	\$204,711	\$267,184	\$280,201

