

1441

W LONG LAKE

TROY, MICHIGAN

CLASS A OFFICE INVESTMENT OPPORTUNITY

109,234 SF | 94% OCCUPIED

INVESTMENT INTRODUCTION

NEWMARK



THE OFFERING

- 109,234 SF Class A Office
- Located in Troy, MI, minutes away from I-75
- 94% Leased with a WALT of 4.5 years
- Recently upgraded modern amenities
- Minimal near-term capital requirements
- Stable in-place cash flow

INVESTMENT SUMMARY (as of 3/1/2026)

Address	1441 W Long Lake Rd
Location	Troy, MI
NRA	109,234
Floors	3
Built / Renovated	2000 / 2023
Occupancy	93.7%
WALT	4.5 Years





INVESTMENT HIGHLIGHTS



94% Occupancy with a Diverse Tenant Roster



86% of Occupied SF Has Been Right-Sized Following Recent Leasing Activity



\$1.5MM Spent on Modernization of Amenities, Renovations, and Upgrades



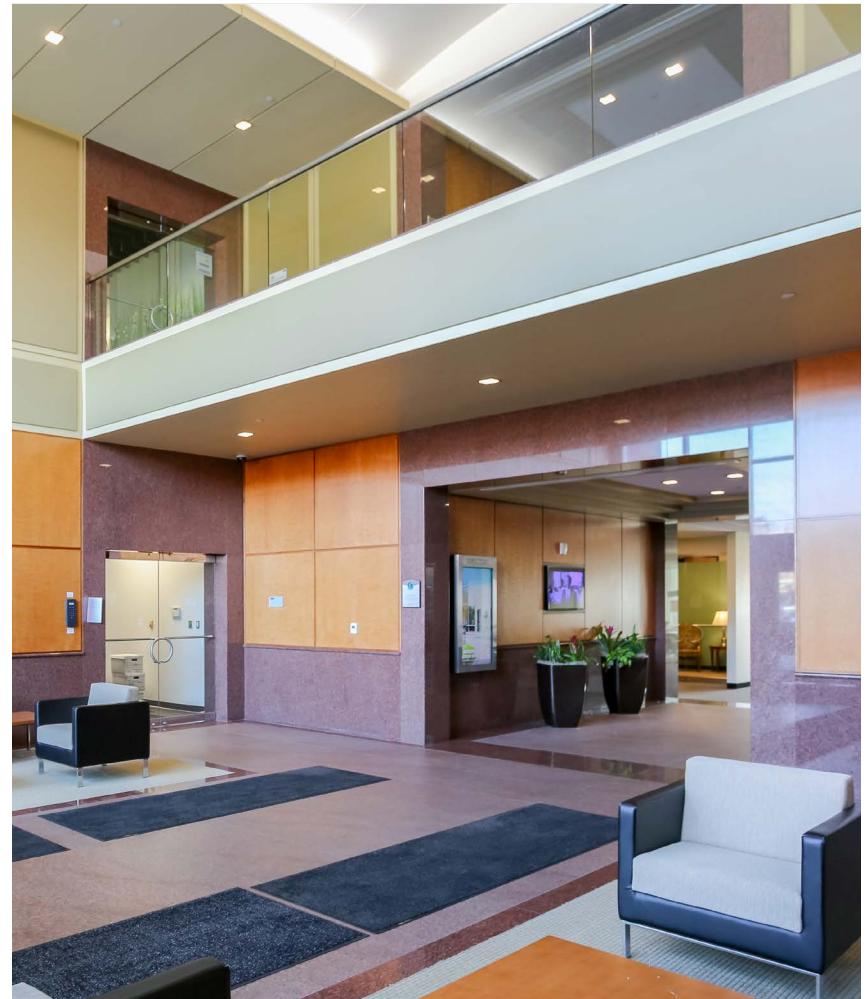
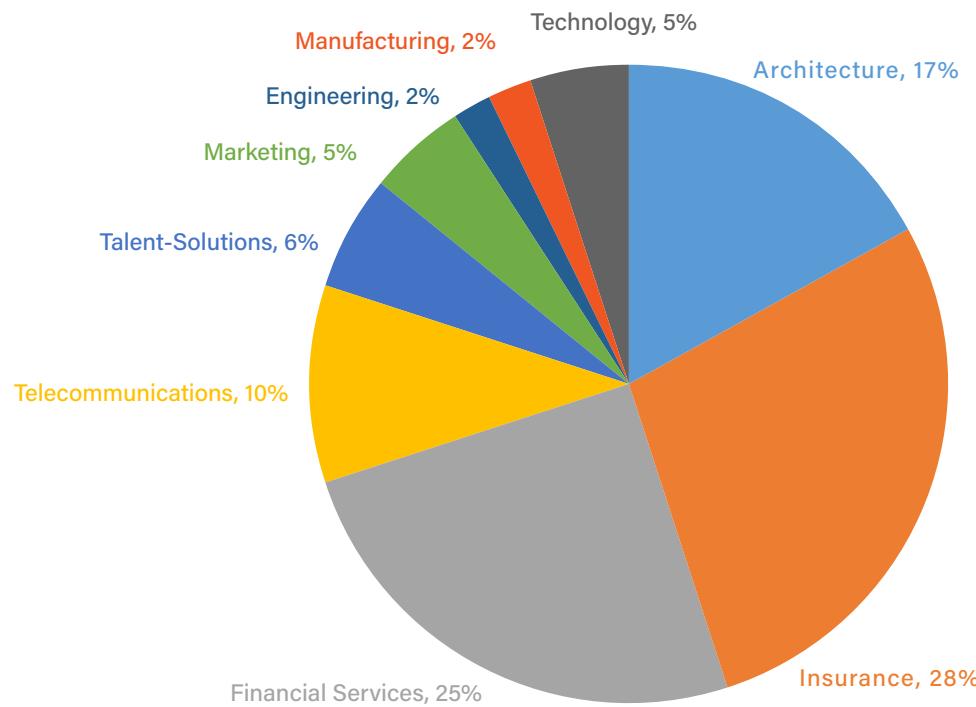
High-Quality Vacancies with Modern Finishes



Prime Troy Location Offering Immediate Access to I-75 and Downtown Troy

94% OCCUPIED WITH DIVERSE TENANT ROSTER

- 14 tenants across 9 industries
- Diverse tenancy minimizes industry-specific risk



86% OF OCCUPIED SF HAS BEEN RIGHT-SIZED FOLLOWING RECENT LEASING ACTIVITY

- 11 tenants have right-sized within the past three years
- Reduced rollover risk and improved tenant retention



MODERN AMENITY PACKAGE

Amenity List



Golf Simulator



Modern Café



Fitness Center



Indoor / Outdoor Lounges



Dry Cleaning Service



Conference Facility



HIGH-QUALITY VACANCIES WITH MODERN FINISHES



- Two modernized vacant suites, totaling 6,929 SF or 6.3% of NRA
- Opportunity for immediate cash flow increase

Additional Revenue Potential



Opportunity to Generate

~\$150,000

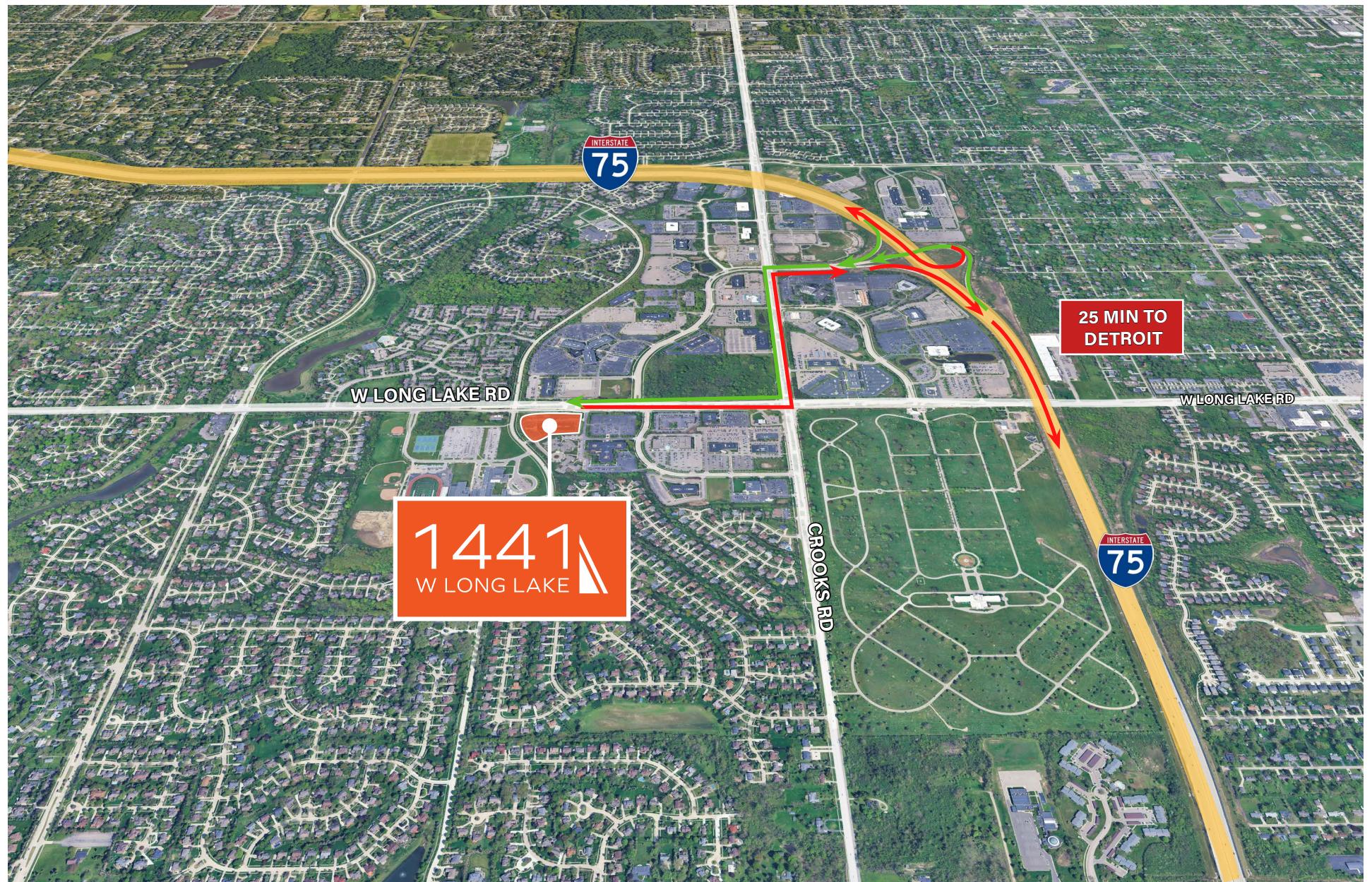
in Additional Annual Base Rent with Minimal Tenant Improvements

PRIME TROY LOCATION OFFERING IMMEDIATE ACCESS TO I-75 AND DOWNTOWN TROY

- Prime location, minutes away from I-75 and Downtown Troy
- Immediate access to a wide array of dining, hospitality, and lifestyle amenities



ACCESSIBILITY MAP



ALSO AVAILABLE FOR ACQUISITION:

4685 INVESTMENT DR - SINGLE-TENANT INVESTMENT OPPORTUNITY

- 79,017 SF Single-Tenant Class A Office
- Located in Troy, MI, minutes away from I-75
- Fully leased to OP Mobility through 2/29/2036

INVESTMENT SUMMARY (AS OF 3/1/2026)

Address	4685 Investment Dr
Location	Troy, MI
NRA	79,017 SF
Floors	3
Built / Renovated	2000 / 2025
Occupancy	100.0%
WALT	10.0 Years





4685 INVESTMENT DR INVESTMENT HIGHLIGHTS



Long-Term, Secure Income Stream Backed by a Multi-Billion-Dollar Tenant

With strong 2025 growth, multi-billion-dollar OPmobility guarantees the lease, providing long-term security



Strong Lease Structure Coupled with Strategic Timing

With 10+ years left on the lease and no tenant termination option, the deal combines excellent timing with favorable lease conditions



\$10 Million Invested in Building Upgrades During 2025 Lease Transaction

Extensive renovations completed, featuring a modernized reception area, enhanced office suites, and improved common areas



Premier Troy Location Offering Direct Connectivity to I-75 and Downtown Troy

Immediate I-75 access provides regional connectivity across Metro Detroit, while proximity to Downtown Troy offers abundant dining, retail, and business amenities



3 MIN DRIVE (0.5 MI) FROM 1441 W LONG LAKE TO 4685 INVESTMENT DRIVE

SALE CONTACTS

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