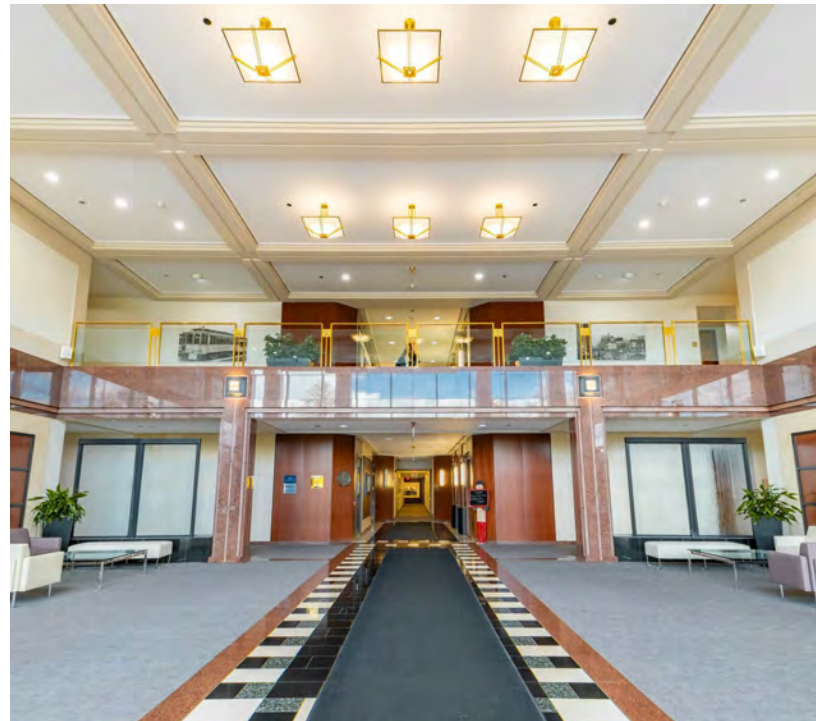




FOR LEASE



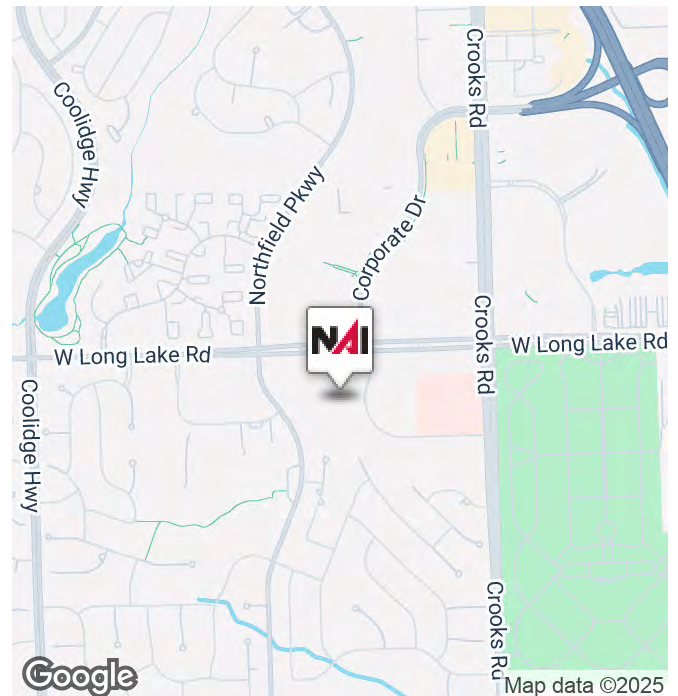
CLASS A OFFICE SPACE WITH BEAUTIFUL AMENITIES!

Long Lake Crossing

1301 West Long Lake Road, Troy, MI 48098

Property Highlights

- Suites From 1,486- 8,463 SF Contiguous
- LEED Certified Building
- Convenient Freeway Access
- Class A Building
- Surface And Garage Parking
- Building Conference Center
- Building Cafe, Sundry Shop And Lounge
- State-Of-The-Art Fitness Center
- Outdoor Patio
- Putting Green For Relaxation
- Secure Bicycle Racks
- Environmentally-Friendly Recycling Program
- Dry Cleaning Service Available



NAI Farbman
Commercial Real Estate Services, Worldwide.

www.naifarbman.com

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lgutman@farbman.com

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FOR LEASE

LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	1,486 - 8,463 SF	Lease Rate:	\$20.50/SF (MG) + E

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)
Suite 108	Available	3,673 SF
Suite 110	Available	2,913 SF
Suite 130	Available	2,256 SF
Suite 108 & 130 Combined	Available	5,929 SF
Suite 140	Available	3,208 SF
Suite 150	Available	8,463 SF
Suite 190	Available	4,217 SF
Suite 245	Available	2,774 SF
Suite 320	Available	1,486 SF
Suite 350	Available	3,011 SF



FOR LEASE



Exterior



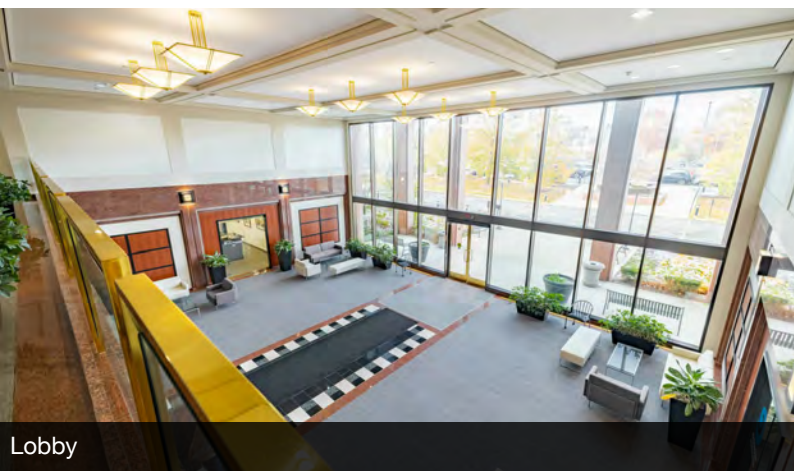
Exterior



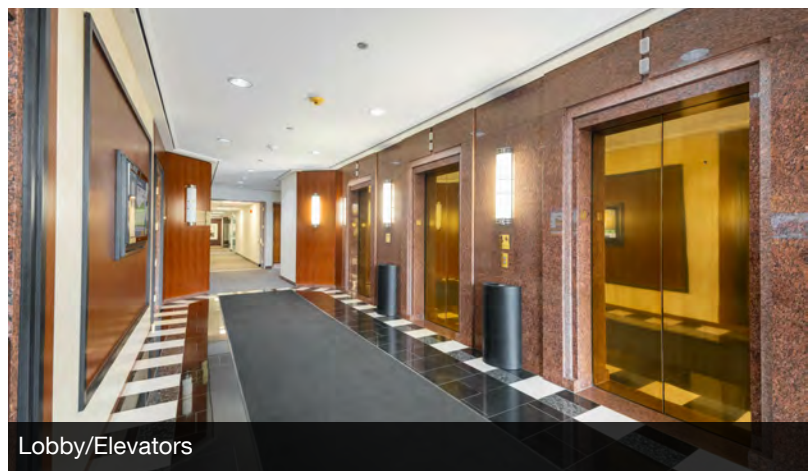
Exterior



Exterior



Lobby



Lobby/Elevators

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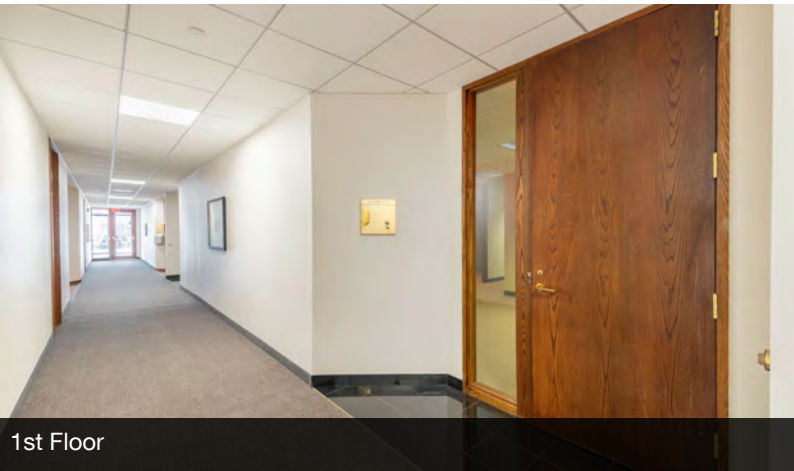
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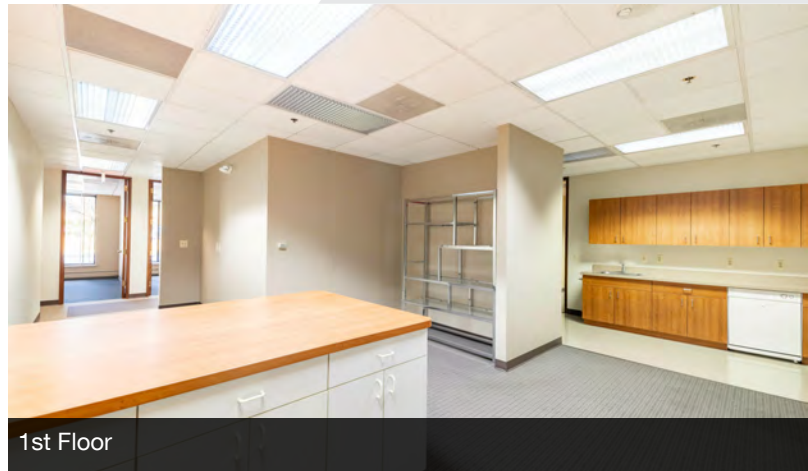
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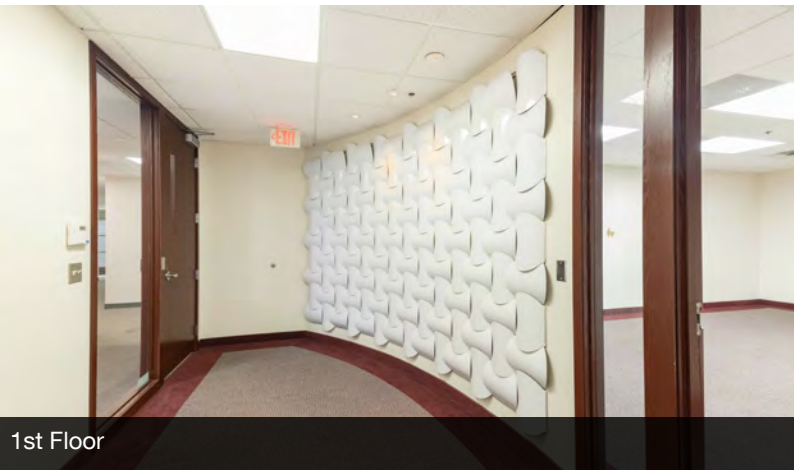
FOR LEASE



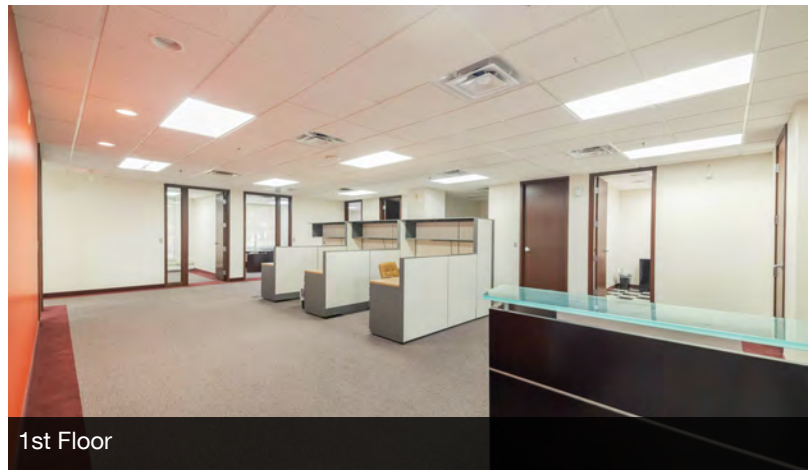
1st Floor



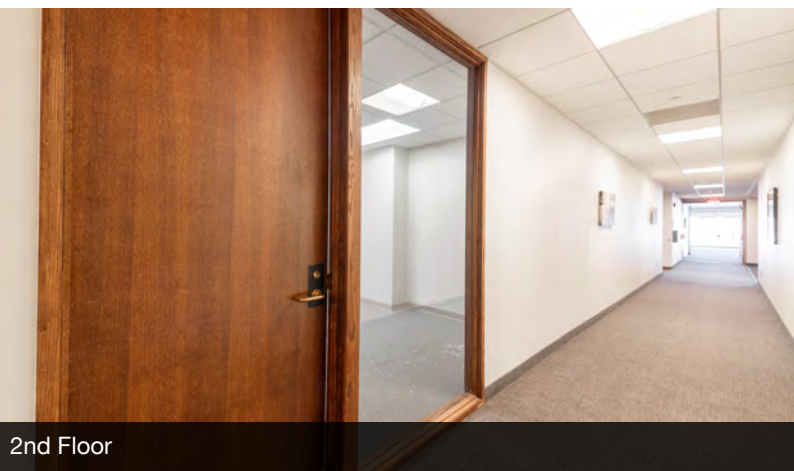
1st Floor



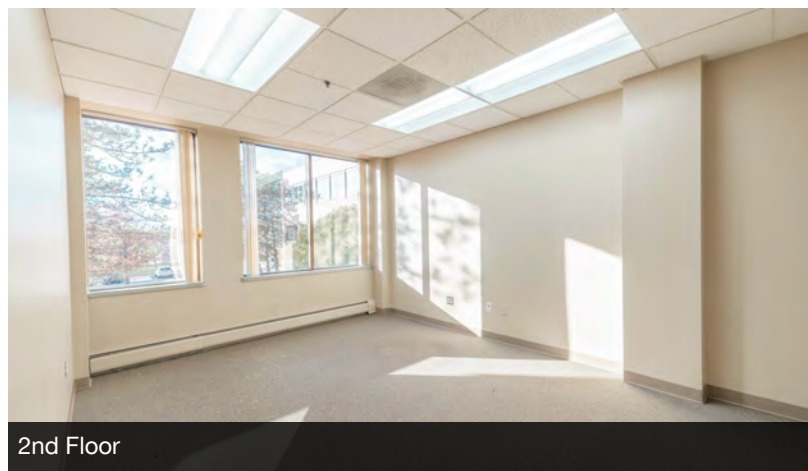
1st Floor



1st Floor



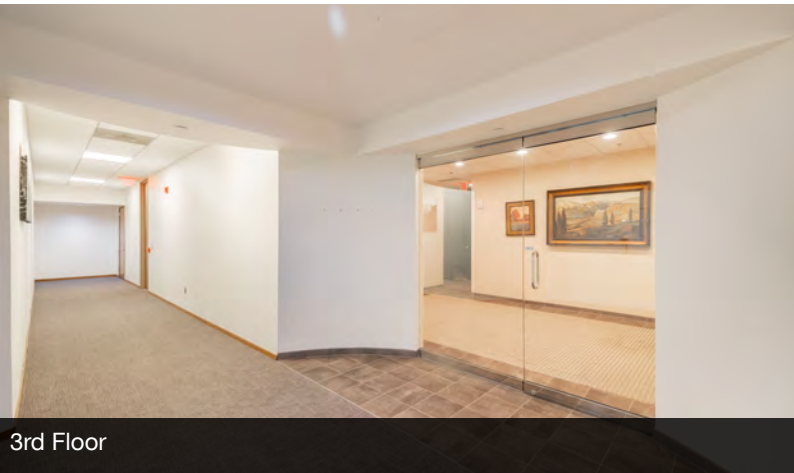
2nd Floor



2nd Floor



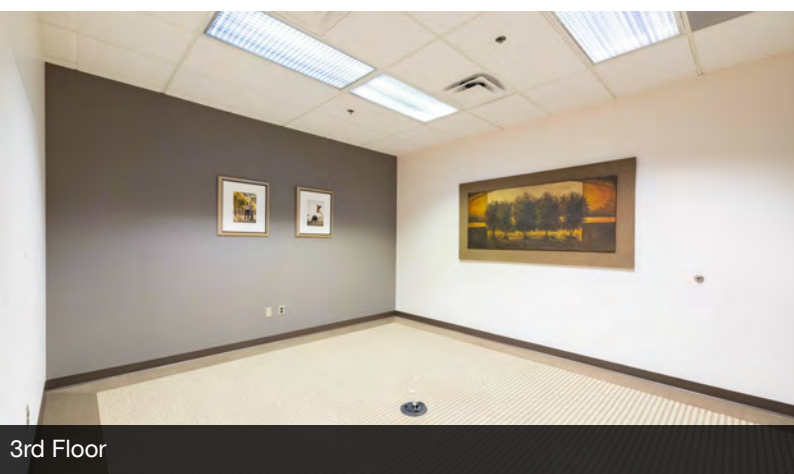
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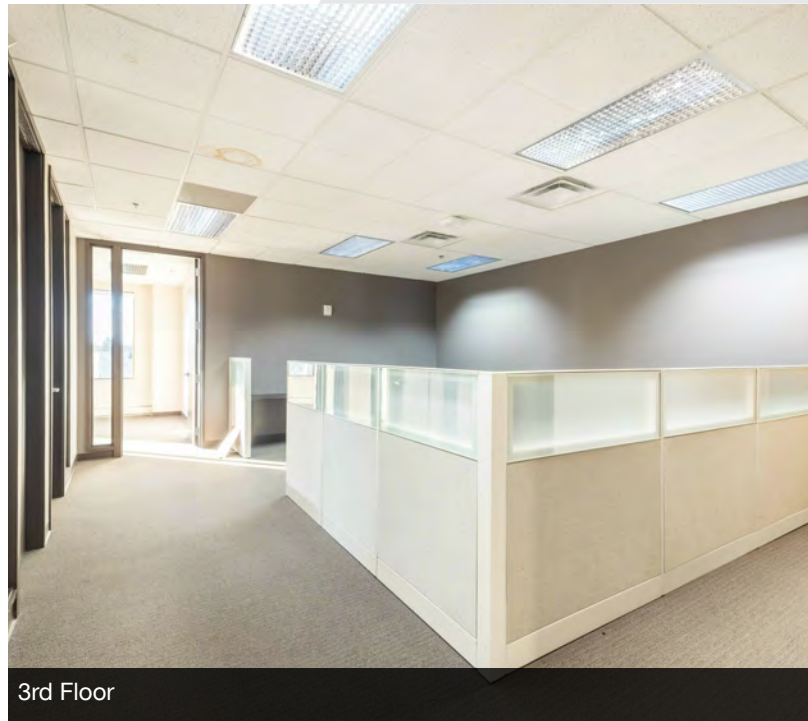
3rd Floor



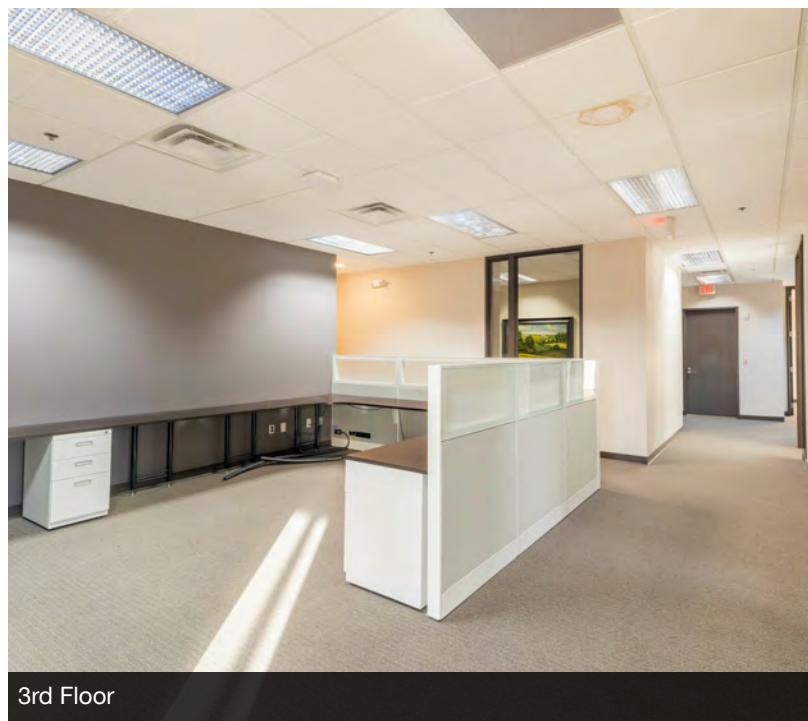
3rd Floor



3rd Floor



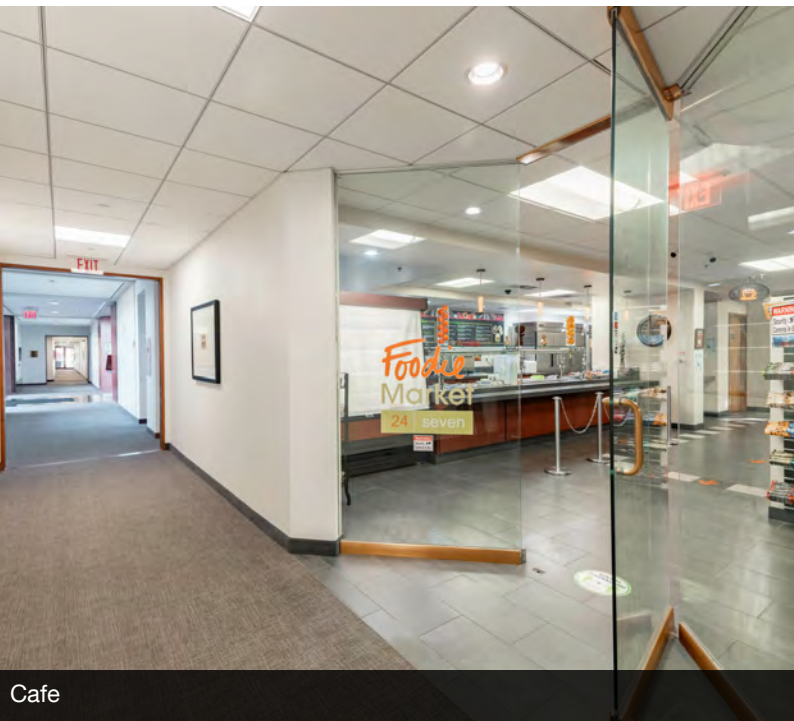
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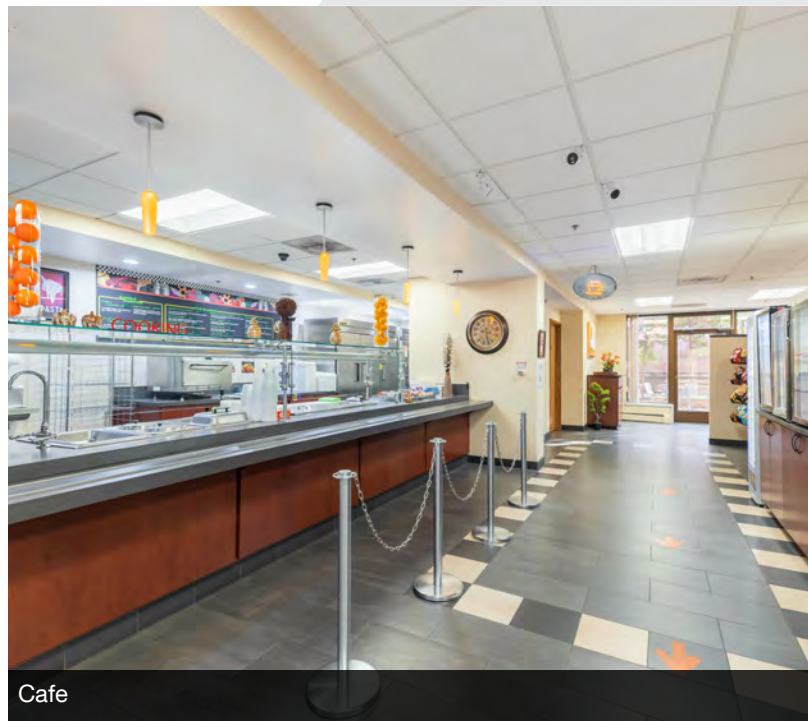
3rd Floor



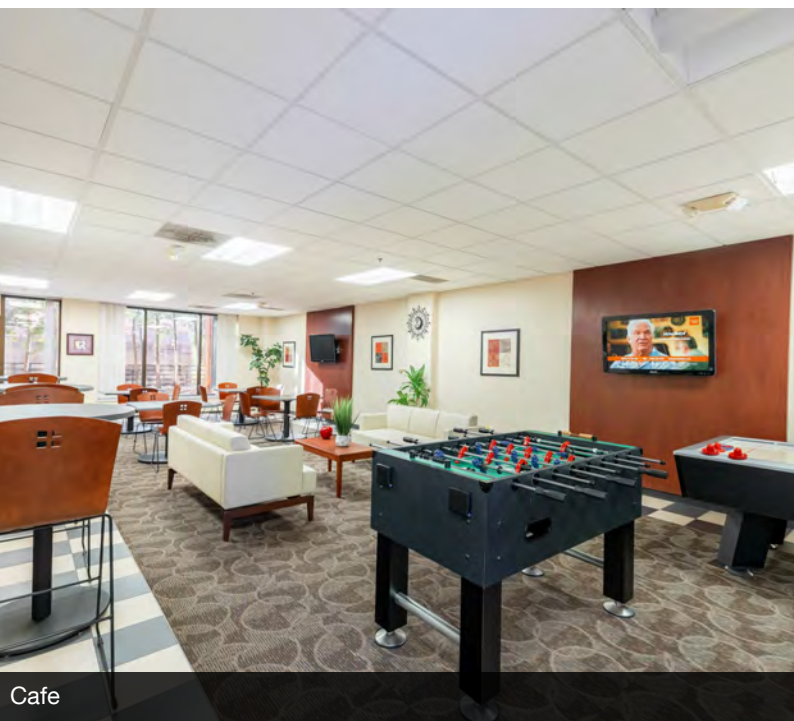
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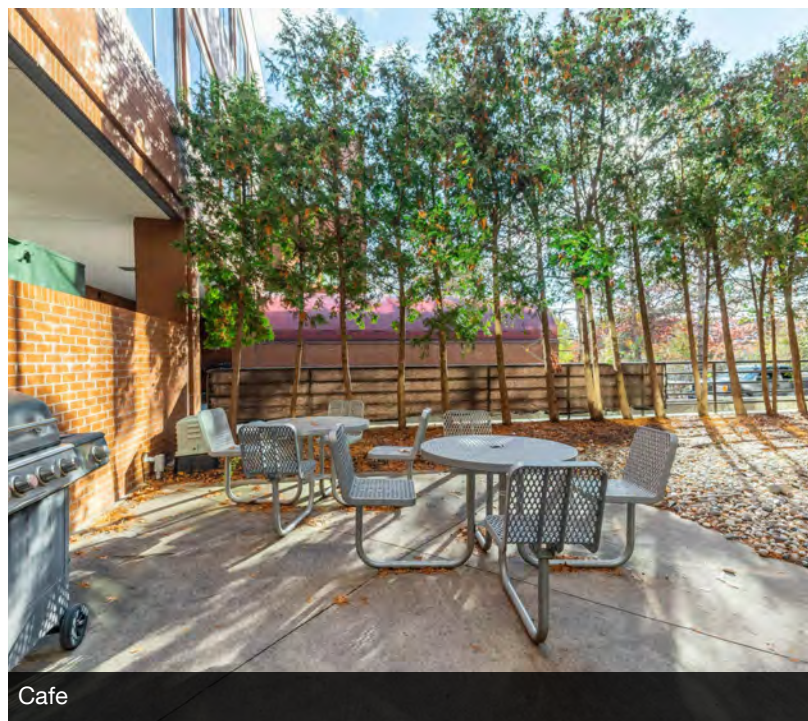
Cafe



Cafe



Cafe



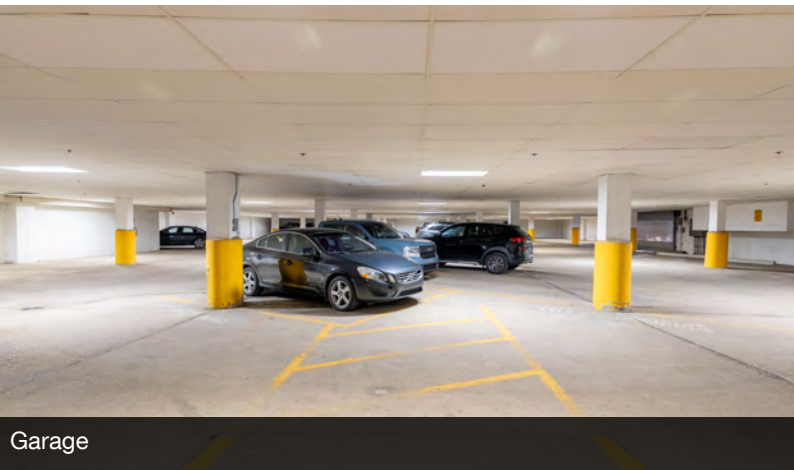
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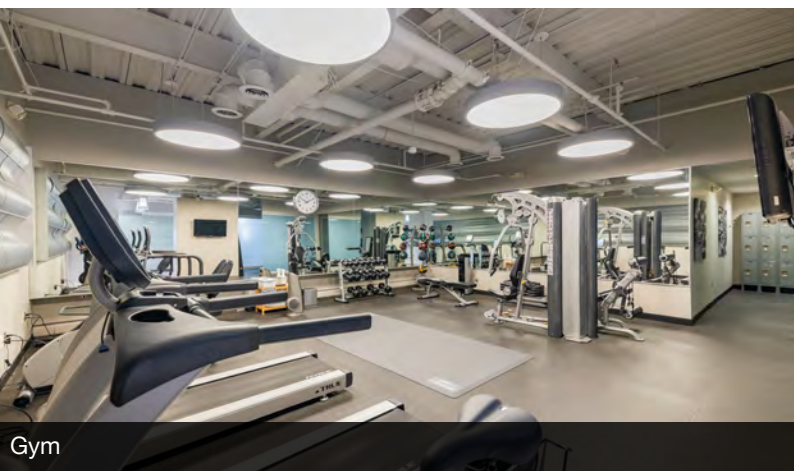
FOR LEASE



Conference Room



Garage



Gym



Suite 108

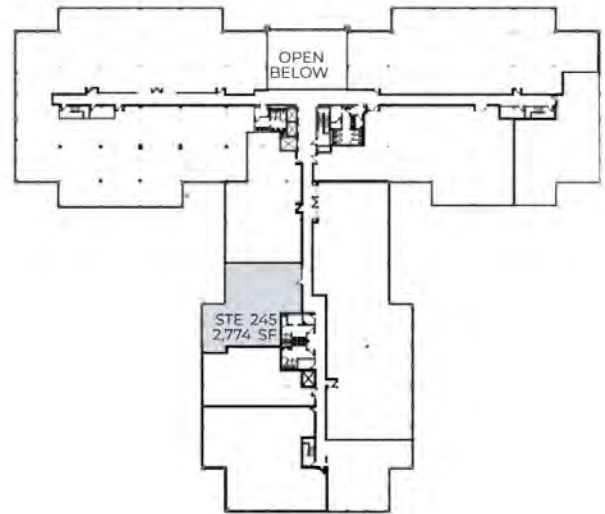


Suite 190

FOR LEASE



First floor vacancies



2nd floor vacancies

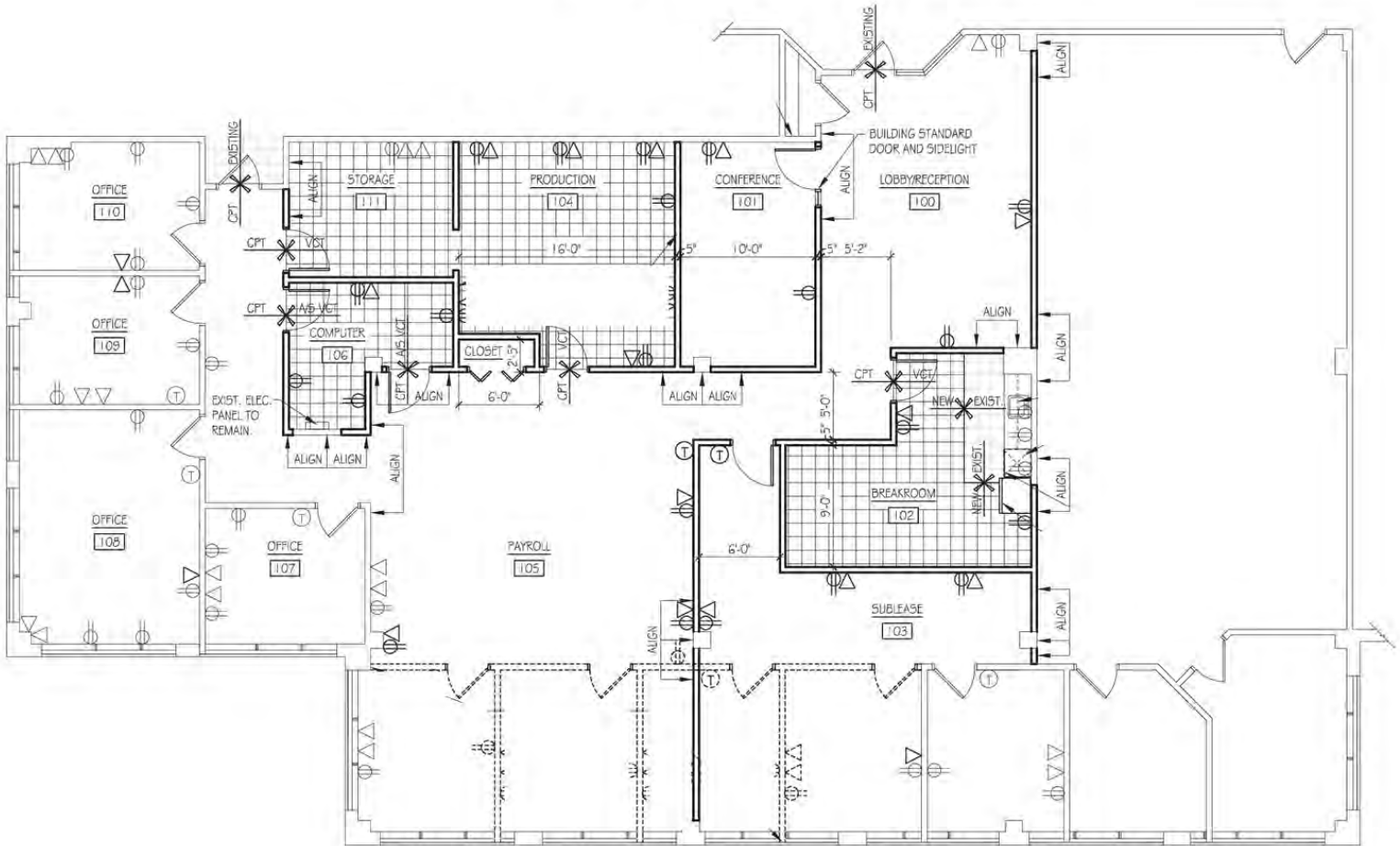


3rd floor vacancies

FOR LEASE



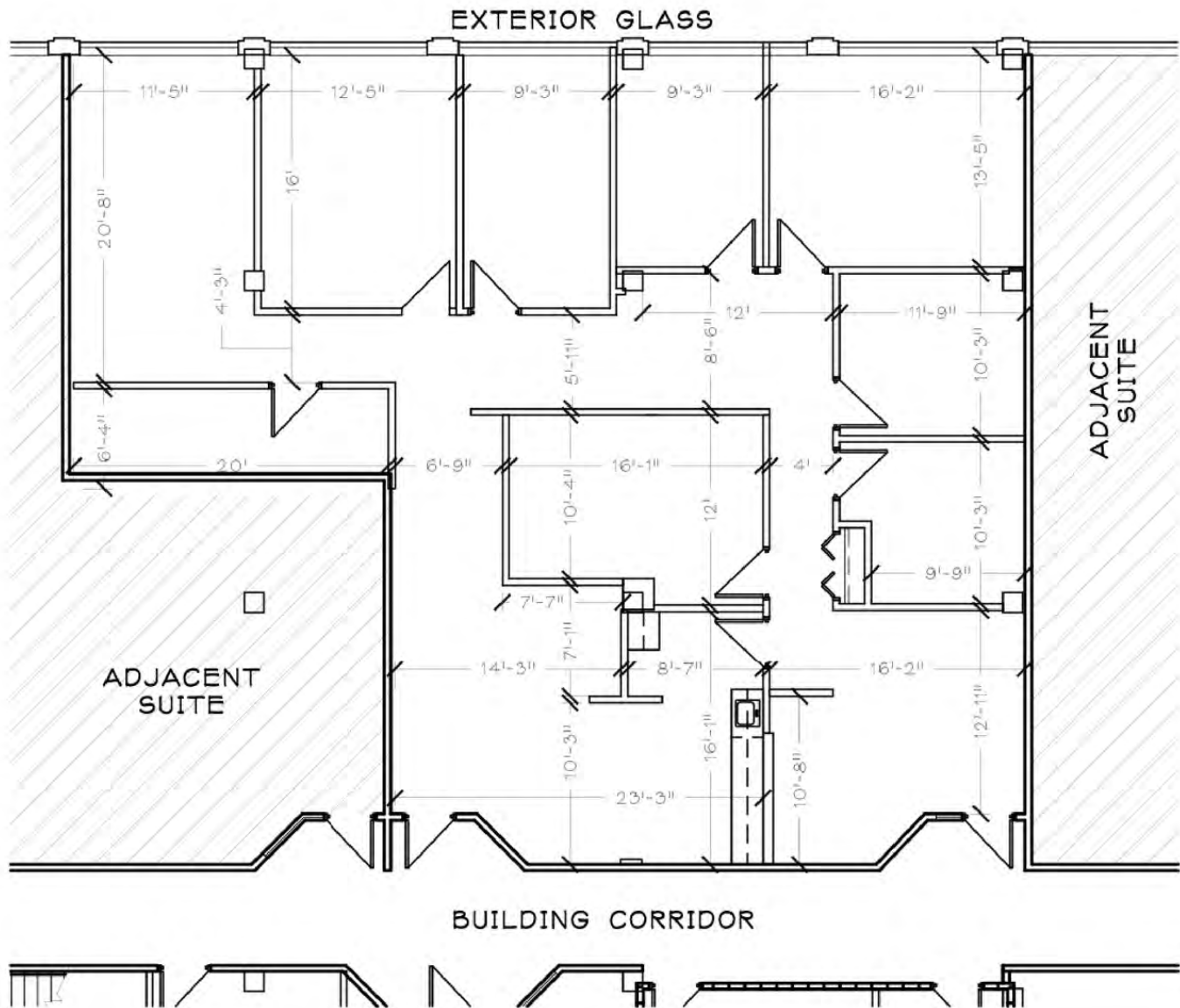
Suite 108 - 3,673 SF





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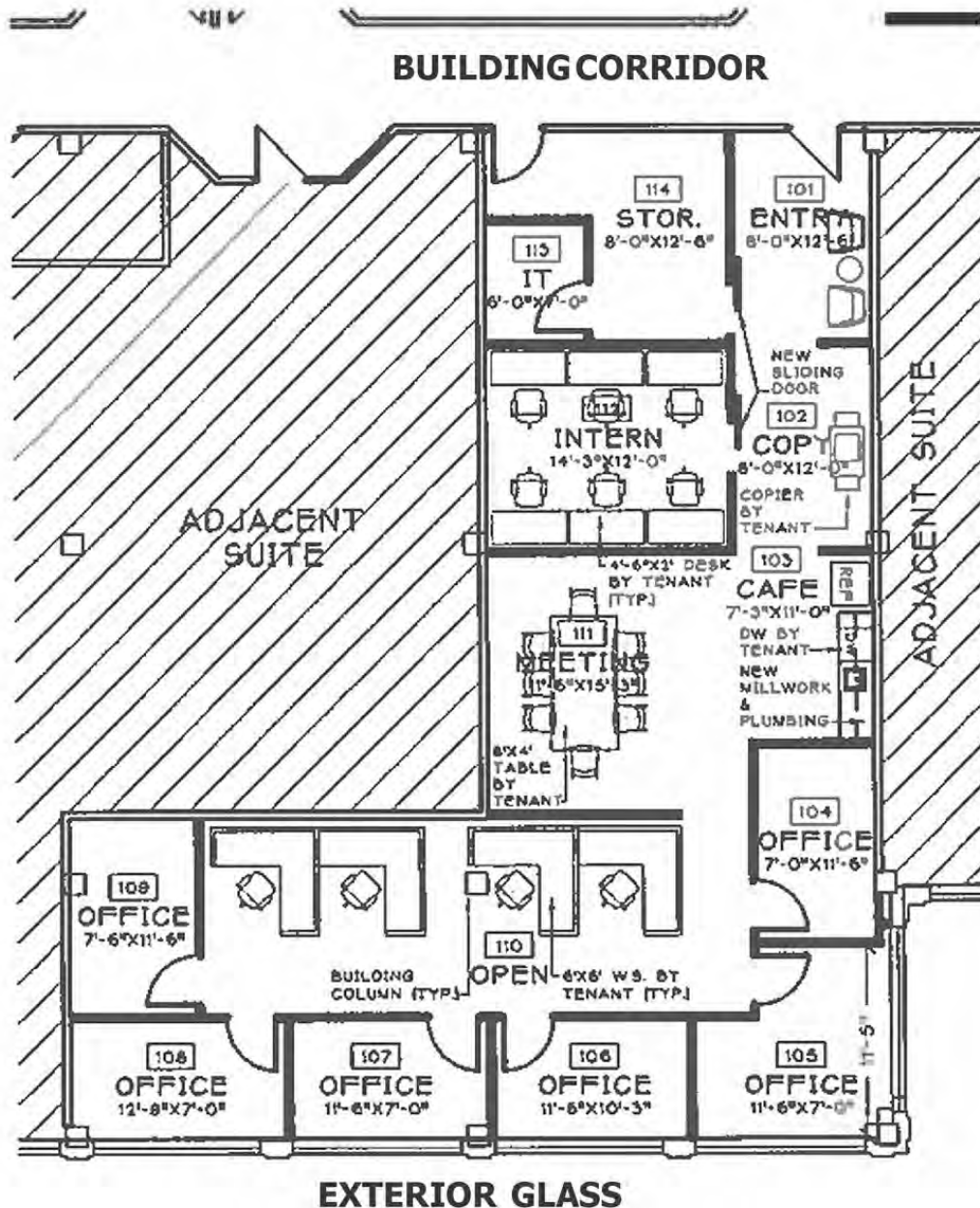
Suite 110 - 2,913 SF





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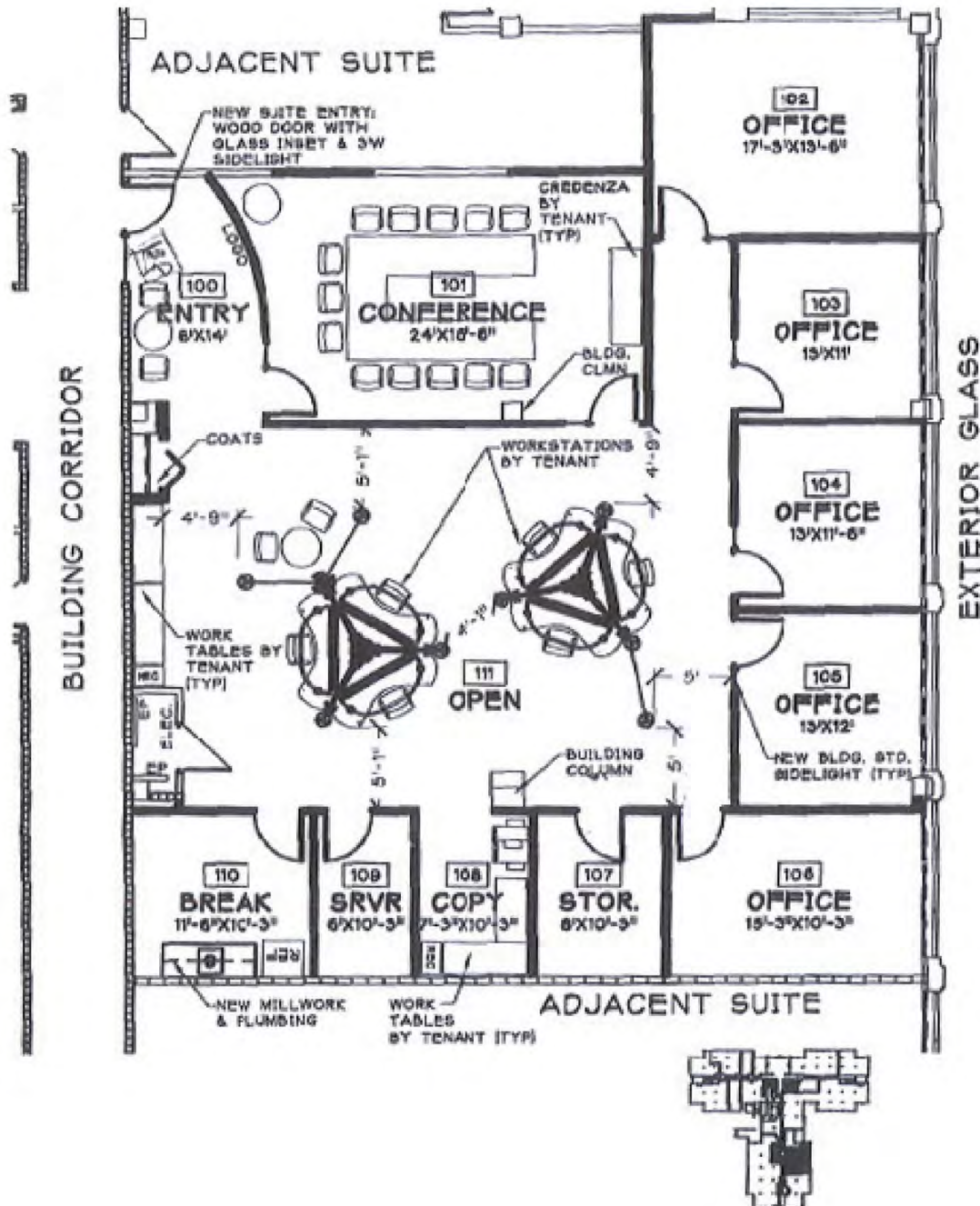
Suite 130 - 2,256 SF





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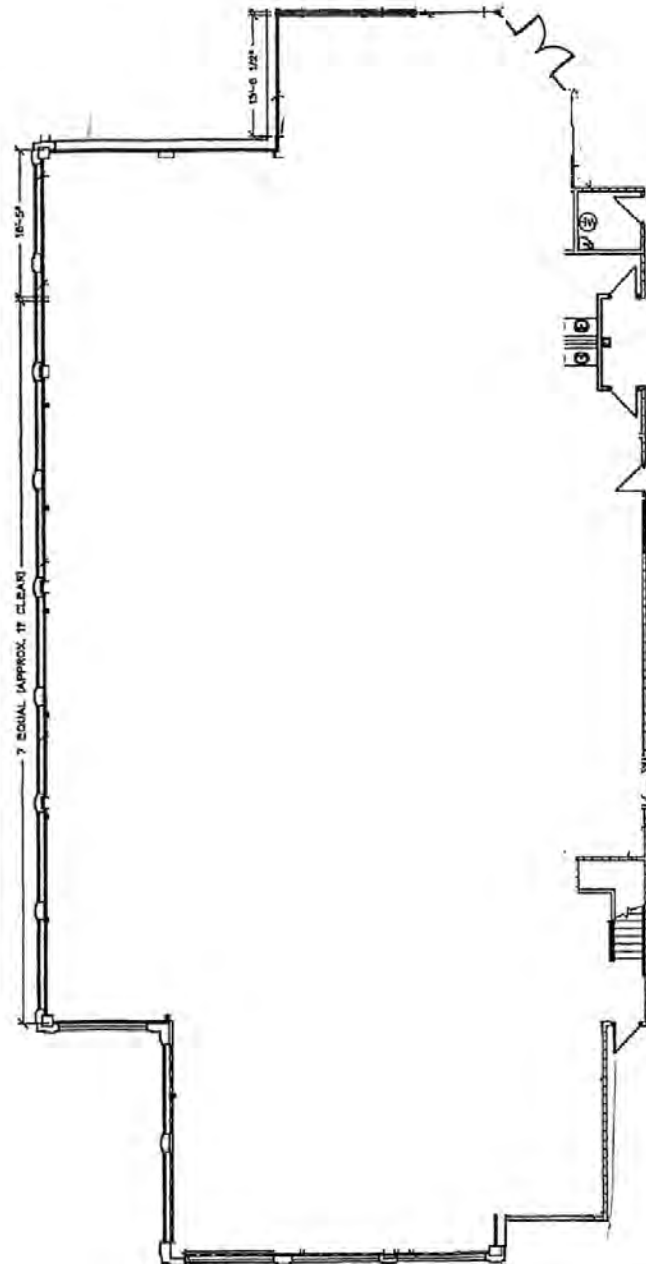
Suite 140 - 3,208 SF





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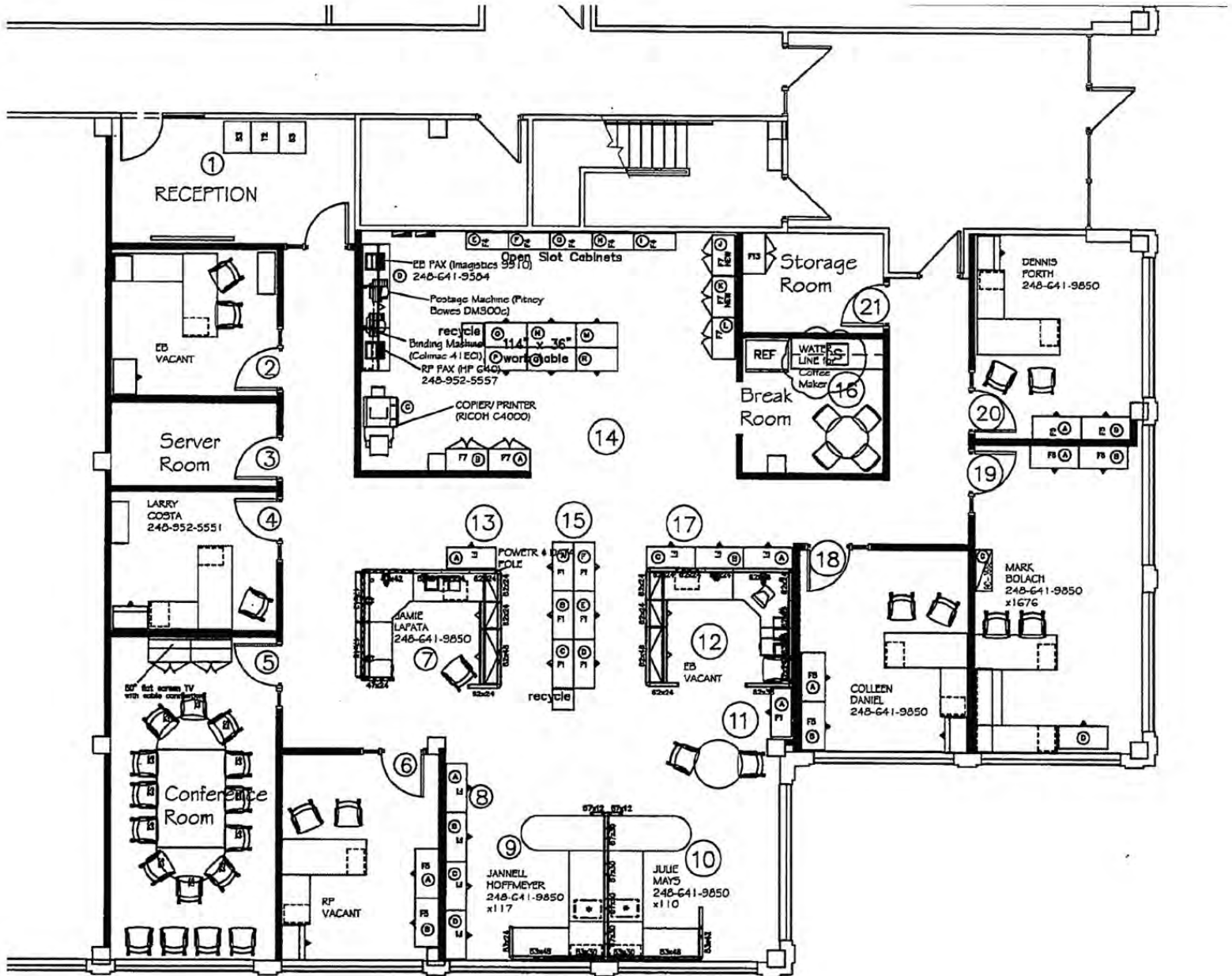
Suite 150 - 8,463 SF



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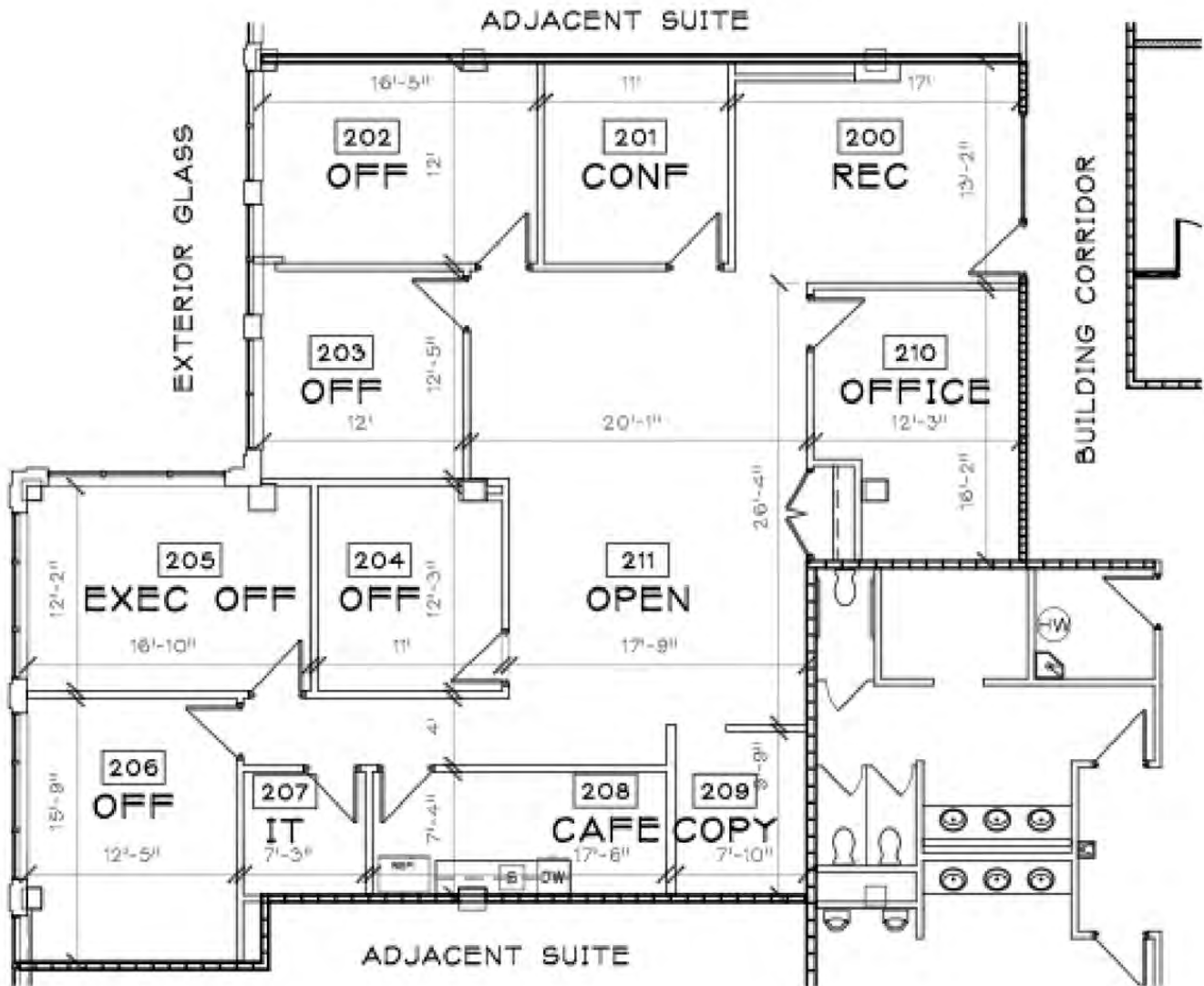
Suite 190 - 4,217 SF





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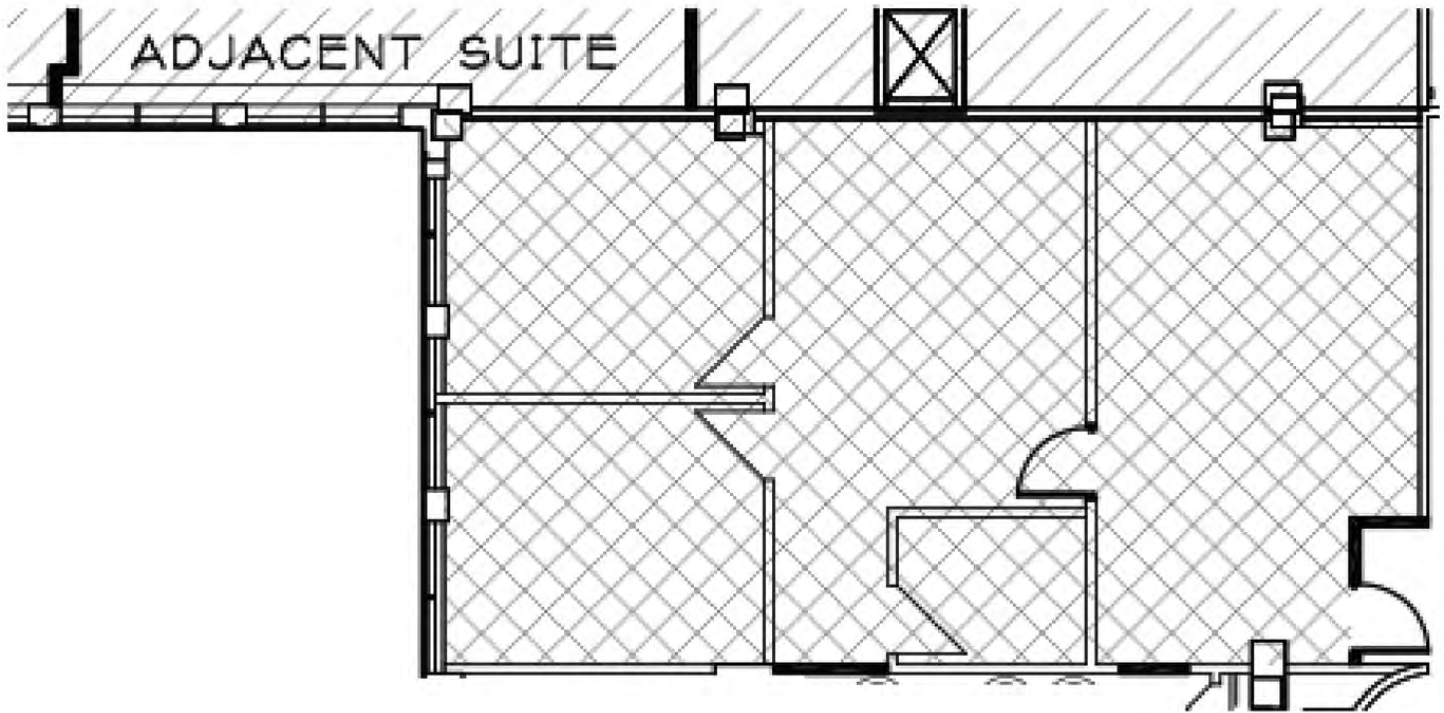
Suite 245 - 2,774 SF





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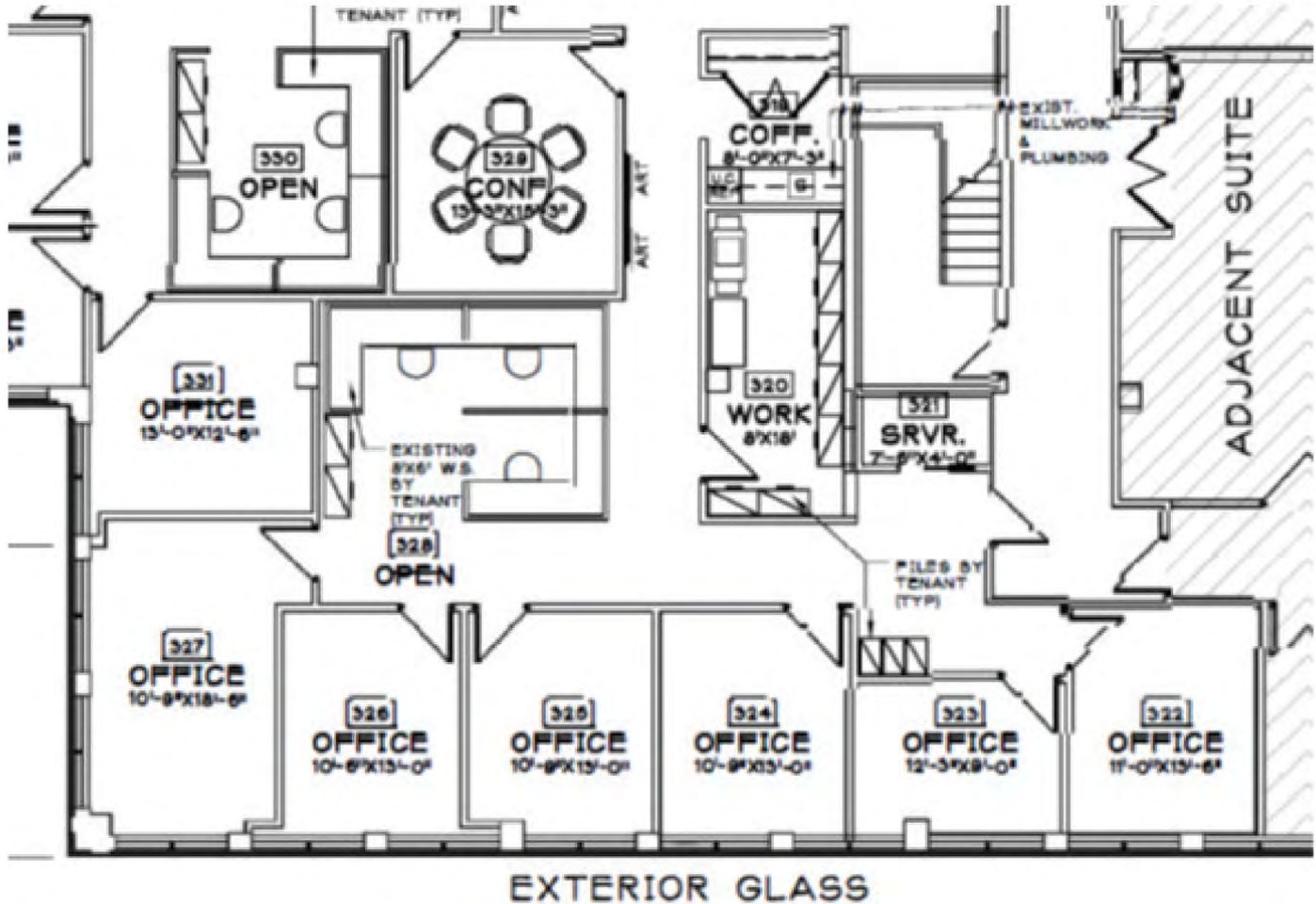
Suite 320 - 1,486 SF



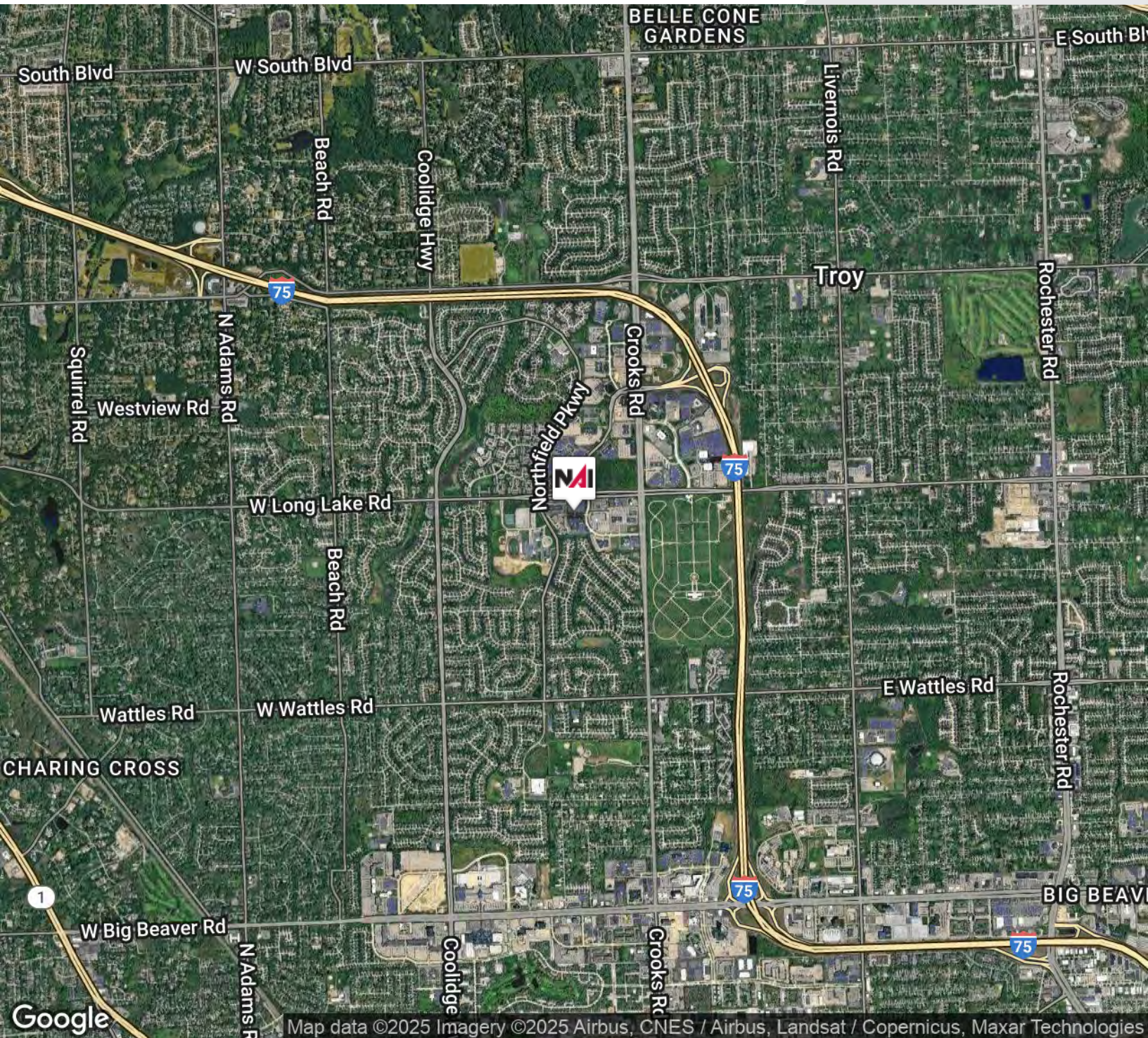
FOR LEASE



Suite 350 - 3,011 SF



FOR LEASE



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Lesley Gutman

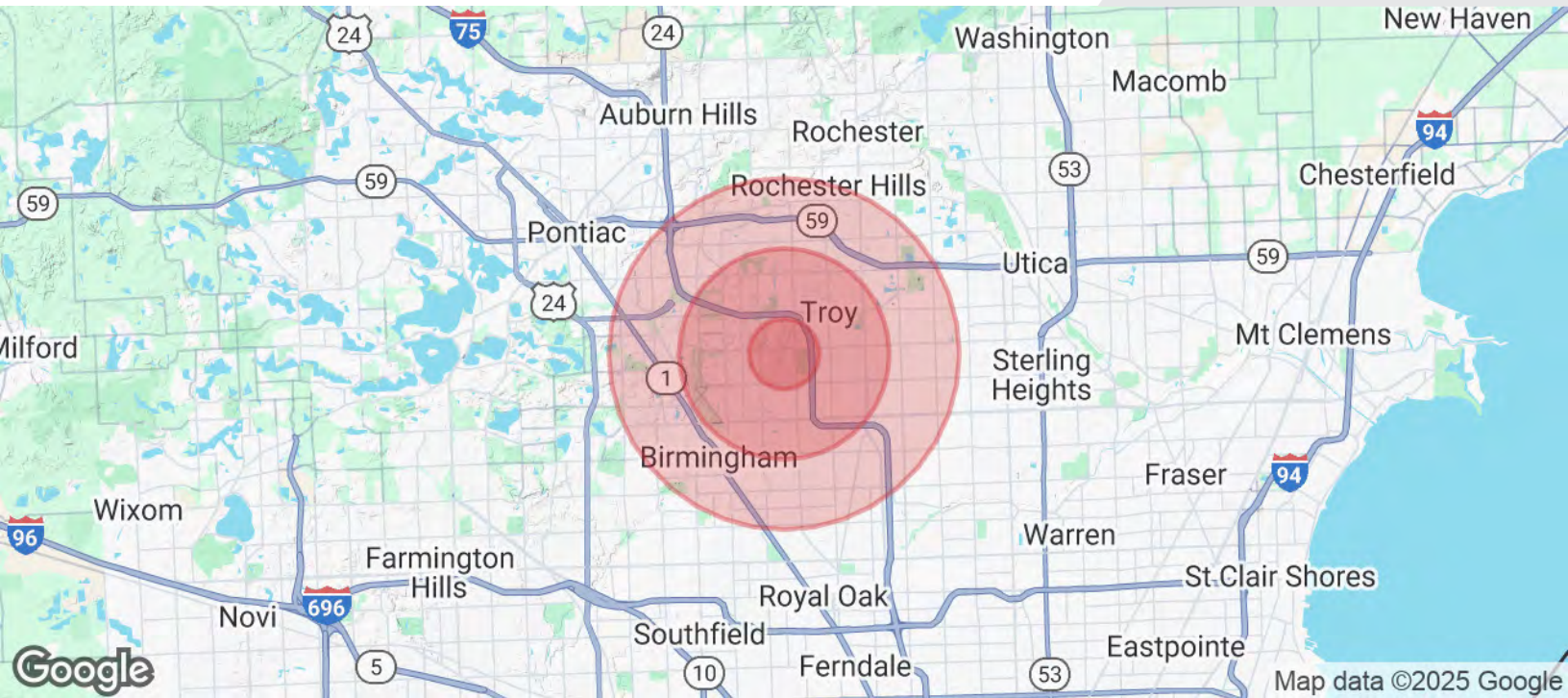
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FOR LEASE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,685	67,243	217,278
Average Age	45	42	43
Average Age (Male)	43	42	41
Average Age (Female)	46	43	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,449	25,881	88,761
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$211,440	\$173,472	\$154,385
Average House Value	\$565,808	\$498,729	\$474,638

Demographics data derived from AlphaMap