



# L. MASON CAPITANI

## CORFAC INTERNATIONAL

**BUILDING SIGNAGE  
AVAILABLE!**



### BUILDING RENOVATIONS COMPLETE!

**OFFICE SUITES FOR LEASE  
BUTTERFIELD OFFICE CENTER  
TROY, MICHIGAN**

**FOR MORE INFORMATION:**

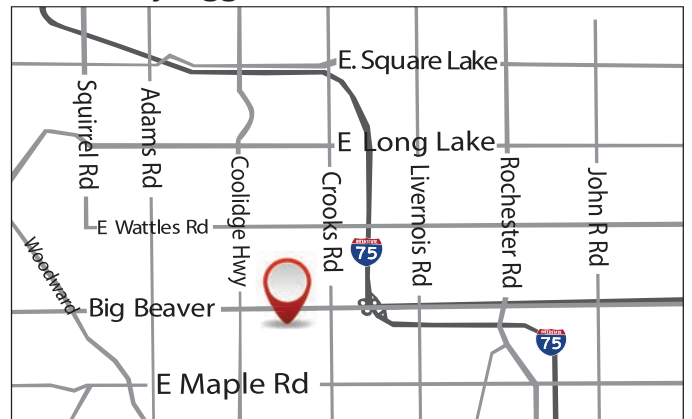
**Mason L. Capitani, SIOR**

248.637.7795

MLCapitani@Lmcap.com

### PROPERTY FEATURES:

- Centrally Located in Troy's "Golden Corridor"
- Functional Layouts / Extensive Window Line
- On-site Deli/Restaurant
- Building Training Facilities & Auditorium
- Shipping & Receiving Area with Loading Dock
- Building Signage Available for Larger Tenant
- Expansive Parking Ratio of 5.56 Cars/1,000 SF
- Extremely Aggressive Rental Rates Offered



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# 248.637.9700

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CORFAC INTERNATIONAL

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

(248) 637-9700  
Facsimile (248) 637-9897  
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## PROPERTY INFORMATION



**PROPERTY NAME:** Butterfield Office Center

**LOCATION:** 2125-2155 Butterfield Drive

**CITY:** Troy

**COUNTY:** Oakland

**PROPERTY TYPE:** Office

**YEAR BUILT:** 1988

**LOCATION DESCRIPTION:** Crooks/W Big Beaver

**GROSS SF:** 111,941

**AVAILABLE SF:** 54,301

**MAX. AVAILABLE:** 15,753

**MIN. AVAILABLE:** 258

**FLOORS:** 3

**PARKING:** 5.56/1000

**ZONING:** Office

**PROPERTY DESCRIPTION:** Full service office building located in Troy's "Golden Corridor". Building offers an on-site deli, auditorium, and a common area break room. Complete renovation to all building common areas currently underway.

## ECONOMIC DATA

**MIN RENTAL RATE:** \$16.95

**MAX RENTAL RATE:** \$16.95

**OPERATING EXPENSES:** 2019 Base Year

**ANNUAL ESCALATIONS:** \$0.50

**TERMS:** +Elec.

**LOAD FACTOR:** 12.00%

**PARTITION ALLOWANCE:** Negotiable

**SALE PRICE:**

**AGENT:** M. L. Capitani



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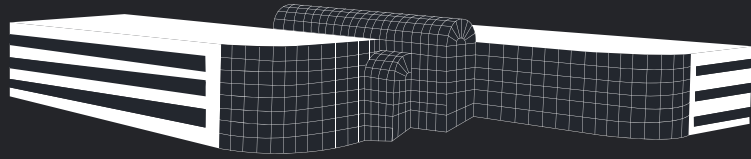
Butterfield Office Center \* 2125-2155 Butterfield Drive \* Troy

**SPACE AVAILABLE**

<u>Suite</u>	<u>Space Available [SF]</u>	<u>Lease Rate [\$/SF]</u>	<u>Occupancy</u>
Lower Level Storage	3,548	\$10.00	December 2019
Suite 100S	15,236	\$16.95	December 2019
Suite 110N	258	\$16.95	Immediate
Suite 111N	1,931	\$16.95	Immediate
Suite 200N	3,540	\$16.95	Immediate
Suite 202N	2,498	\$16.95	Immediate
Suite 218N	1,725	\$16.95	Immediate
Suite 200/202/218N	7,763	\$16.95	Immediate
Suite 300N	15,753	\$16.95	Immediate
Suite 300S	9,812	\$16.95	Immediate

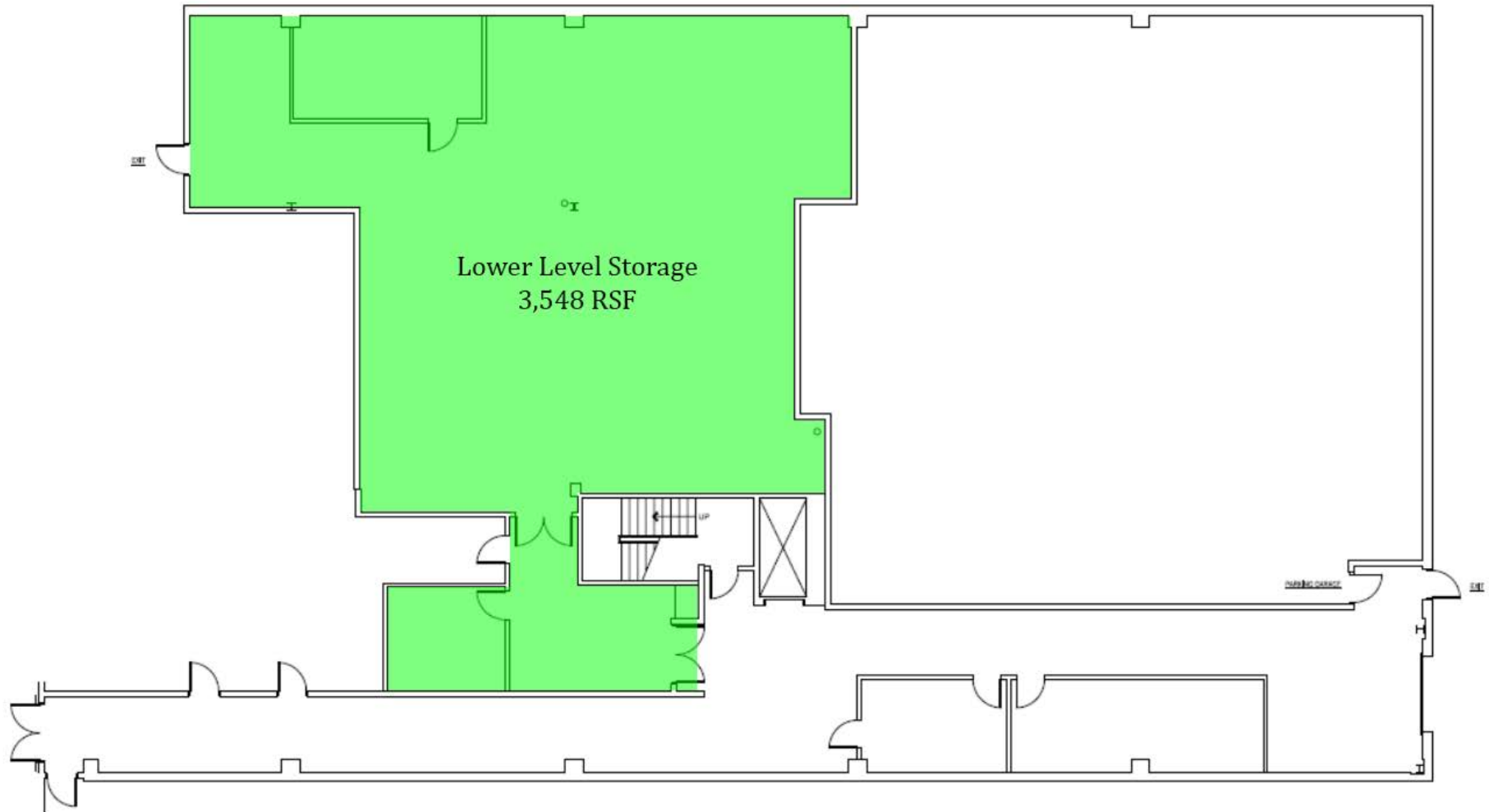
AGENT: M. L. Capitani





# BUTTERFIELD OFFICE CENTER

2125-2155 Butterfield Dr, Troy, MI 48084



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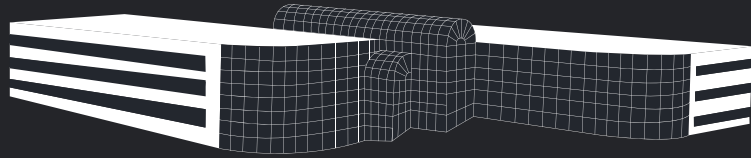
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## Butterfield Office Center

2125-2155 Butterfield Dr, Troy, MI 48084

**Lower Level**

*(Drawing Not to Scale)*



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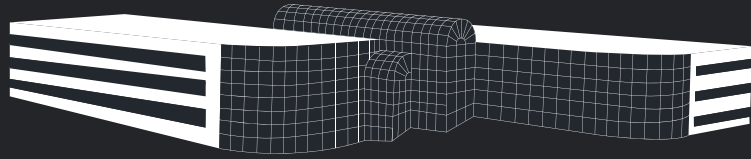
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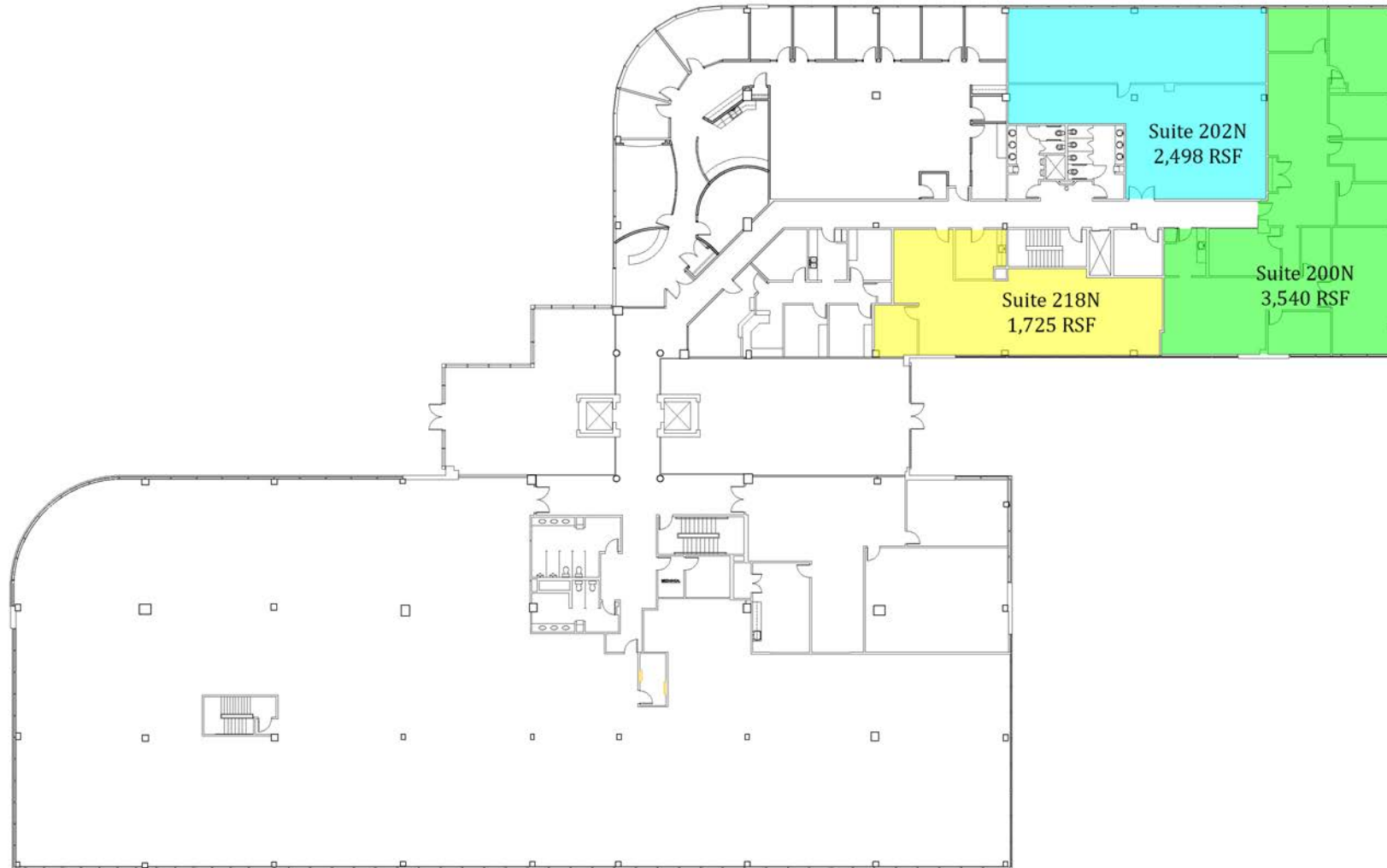
**First Floor**

*(Drawing Not to Scale)*



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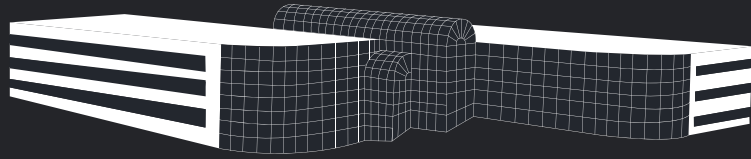
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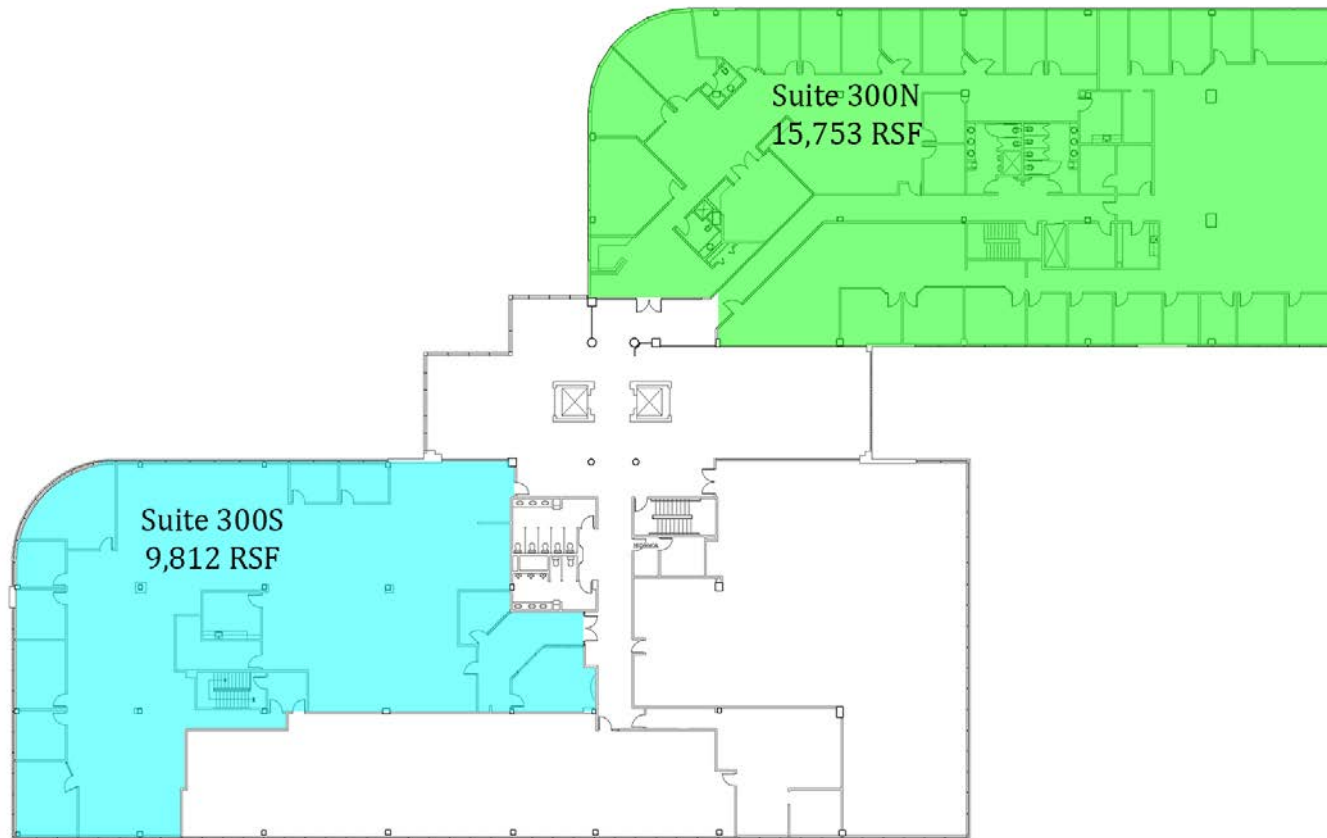
## Second Floor

*(Drawing Not to Scale)*



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## Butterfield Office Center

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**Third Floor**

*(Drawing Not to Scale)*