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SOMERSET
ATRIUM



For Lease

Somerset Atrium
2600 W Big Beaver Road Troy, Michigan

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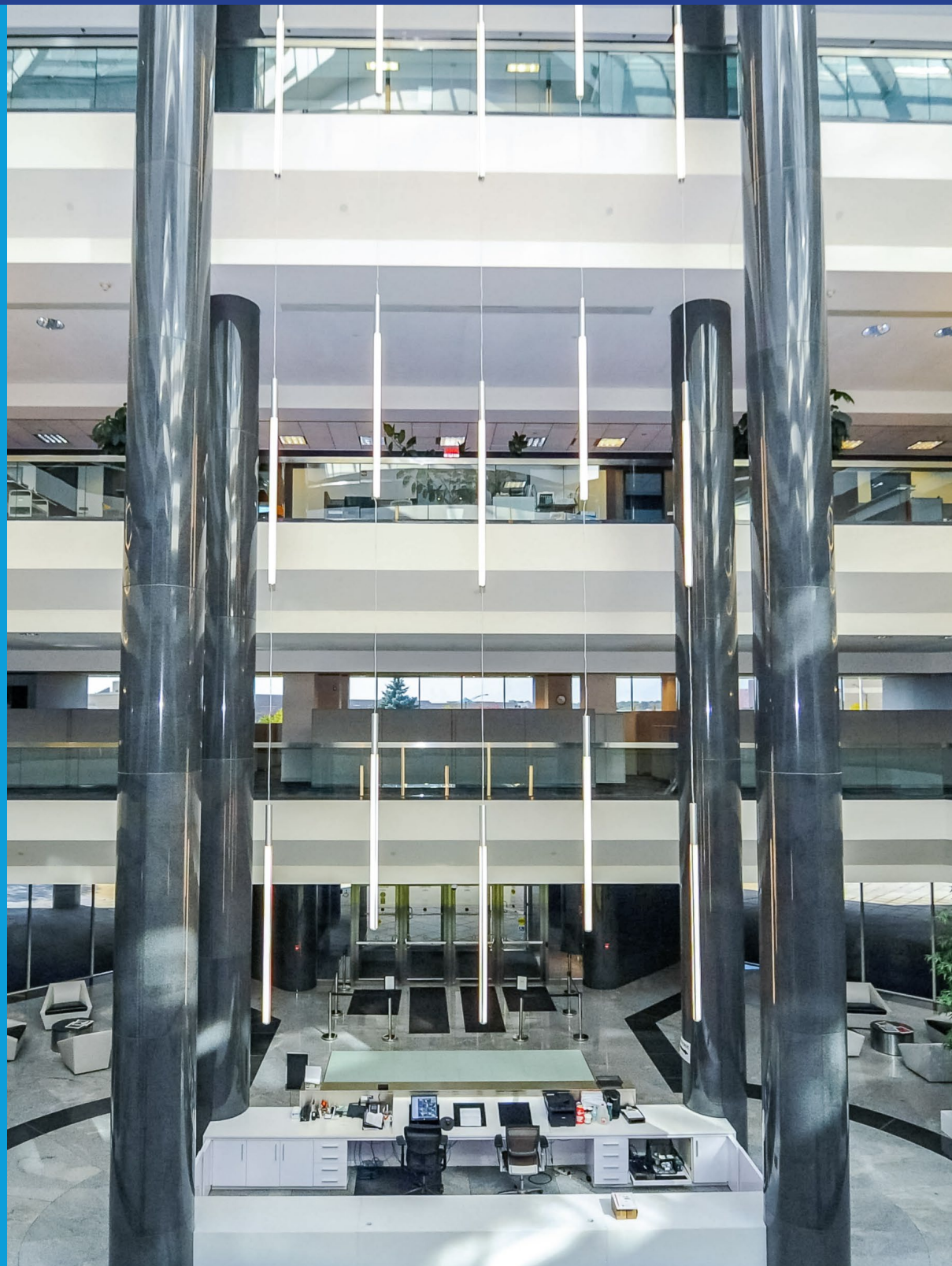
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Property Highlights

2600 W Big Beaver Road Troy, Michigan

- 86,358 SF of Contiguous Class A Space Available
- Iconic Architecture with LEED Silver and Energy Star status
- Six-story central lobby with a vast skylight and eight-foot window line for abundant natural light
- Innovative heat recycling system and eco-friendly green roof
- Prime location off I-75 with easy access to The Somerset Collection mall and dining options
- Rich in amenities, including modern cafeteria, outdoor dining spaces, fitness center, locker rooms, concierge, and sleeping pods
- Major rebranding underway for enhanced market appeal and tenant opportunities.



Building Specs

2600 W Big Beaver Road Troy, Michigan

Year Built 1989-1992

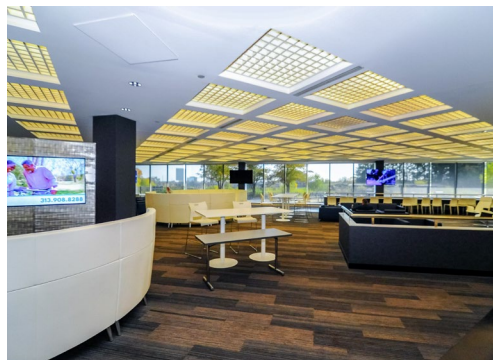
Stories 6

Net Rentable Area 488,998 SF

Furniture High End Cubicles & Office Furniture Available

Largest Block on One Floor 86,358 RSF

Class A



Amenities



1,460 Parking Stalls
(710 Covered)



Nine Hole Outdoor
Putting Green



Multiple Private
Dining Rooms



Building Naming
Rights Available



High End
Furniture Available



Cafeteria with Outdoor
Seating & Adjacent Water
Feature



Conference
Center



Fitness
Facility

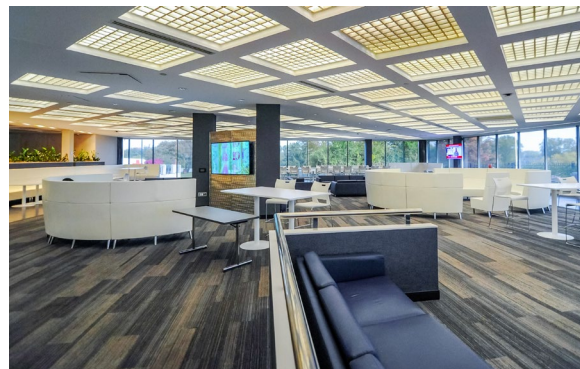


Game
Room

Interior Photos

2600 W Big Beaver Road Troy, Michigan

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Exterior Photos

2600 W Big Beaver Road Troy, Michigan

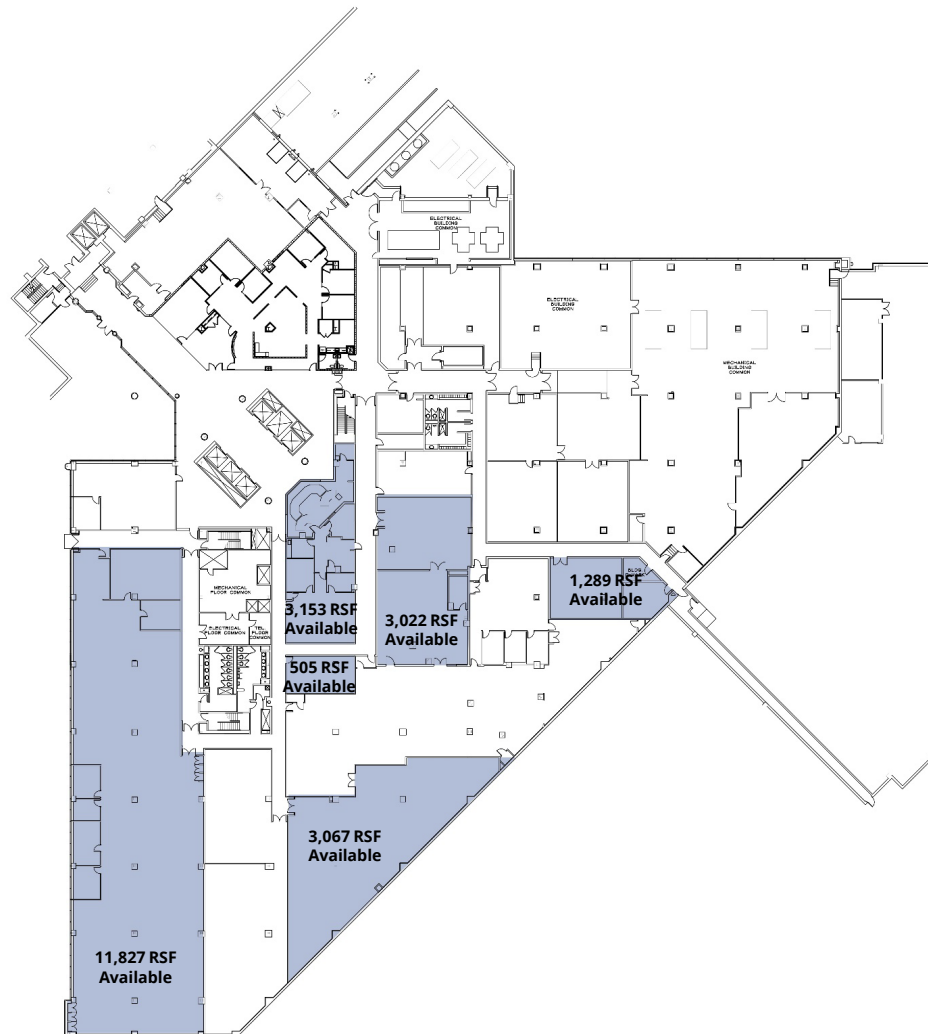


Floor Plan

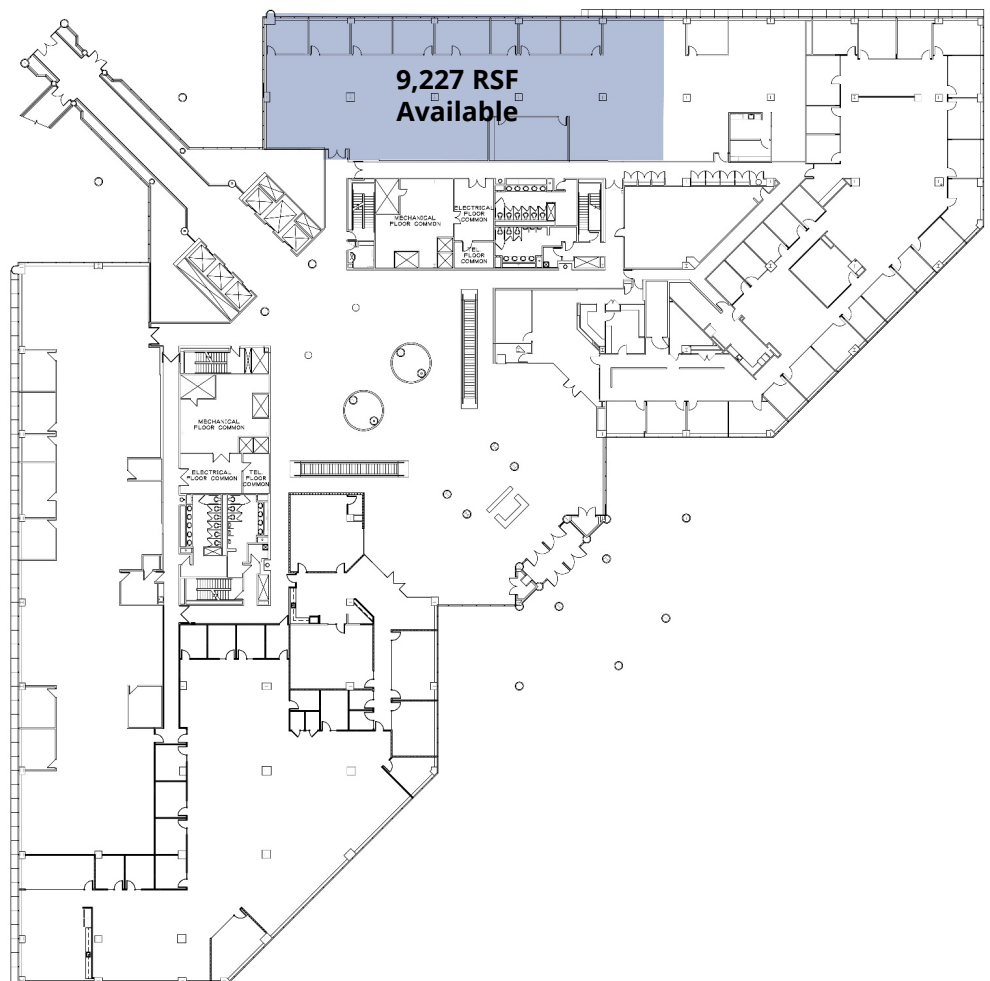
2600 W Big Beaver Road Troy, Michigan



Lower Level



First Floor

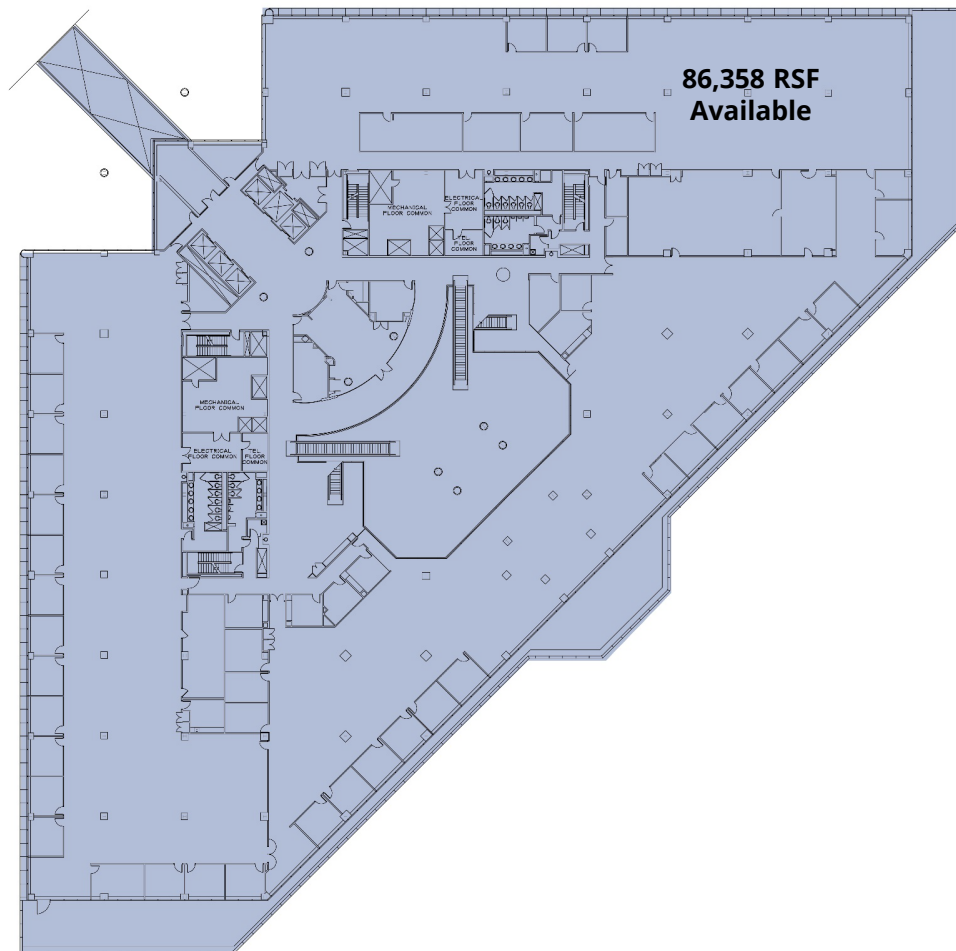


Floor Plan

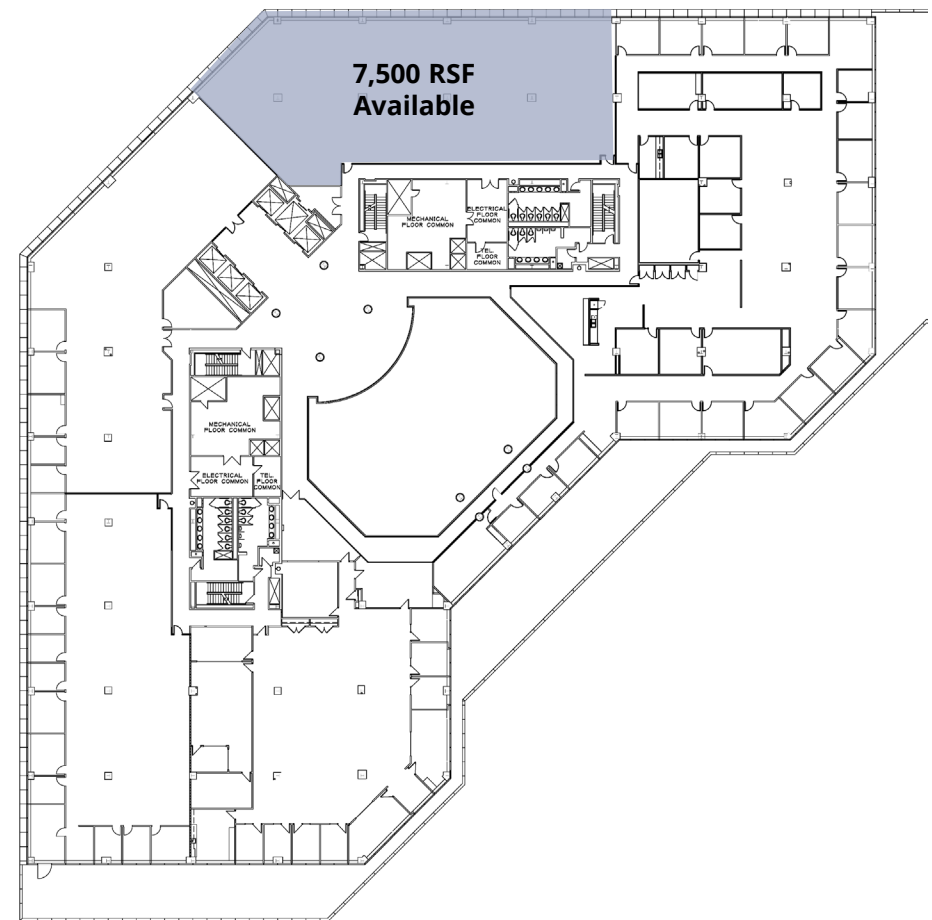
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Second Floor



Fourth Floor

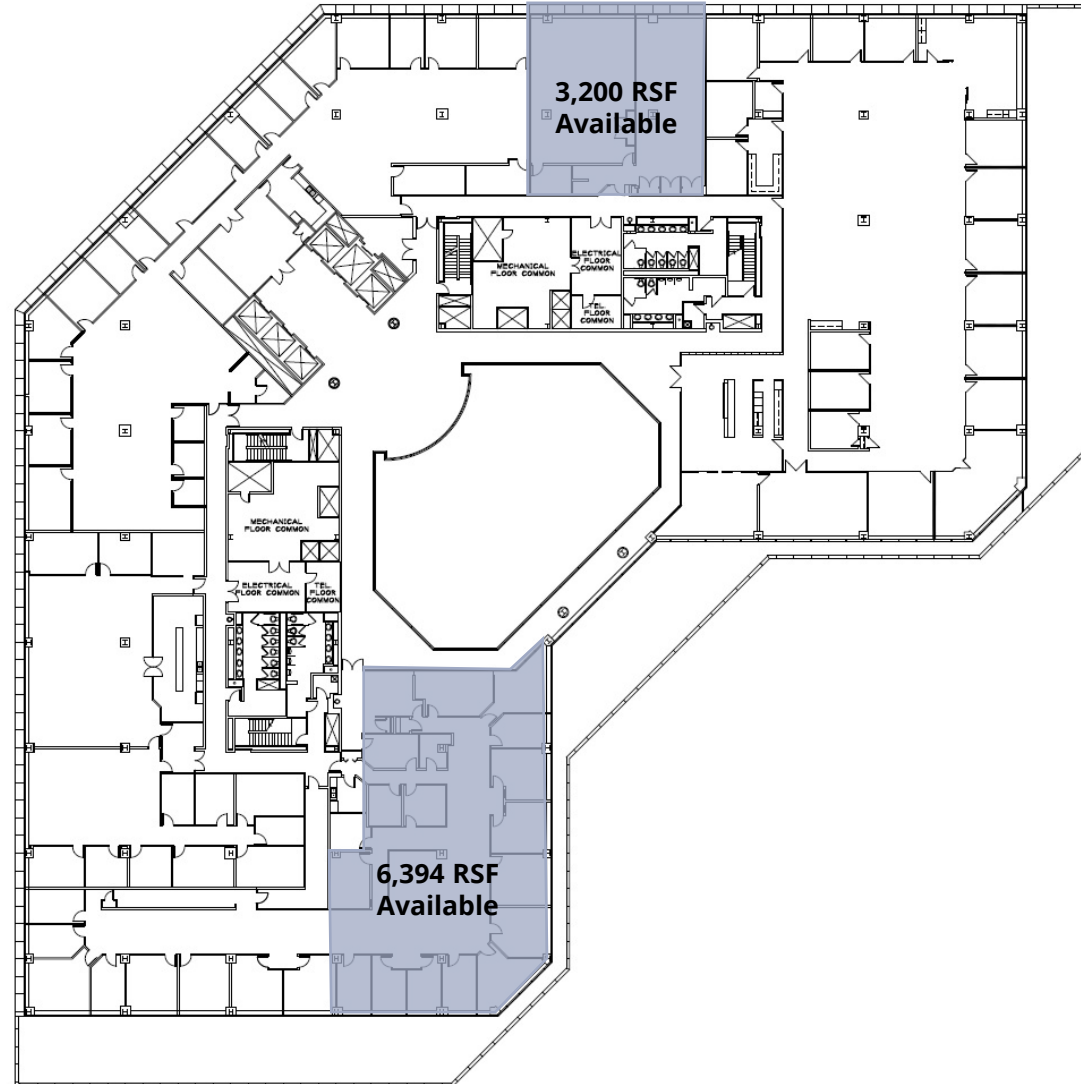


Floor Plan

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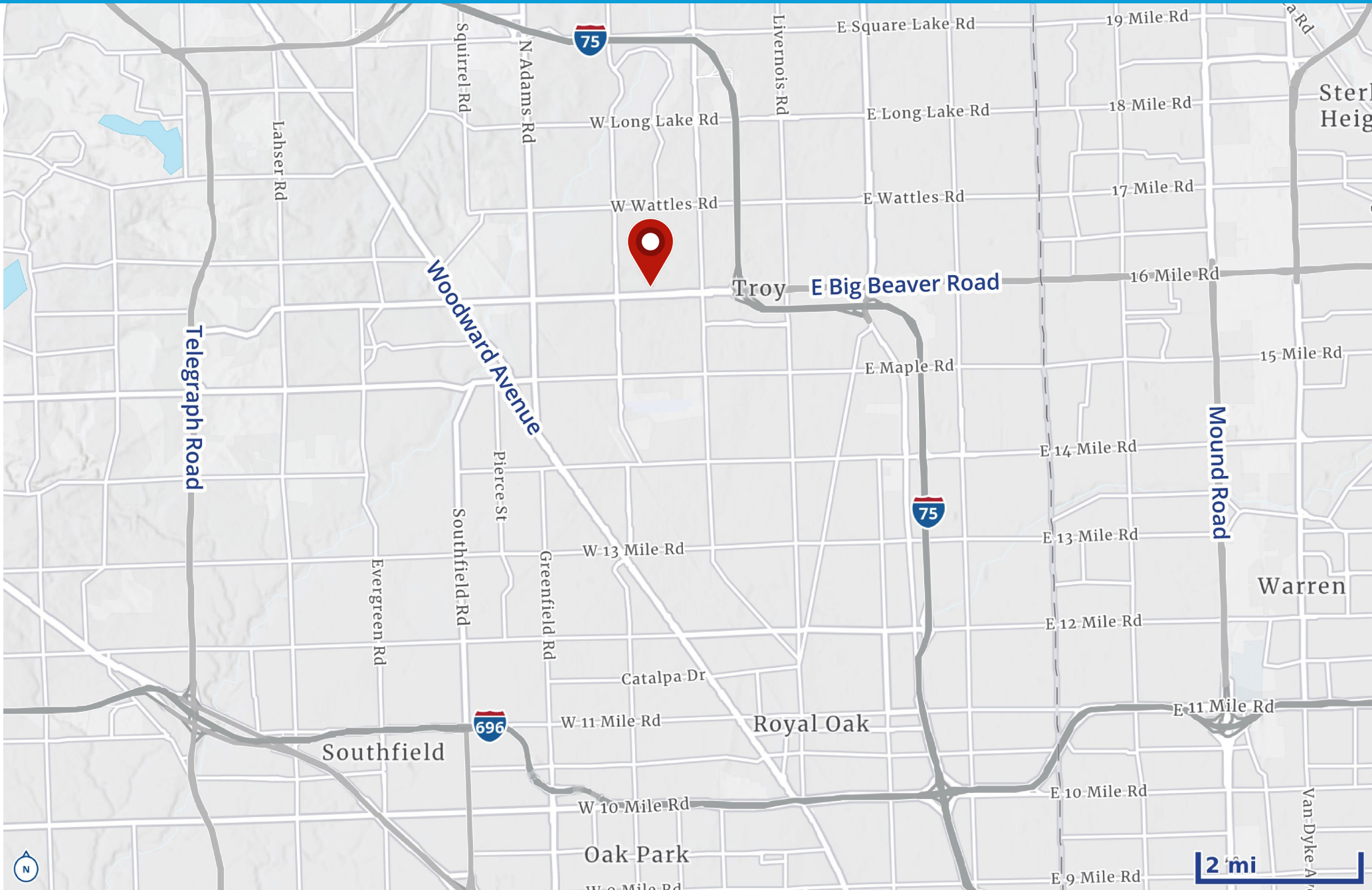


Fifth Floor



Location Map

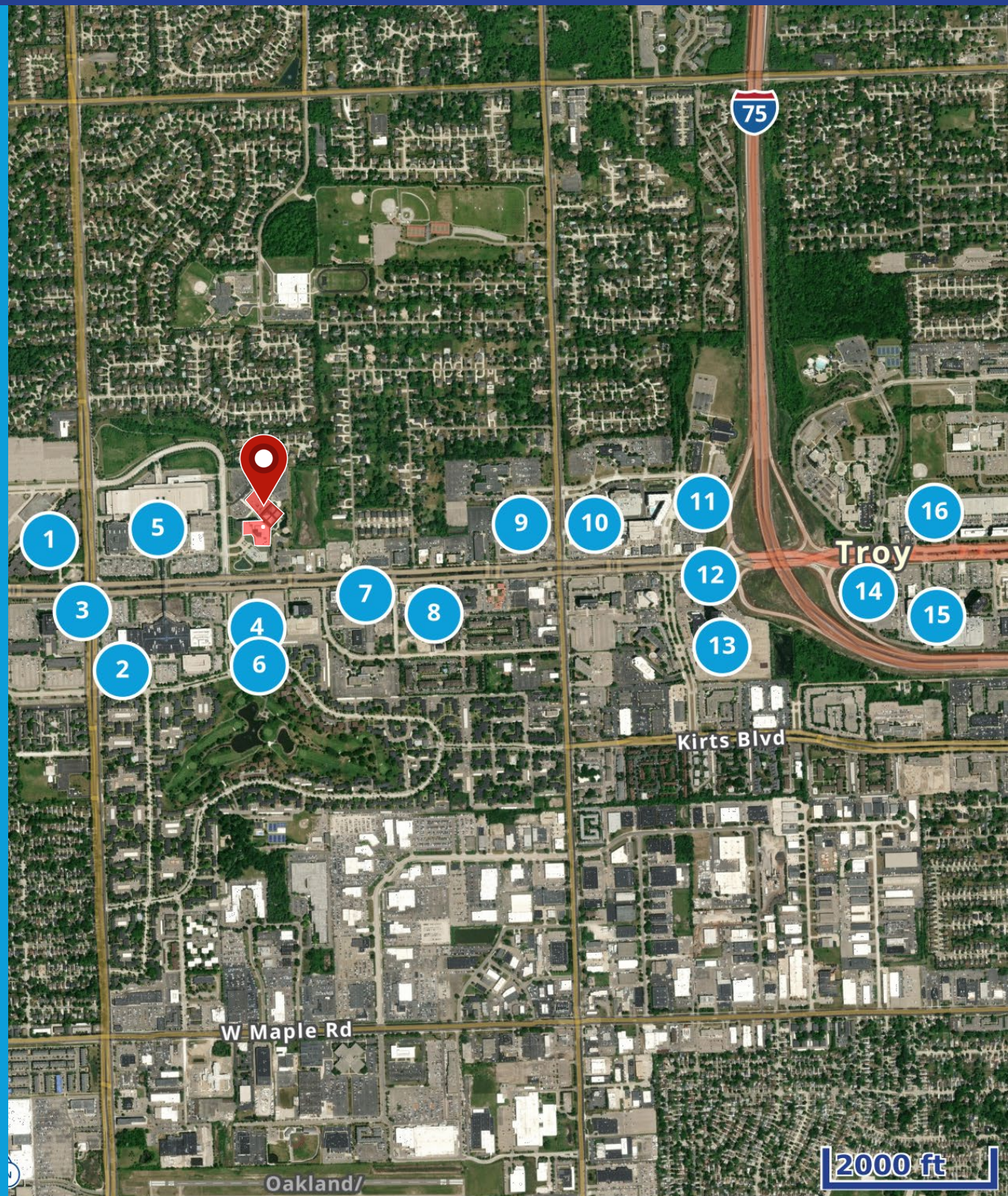
2600 W Big Beaver Road Troy, Michigan



Merchant Map

2600 W Big Beaver Road Troy, Michigan

1. Forbes/Frankel Redevelopment
2. Draft Kings Sports & Social
3. Ocean Prime
4. Somerset Inn
5. Somerset Collection Mall
6. Somerset Golf Club
7. Maggiano's Little Italy
8. Benihana
9. Papa Romano's
10. Seasons 52
11. Hilton Garden Inn
12. Granite City
13. Ruth's Chris Steak House
14. Drury Inn
15. Fogo de Chao Brazilian Steakhouse
16. Detroit Marriott Troy



Gross Lease Rate

2600 W Big Beaver Road Troy, Michigan

Suite	Space Available (SF)	Lease Rate (\$/SF)	Occupancy	Furniture In Place
100	9,227 RSF	\$27.50	Immediate	✓
200	86,358 RSF	\$27.50	Immediate	✓
410	7,500 RSF	\$27.50	Immediate	
510	3,200 RSF	\$27.50	Immediate	
10	11,827 RSF	\$27.50	Immediate	





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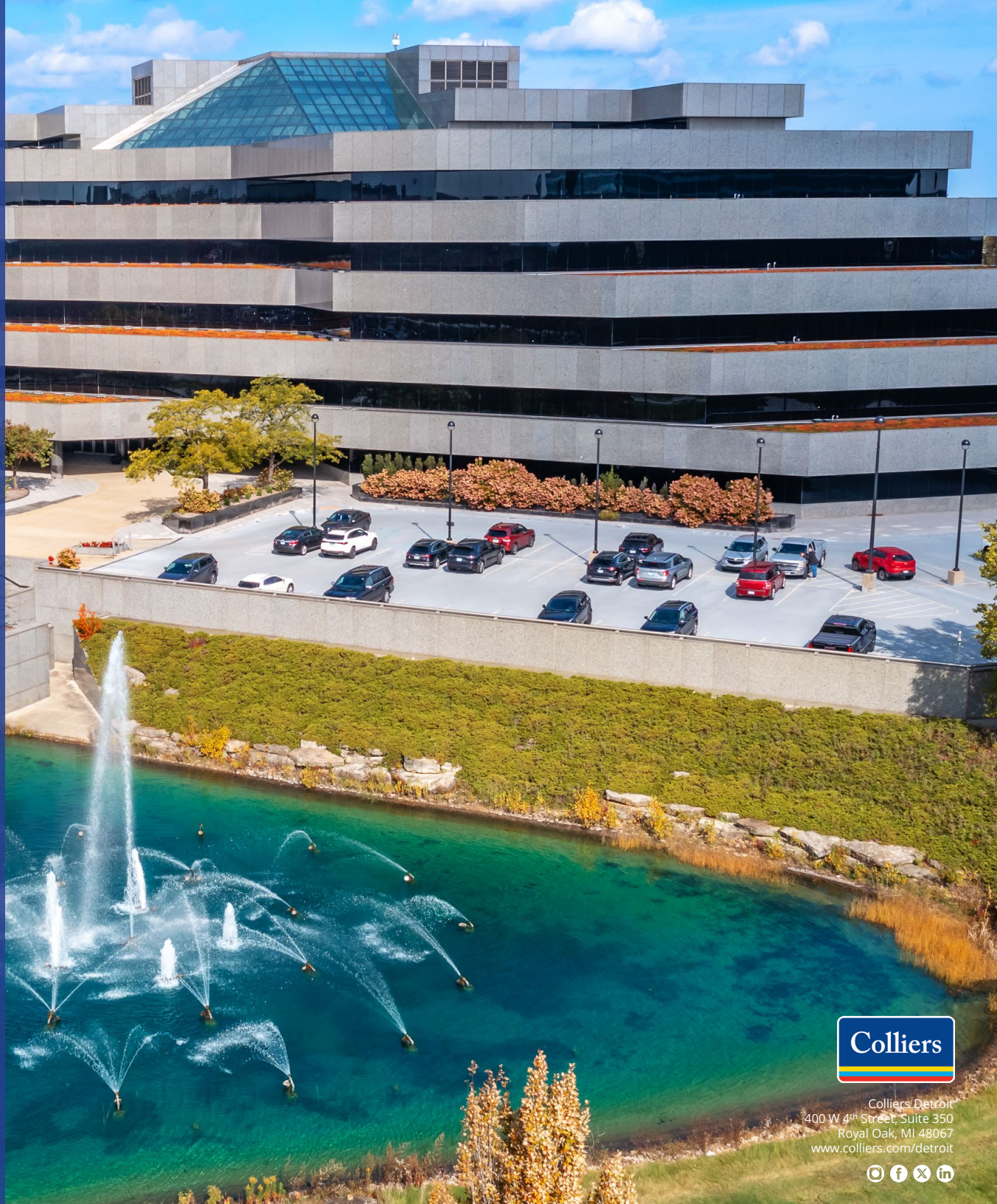


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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.



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