



# For Lease

Somerset Atrium  
2600 W Big Beaver Road Troy, Michigan

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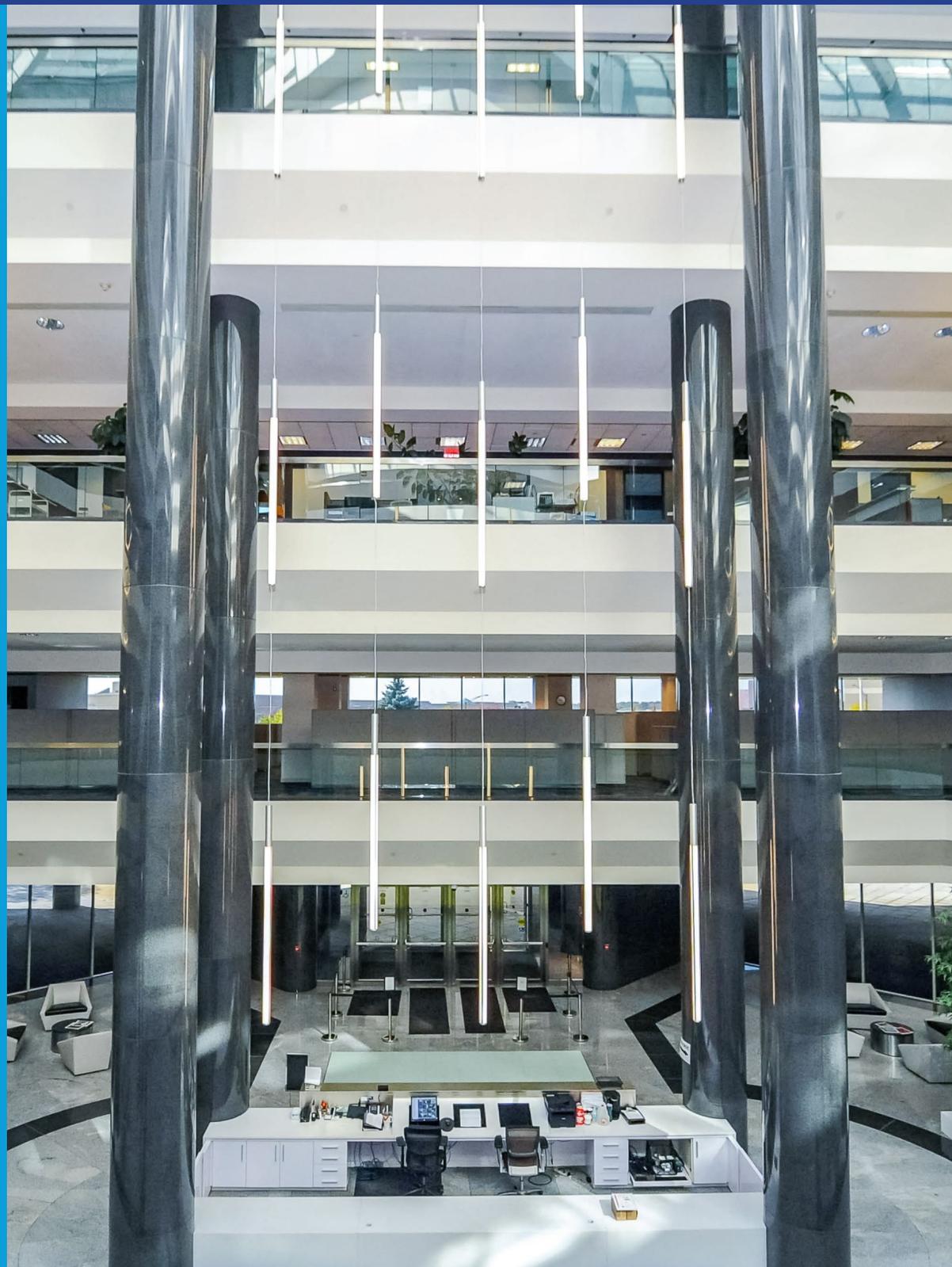
Colliers Detroit  
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# Property Highlights

2600 W Big Beaver Road Troy, Michigan

- 488,998 SF Net Rentable Area
- Iconic 2600 W Big Beaver building 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 maintenance-minimal green roof for eco-friendliness
- Prime location off I-75 with easy access to The Somerset Collection mall and dining options
- Rich in amenities, including a modern cafeteria, outdoor dining spaces, fitness center, locker rooms, concierge, and sleeping pods
- Former Bank of America's Michigan headquarters now open to outside tenants
- Undergoing a major rebranding for enhanced market appeal and opportunities.



# Amenities

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 Available** Suite 100 & 200  
117,785 RSF

**Largest Block on One Floor** 86,358 RSF

**Class** A



1,460 Parking Stalls  
(710 Covered)



Nine Hole Outdoor  
Putting Green



Multiple Private  
Dining Rooms



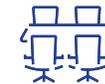
Building Naming  
Rights Available



High End  
Furniture Available



Cafeteria with Outdoor  
Seating & Adjacent Water  
Feature



Conference  
Center



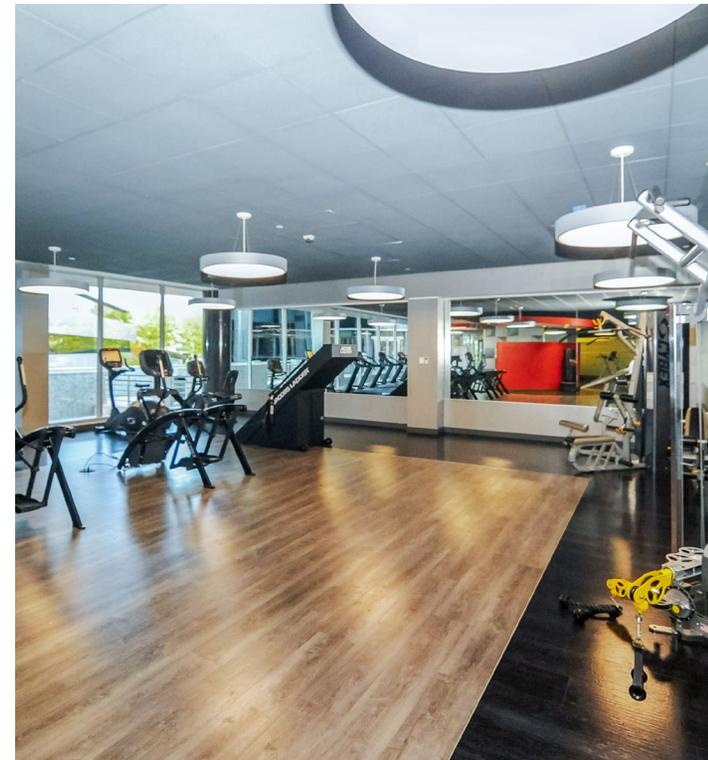
Fitness  
Facility



Game  
Room

# Interior Photos

2600 W Big Beaver Road Troy, Michigan



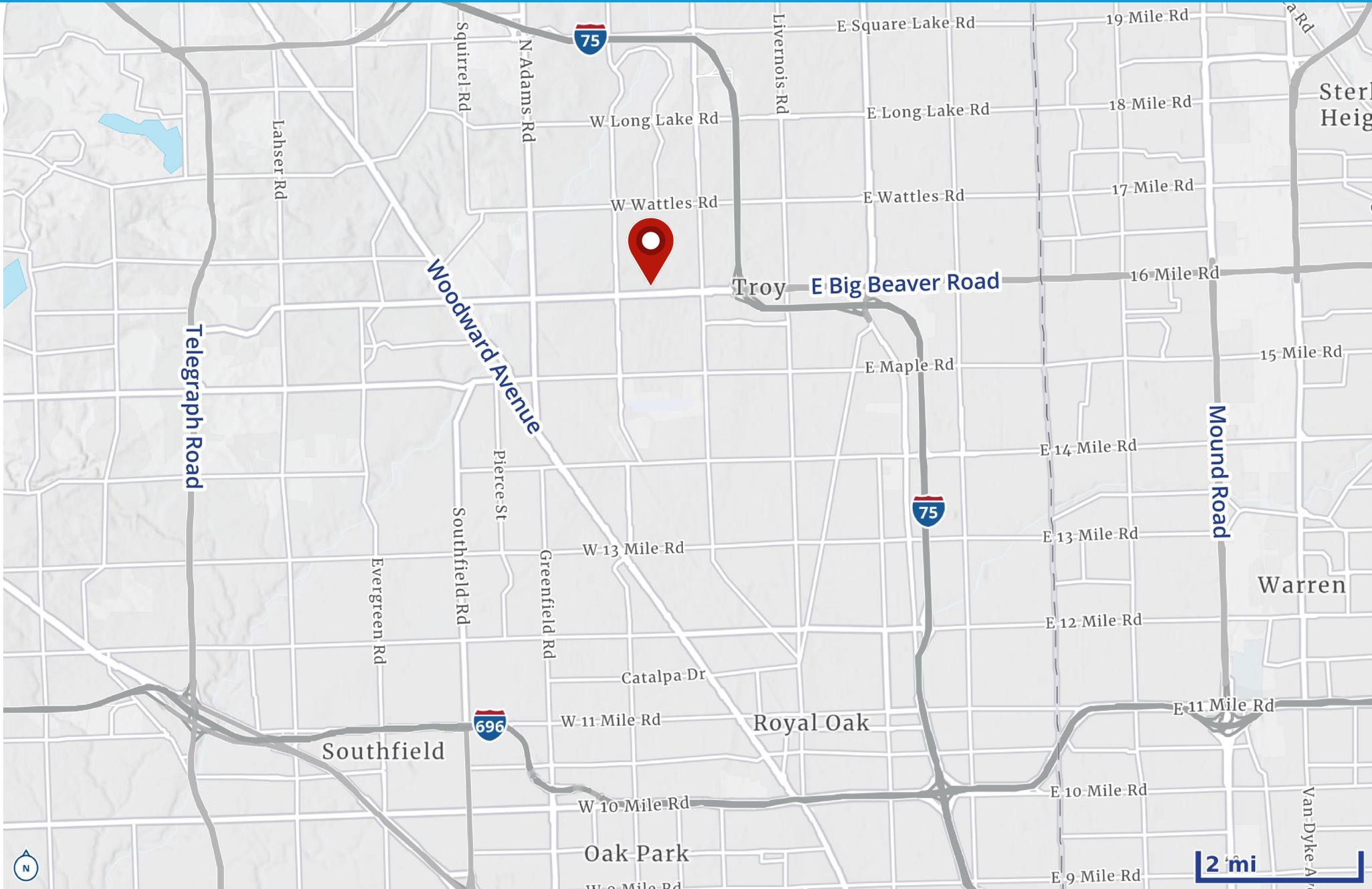
# Exterior Photos

2600 W Big Beaver Road Troy, Michigan



# Location Map

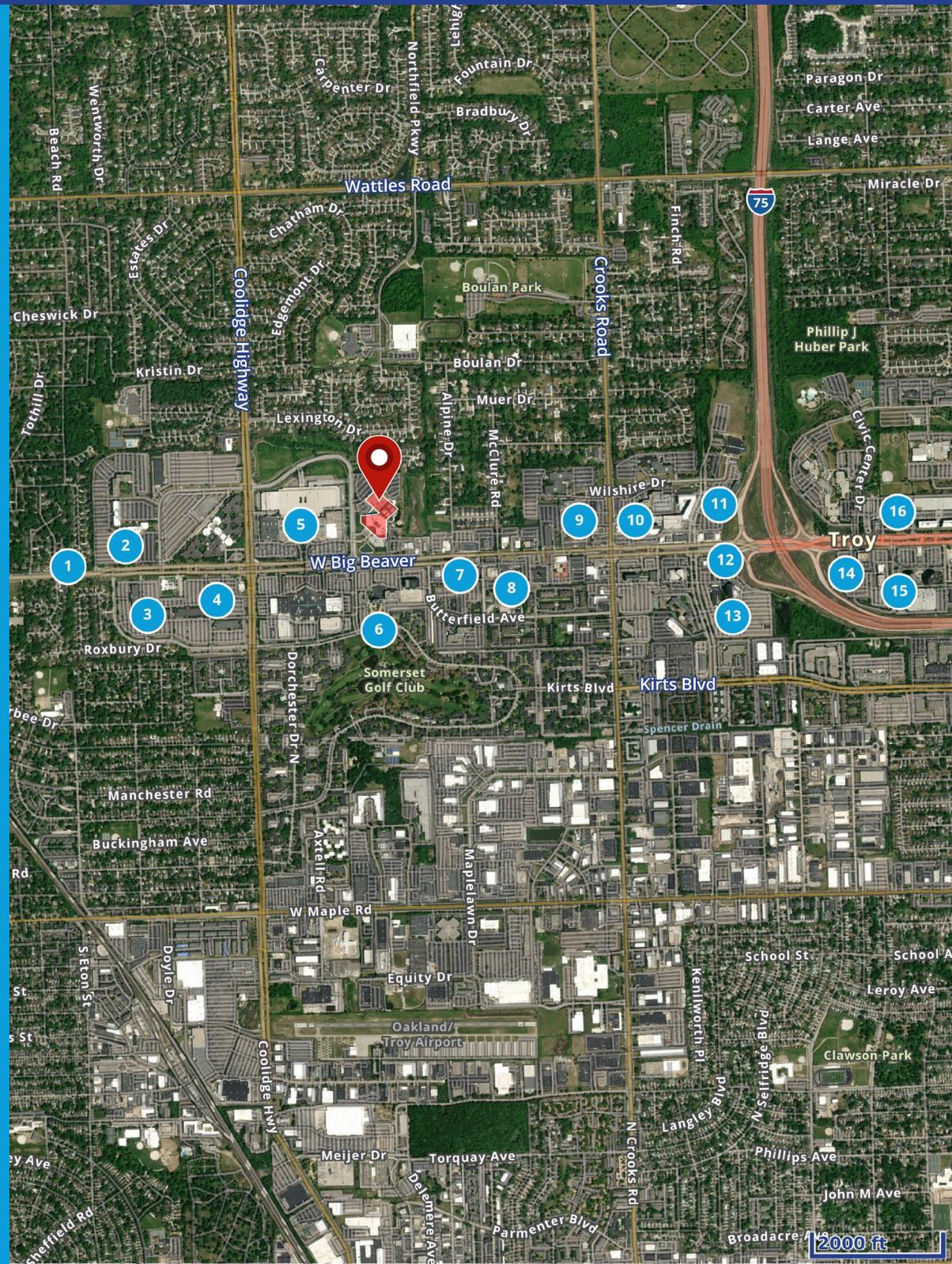
2600 W Big Beaver Road Troy, Michigan



# Merchant Map

2600 W Big Beaver Road Troy, Michigan

1. Brooks Farm
2. Sheffield Cafe
3. Alten Technology USA
4. Ansys, Inc.
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

## Building 1 / Floor

Suite	Space Available (SF)	Lease Rate (\$/SF)	Occupancy	Furniture In Place
100	31,427 RSF	\$26.00	Immediate	✓
200	86,358 RSF	\$26.00	Immediate	✓
403	17,728 RSF	\$26.00	Immediate	
410	8,847 RSF	\$26.00	Immediate	
403/410	26,575 RSF	\$26.00	Immediate	
500	20,825 RSF	\$26.00	Immediate	✓
501	15,257	\$26.00	Immediate	✓
500/501	36,082	\$26.00	Immediate	✓
10	11,827	\$26.00	Immediate	





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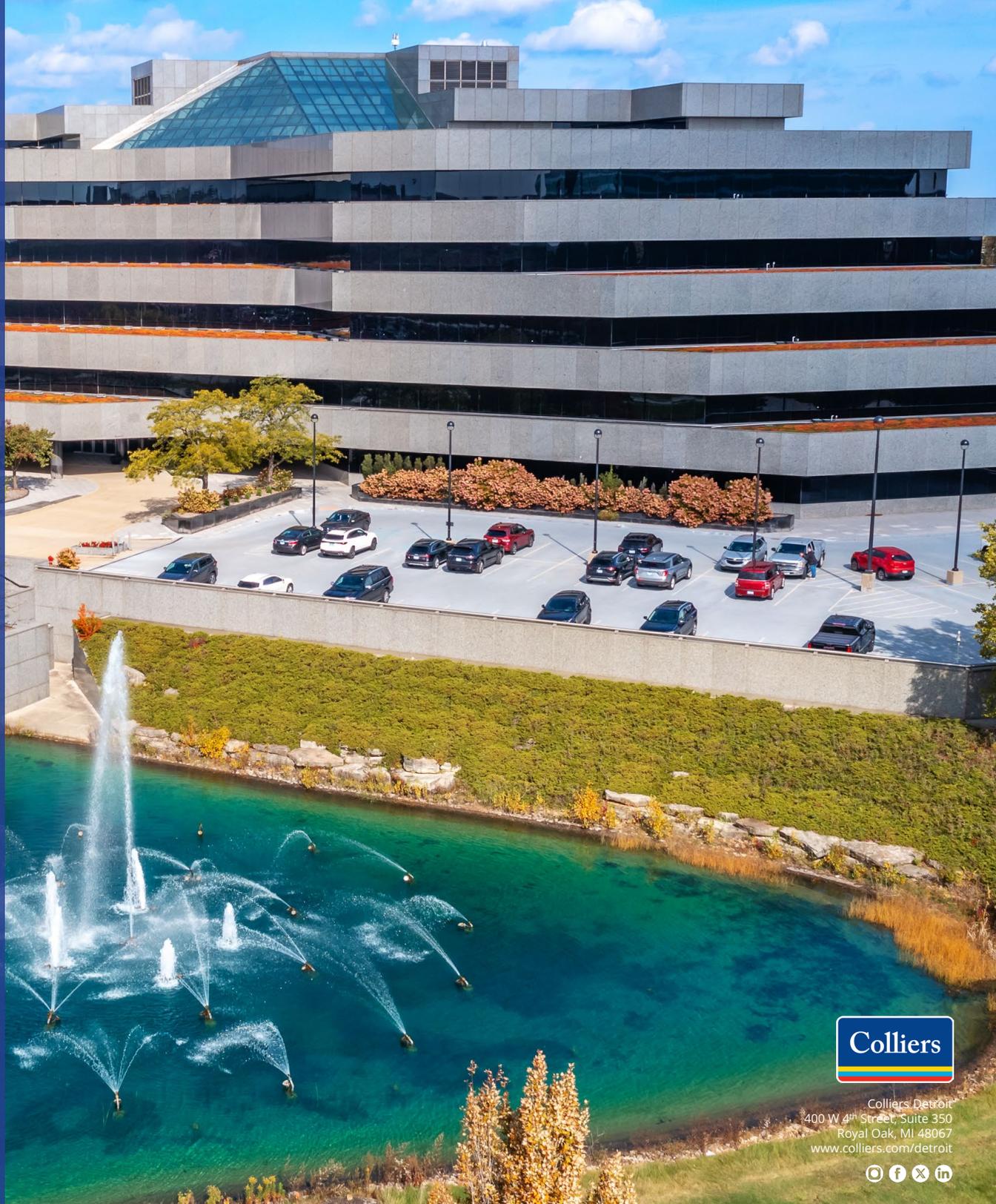


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*We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.*



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