

# PNC CENTER

755 W. BIG BEAVER ROAD, TROY



## PREMISES

- Twenty-five-story, approximately 530,000 SF, landmark office tower
- Two-story Annex, attached, with attractively landscaped courtyard

## AVAILABILITY

- From 2,000 SF to 20,000 SF Immediate occupancy for many suites

## RENTAL RATE

- \$20.50 psf (Annex: Floors 1 -2)
- \$22.50 psf (Floors 3 to 14)
- \$25.50 psf (Floors 15 to 25)
- All rates 2026 Base Year plus electric

## FEATURES AND AMENITIES

- **NEW AMENITIES: FULLY-EQUIPPED FITNESS CENTER, GOLF SIMULATOR, 24/7 GRAB N' GO FOOD SERVICE AND CONFERENCE/TRAINING ROOMS**
- Newly renovated plaza entry and recently renovated lobby accented with polished granite, glass and cherry wood
- On-site cafeteria, banking, ATM, travel agency, Ruth's Chris Steak House, and Granite City Food & Brewery
- On-site property management and 24-hour manned security
- Abundant, well-lit parking
- Outstanding location at I-75 and Big Beaver Road featuring immediate access to the metro area freeway system
- The immediate area abounds with nearby hotels, restaurants and retail districts including the prestigious Somerset Collection
- Nearby I-75 grants freeway access



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MORE THAN  
BUILDINGS

LOCATION | BUSINESS | IMAGE | SUCCESS

KOJAIANO



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## STACKING PLAN

| FLOOR | AVAILABILITIES                       | RSF              |
|-------|--------------------------------------|------------------|
| 25    |                                      |                  |
| 24    |                                      |                  |
| 23    |                                      |                  |
| 22    |                                      |                  |
| 21    |                                      | 1,441 RSF        |
| 20    |                                      |                  |
| 19    |                                      |                  |
| 18    |                                      |                  |
| 17    |                                      |                  |
| 16    | 19,693 RSF - AVAILABLE FEBRUARY 2026 |                  |
| 15    |                                      |                  |
| 14    |                                      |                  |
| 13    |                                      |                  |
| 12    |                                      | 4,909 RSF        |
| 11    |                                      | 1,959 RSF        |
| 10    |                                      |                  |
| 9     |                                      |                  |
| 8     |                                      |                  |
| 7     |                                      |                  |
| 6     |                                      | 8,001 RSF        |
| 5     |                                      | 9,332 RSF        |
| 4     |                                      | 8,176 RSF        |
| 3     |                                      | 9,297 RSF        |
| 2     | (Tower and Annex)                    | 15,697 RSF       |
| 1     | (Tower and Annex)                    | UP TO 15,454 RSF |

 AVAILABLE  
 LEASED



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