

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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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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