



CORFAC INTERNATIONAL

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

(248) 637-9700
Facsimile (248) 637-9897
www.Lmcap.com

PROPERTY INFORMATION



PROPERTY NAME: Woodcrest Office Park

LOCATION: 560-580 Kirts Blvd

CITY: Troy

COUNTY: Oakland

PROPERTY TYPE: Office

YEAR BUILT: 1980

LOCATION DESCRIPTION: Located on the North side of Kirts in between Crooks and Livernois

GROSS SF: 119,000

AVAILABLE SF: 38,793

MAX. AVAILABLE: 12,991

MIN. AVAILABLE: 1,945

FLOORS: 1

PARKING: 490

ZONING: Office

PROPERTY DESCRIPTION: Three building office complex. All buildings connected with access to sundry shop and exercise facility. Owner occupied and managed.

ECONOMIC DATA

MIN RENTAL RATE: \$13.50

MAX RENTAL RATE: \$13.50

OPERATING EXPENSES:

ANNUAL ESCALATIONS: \$0.50

TERMS: +Elec.

LOAD FACTOR: 12.00%

PARTITION ALLOWANCE: Negotiable

SALE PRICE:

AGENT: M. L. Capitani



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SPACE AVAILABLE

<u>Suite</u>	<u>Space Available [SF]</u>	<u>Lease Rate [\$/SF]</u>	<u>Occupancy</u>
560 Kirts #101	1,945	\$13.50	Immediate
570 Kirts #211	4,150	\$13.50	Immediate
570 Kirts #221	2,109	\$13.50	Immediate
570 Kirts #231	12,991	\$13.50	August 2019
570 Kirts #237	4,932	\$13.50	Immediate
580 Kirts #305	3,237	\$13.50	Immediate
580 Kirts #307	5,446	\$13.50	January 2020
580 Kirts #310	3,983	\$13.50	Immediate

AGENT: M. L. Capitani

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