

FOR LEASE
TROY TOWER



UNDER NEW MANAGEMENT

900 TOWER DRIVE
TROY, MI 48098

PROPERTY HIGHLIGHTS:

- Electric vehicle charging stations on-site
- Recently renovated; impressive two-story lobby detailed with hardwood panels and granite floors
- New fitness center
- Efficient and flexible floor plates accommodate a variety of space requirements
- Lower level can accommodate office storage or computer/data center
- Numerous nearby amenities including fine and casual dining, retail services, day-care, and hotels - Holiday Inn Express (walkable from parking lot)
- Immediate freeway access to I-75
- Ample, well-lit, high-ratio parking
- Signage available

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FOR MORE INFORMATION **PLEASE CONTACT:**



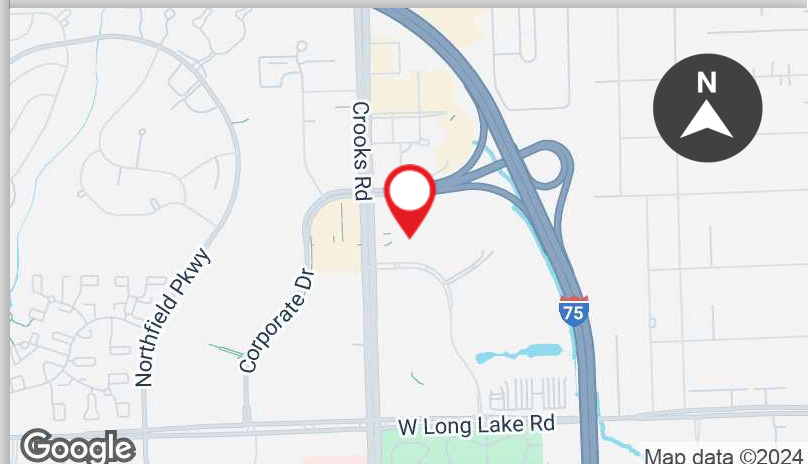
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TROY TOWER PROPERTY PHOTOS



TROY TOWER AVAILABILITY - **FOURTEEN STORY HIGH RISE**

| AVAILABLE SUITES | | | |
|-----------------------|---------------|-----------------------------|-------------------|
| SPACE | LEASE RATE | LEASE TYPE | SIZE (SF) |
| SUITE 115 | \$17.50 SF/yr | + Electric + 2024 Base Year | 3,500 SF |
| SUITE 200 | \$17.50 SF/yr | + Electric + 2024 Base Year | 6,755 - 15,790 SF |
| SUITE 300 | \$17.50 SF/yr | + Electric + 2024 Base Year | 4,010 SF |
| SUITE 335 | \$17.50 SF/yr | + Electric + 2024 Base Year | 4,110 SF |
| SUITE 375 | \$17.50 SF/yr | + Electric + 2024 Base Year | 3,442 SF |
| SUITE 300 + 335 + 375 | \$17.50 SF/yr | + Electric + 2024 Base Year | 11,562 SF |
| SUITE 400 | \$17.50 SF/yr | + Electric + 2024 Base Year | 15,529 SF |
| SUITE 500 | \$17.50 SF/yr | + Electric + 2024 Base Year | 11,181 SF |
| SUITE 700 | \$17.50 SF/yr | + Electric + 2024 Base Year | 15,529 SF |
| SUITE 800 | \$17.50 SF/yr | + Electric + 2024 Base Year | 15,529 SF |

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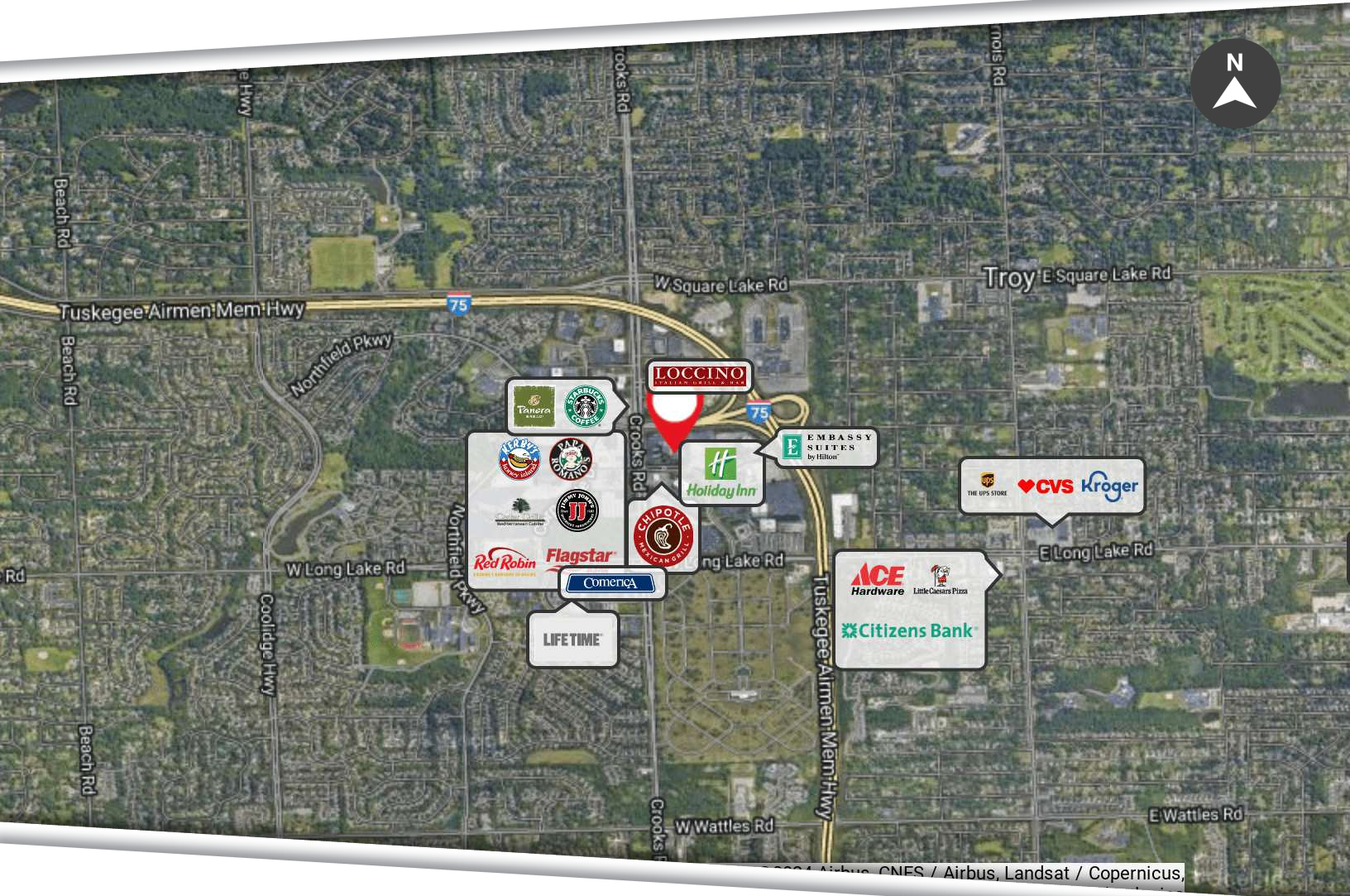
AVAILABILITY - TWO STORY ANNEX

AVAILABLE SUITES

| SPACE | LEASE RATE | LEASE TYPE | SIZE (SF) |
|-----------------|---------------|-----------------------------|-----------|
| LL Annex | \$17.50 SF/yr | + Electric + 2024 Base Year | 18,000 SF |
| 1st Floor Annex | \$17.50 SF/yr | + Electric + 2024 Base Year | 15,949 SF |
| 2nd Floor Annex | \$17.50 SF/yr | + Electric + 2024 Base Year | 21,641 SF |



TROY TOWER LOCATION OVERVIEW



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