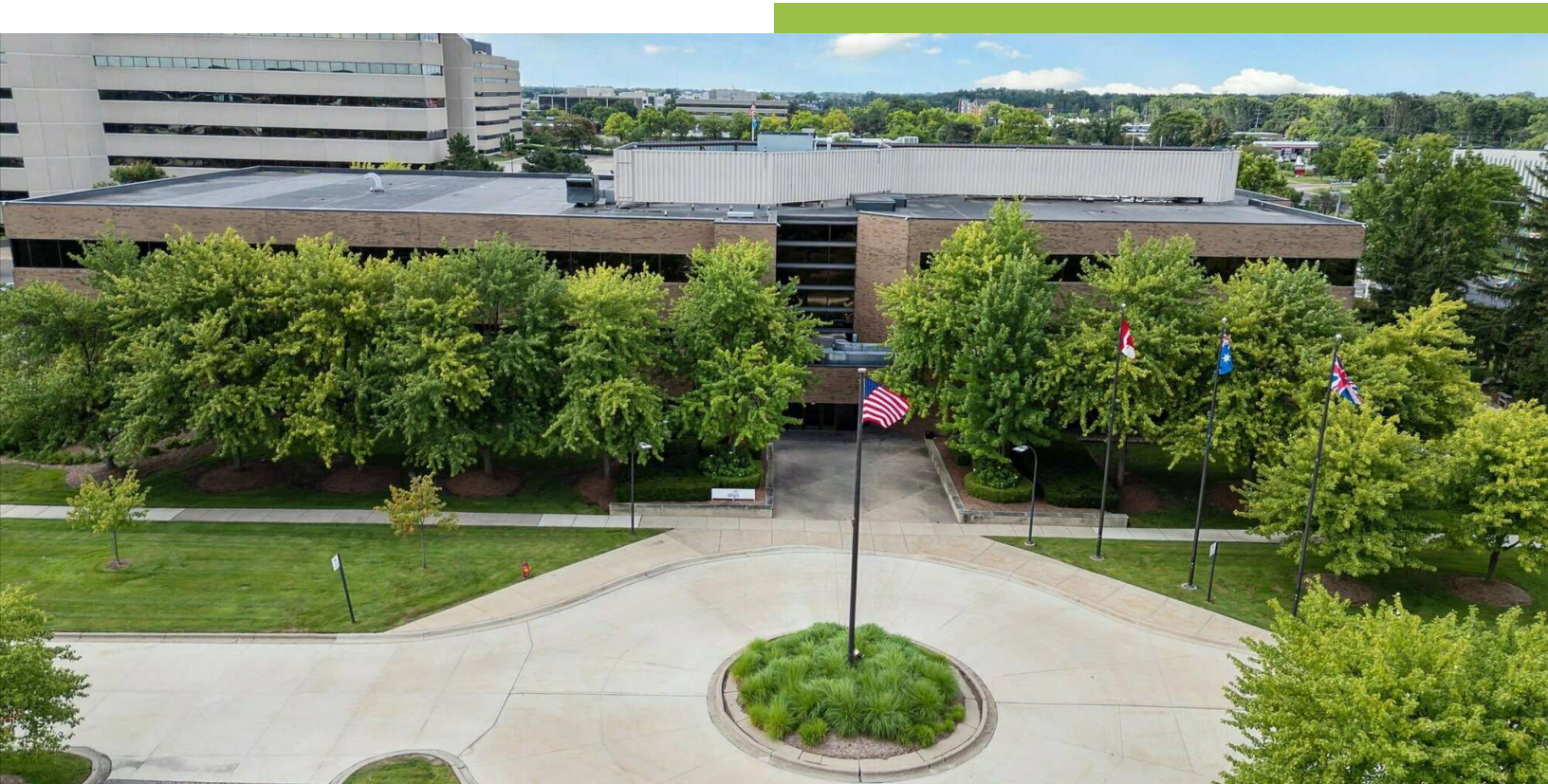


OFFICE PROPERTY // FOR LEASE

OFFICE BUILDING WITH I-75 VISIBILITY EXCELLENT CORPORATE BRANDING OPPORTUNITY!

950 STEPHENSON HWY
TROY, MI 48083



- Office space available from 500 - 23,607 SF
- Landlord will build to suit for qualified tenants
- Flexible lease terms
- Monument and building signage available with I-75 exposure
- Premium quality offices with great window lines
- Well-maintained landscaping and common areas
- 24-hour key-fob access, high-speed fiber internet, and dedicated suite climate control
- Shared conferencing center and digital auditorium w/ surround sound and projector
- Professionally owned and managed



26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

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EXECUTIVE SUMMARY



Lease Rate	\$14.50 SF/YR (MG)
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OFFERING SUMMARY

Building Size:	69,318 SF
Available SF:	1,036 - 23,607 SF
Lot Size:	4.29 Acres
Year Built:	1984
Renovated:	2022
Zoning:	RC
Market:	Detroit
Submarket:	Troy South
Traffic Counts:	I-75: 110,000

PROPERTY OVERVIEW

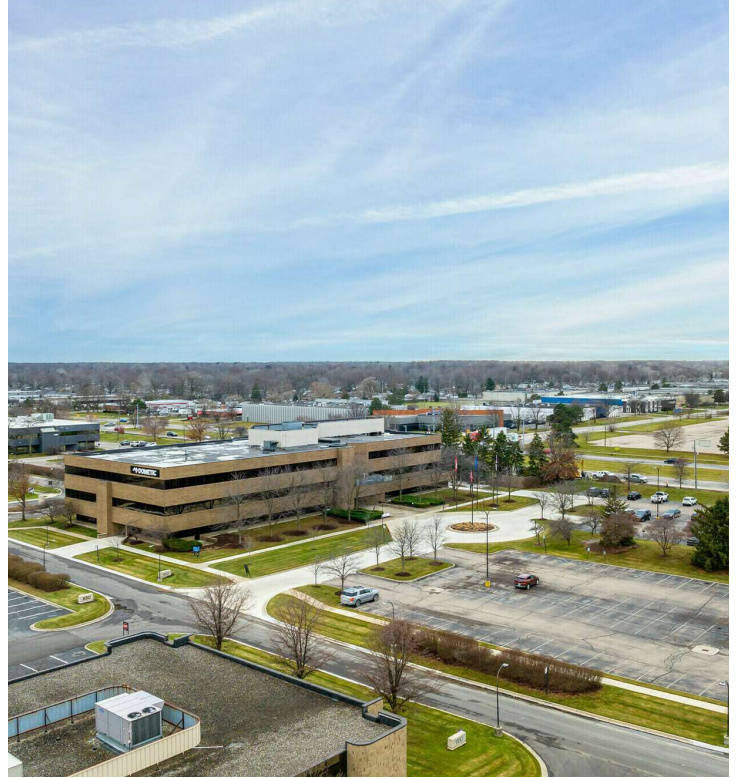
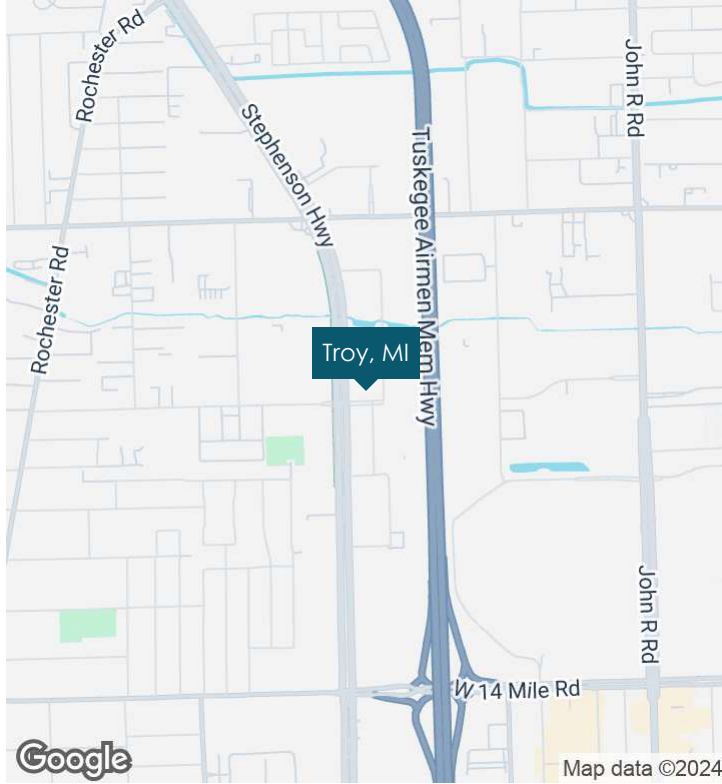
Discover exceptional office space opportunities at 950 Stephenson Highway in Troy, MI - a three-story office building offering flexible spaces ranging from a 500 SF private/executive suite to an entire floor spanning 23,607 SF. The landlord is prepared to build to suit for qualified tenants, ensuring the space meets your specific needs. Nestled in a quiet office park setting with abundant parking, the building is surrounded by popular restaurants, shopping, hotels, and services, providing convenience for both employees and clients.

The building boasts top-quality office spaces with abundant natural light and expansive window lines, immaculate common areas, and well-maintained landscaping, contributing to a professional and inviting atmosphere. Tenants benefit from high-speed fiber internet, 24-hour access, and each suite has a dedicated climate control system.

Shared building amenities include a shared conferencing center and a state-of-the-art auditorium for meetings and events. The auditorium features a 7.2 surround sound system and a 4K projector, making it an ideal space for conferences, fireside chats, demo days, and more!

950 Stephenson presents an ideal setting for businesses seeking a professional, adaptable, and well-connected location in Troy, Michigan.

CITY INFORMATION



LOCATION DESCRIPTION

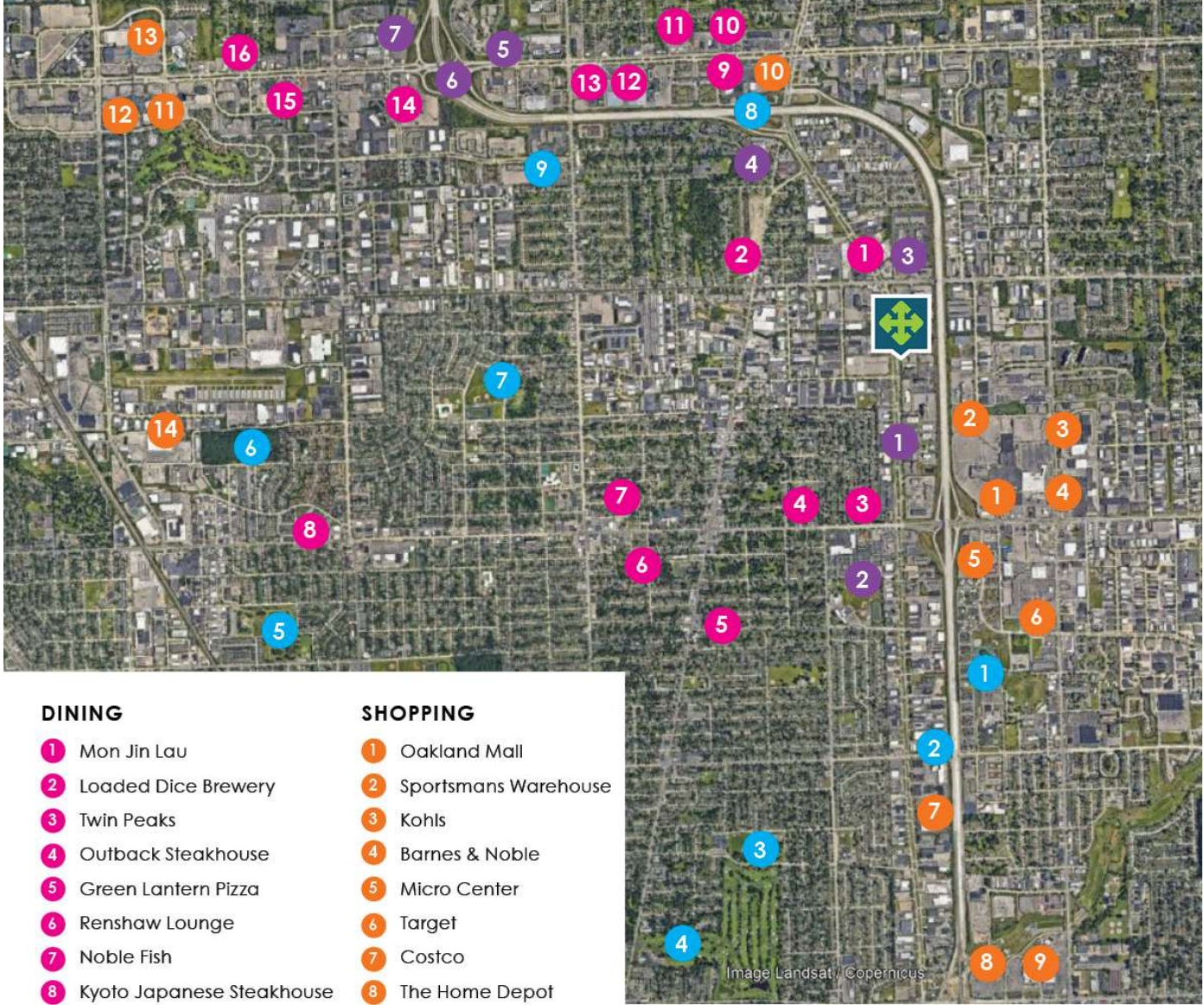
Located on the east side of Stephenson Hwy, just south of E Maple Rd, with excellent freeway visibility from I-75 N. Troy was named the #2 best suburb in Michigan, and the #1 best place to live in the Detroit Area. The Troy School District is A+ rated and recognized nationally for excellence. Troy has unsurpassed city services, a #1 safest city in Michigan ranking, and one of the lowest tax rates in Oakland County.

Troy is an affluent Detroit suburb known for its thriving commercial environment, excellent quality of life, and robust economy. The city is strategically located along I-75, providing excellent connectivity and making it an attractive destination for businesses and residents alike

LOCATION DETAILS

Market	Detroit
Sub Market	Troy South
County	Oakland
Cross Streets	Stephenson Hwy & E Maple Rd
Street Parking	Yes East Side of Street
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-75

NEARBY AMENITIES



DINING

- 1 Mon Jin Lau
- 2 Loaded Dice Brewery
- 3 Twin Peaks
- 4 Outback Steakhouse
- 5 Green Lantern Pizza
- 6 Renshaw Lounge
- 7 Noble Fish
- 8 Kyoto Japanese Steakhouse
- 9 First Watch
- 10 Crispelli's Bakery & Pizzeria
- 11 Bahama Breeze
- 12 Sedona Taphouse
- 13 Kona Grill
- 14 Ruth's Chris Steak House
- 15 Maggiano's Little Italy
- 16 Eddie V's Prime Seafood

SHOPPING

- 1 Oakland Mall
- 2 Sportsmans Warehouse
- 3 Kohls
- 4 Barnes & Noble
- 5 Micro Center
- 6 Target
- 7 Costco
- 8 The Home Depot
- 9 Lowes
- 10 Nordstrom's Rack
- 11 The Somerset Collection
- 12 Saks Fifth Avenue
- 13 Macy's
- 14 Meijer

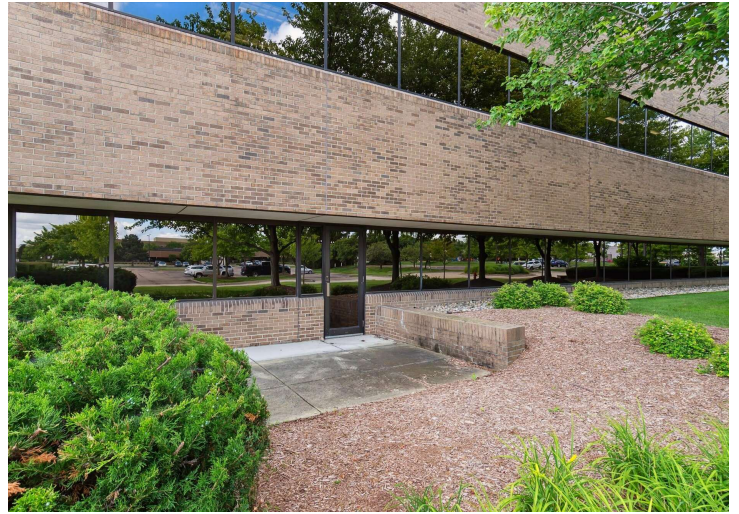
RECREATION & FITNESS

- 1 Civic Center Park
- 2 Planet Rock Climbing Gym
- 3 Red Run Park
- 4 Red Run Golf Club
- 5 Normandy Oaks Park
- 6 Cummington Park
- 7 Clawson Park
- 8 LA Fitness
- 9 Powerhouse Gym

LODGING

- 1 Holiday Inn Express
- 2 Days Inn Express
- 3 Courtyard Detroit Troy
- 4 Wingate by Wyndham
- 5 Detroit Marriott Troy
- 6 Troy Inn & Suites
- 7 Hilton Garden Inn

950 STEPHENSON HWY, TROY, MI 48083 // FOR LEASE
EXTERIOR PHOTOS



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mike@pacommercial.com

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950 STEPHENSON HWY, TROY, MI 48083 // FOR LEASE
COMMON AREA PHOTOS



ATTRACTIVE LOBBY



SITTING AREA



AUDITORIUM

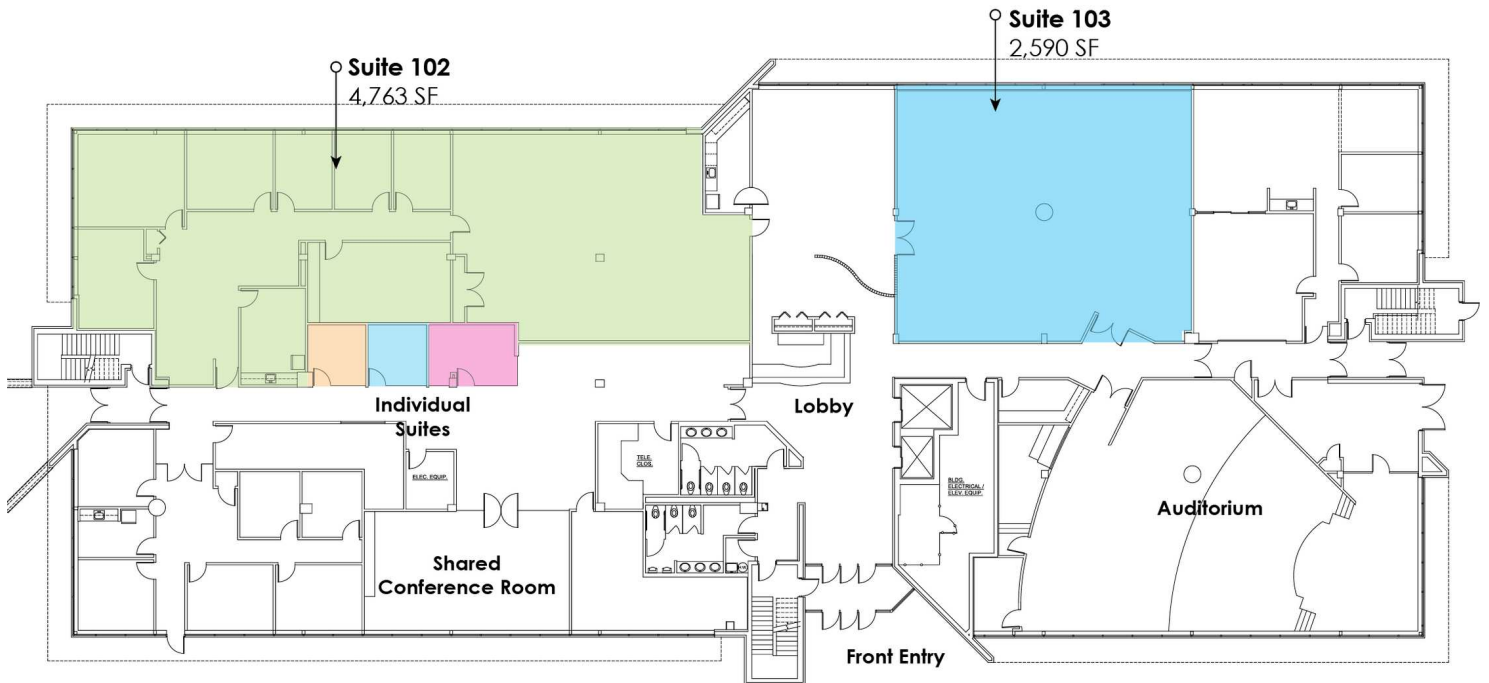


COMMUNAL MEETING SPACE



SHARED CONFERENCE ROOM

950 STEPHENSON HWY, TROY, MI 48083 // FOR LEASE
FLOOR PLANS



FIRST FLOOR

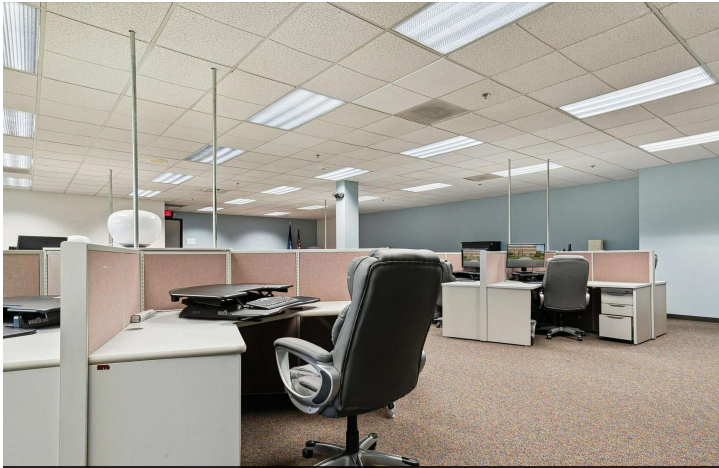
950 STEPHENSON HWY, TROY, MI 48083 // FOR LEASE
PHOTOS // FIRST FLOOR AVAILABLE SUITES



SUITE 100 // WAITING AREA



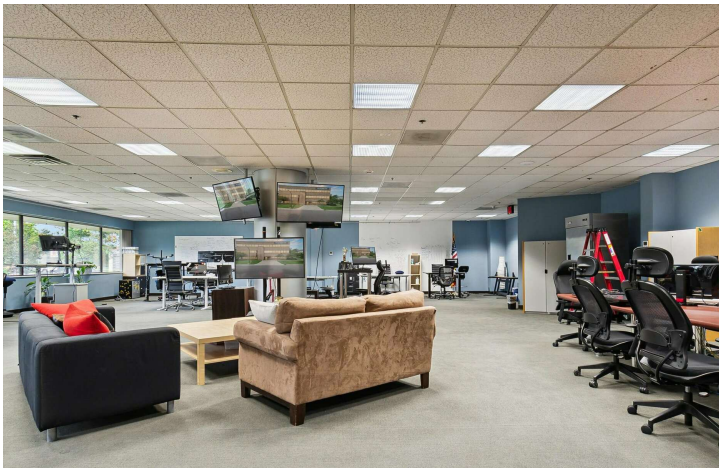
SUITE 100 // PRIVATE OFFICE



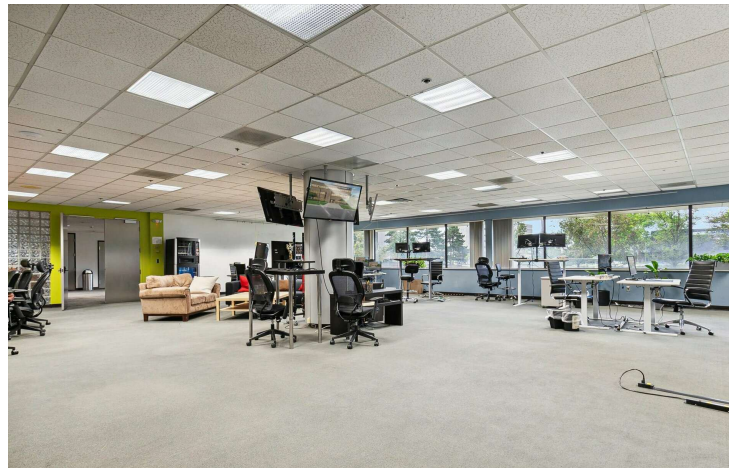
SUITE 102 // OPEN WORK AREA



SUITE 102 // CONFERENCE ROOM



SUITE 103 // WIDE OPEN FLOOR PLAN



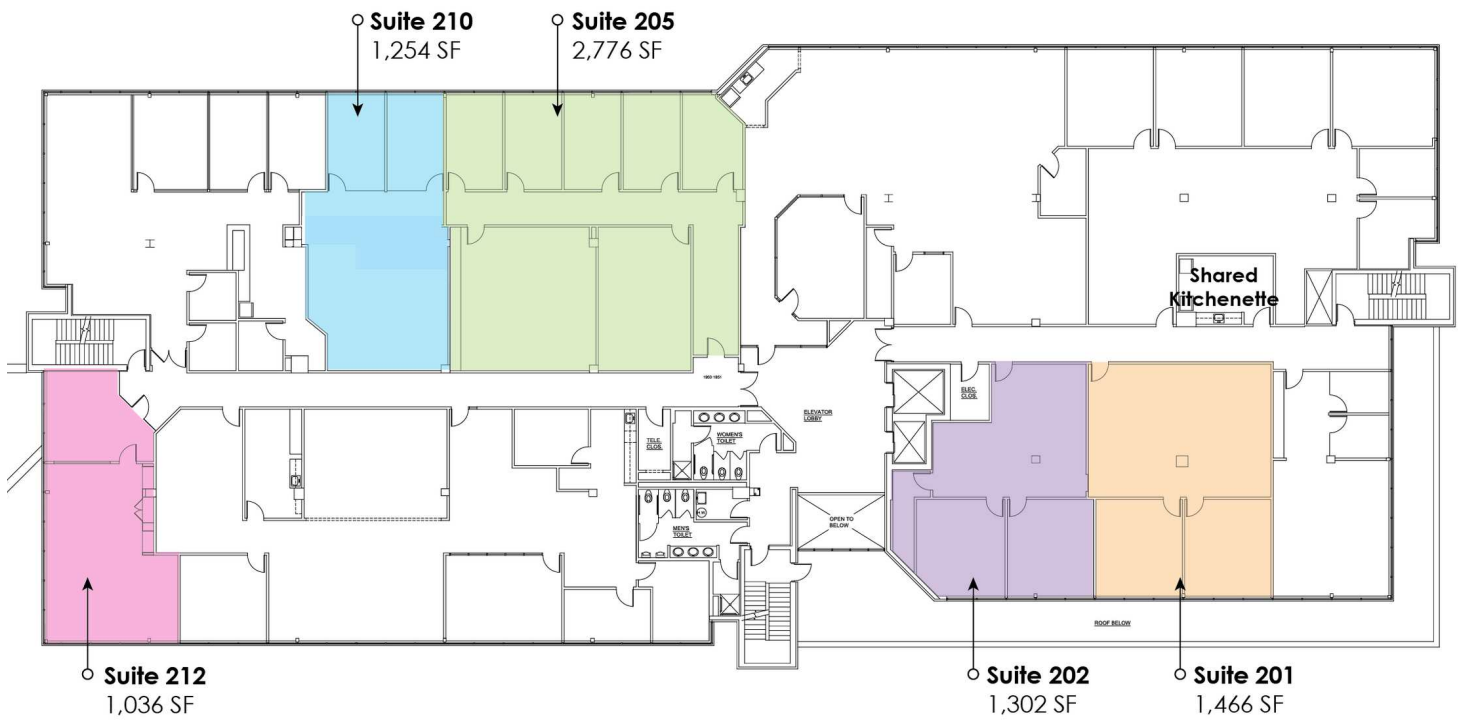
SUITE 103 // WIDE OPEN FLOOR PLAN



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SECOND FLOOR

950 STEPHENSON HWY, TROY, MI 48083 // FOR LEASE
PHOTOS // SECOND FLOOR AVAILABLE SUITES



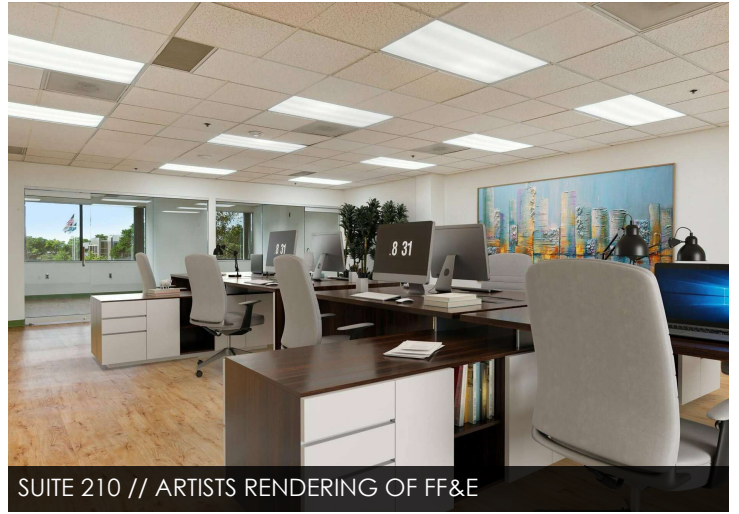
SUITE 205 // ENTRY



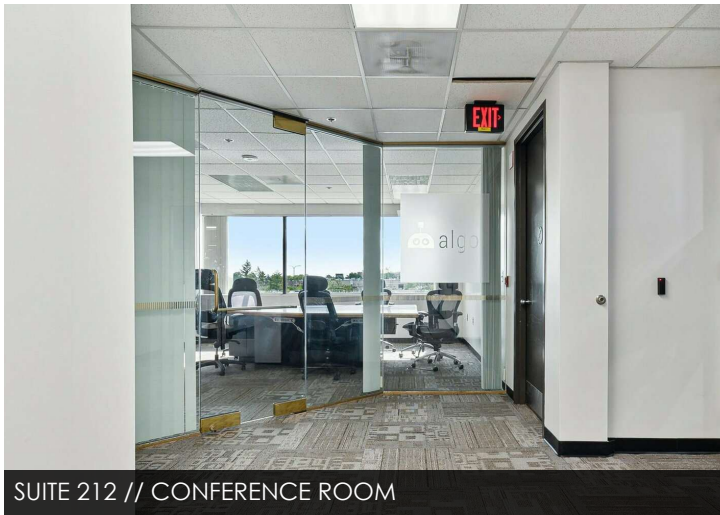
SUITE 205 // SEVERAL PRIVATE OFFICES



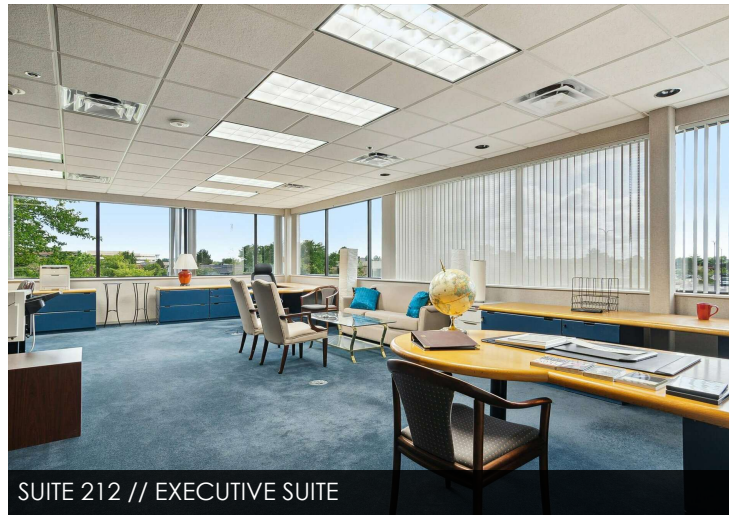
SUITE 210 // OPEN PLAN WITH TWO PRIVATE OFFICES



SUITE 210 // ARTISTS RENDERING OF FF&E



SUITE 212 // CONFERENCE ROOM



SUITE 212 // EXECUTIVE SUITE



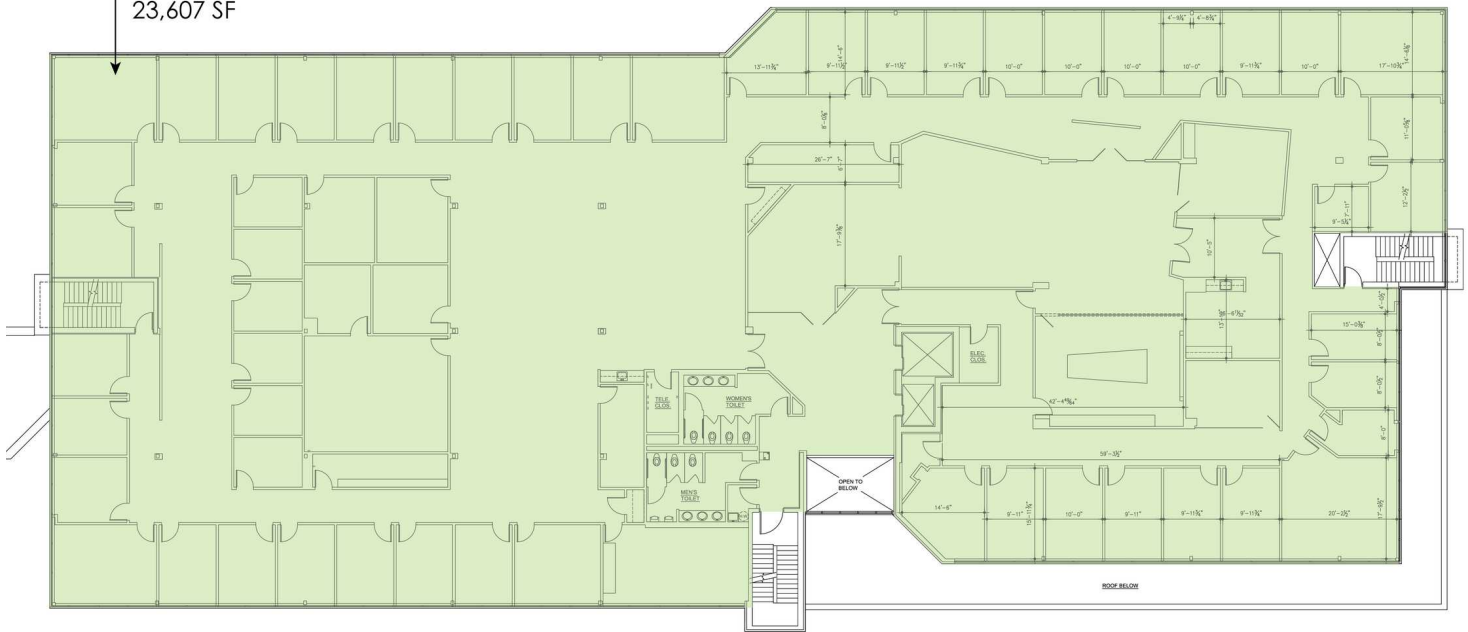
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950 STEPHENSON HWY, TROY, MI 48083 // FOR LEASE
FLOOR PLANS

Entire Floor Available
23,607 SF



THIRD FLOOR

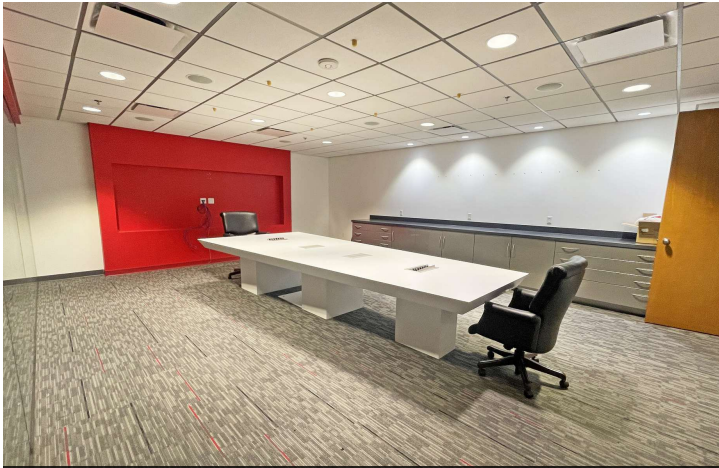
950 STEPHENSON HWY, TROY, MI 48083 // FOR LEASE
PHOTOS // THIRD FLOOR AVAILABLE SUITE



SUITE 300 // ENTRY



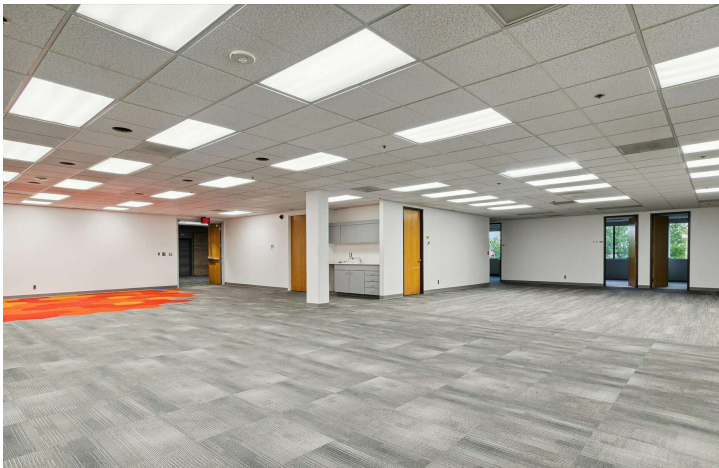
SUITE 300 // ARTIST RENDERING OF FF&E



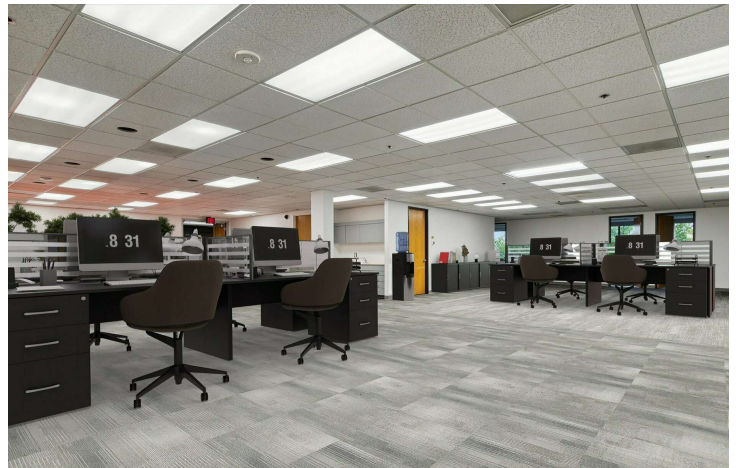
SUITE 300 // CONFERENCE ROOM



SUITE 300 // PRIVATE CORNER OFFICE



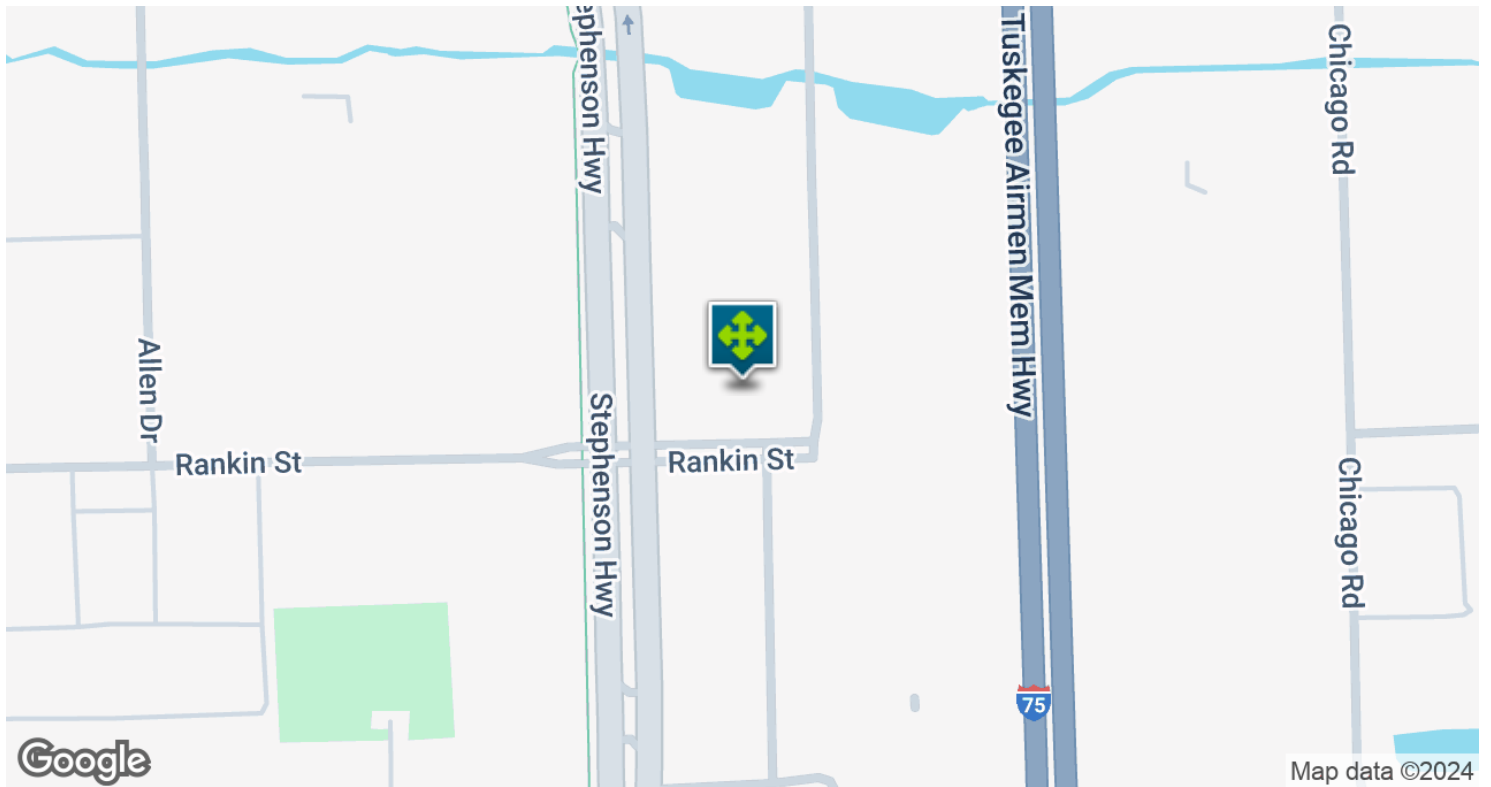
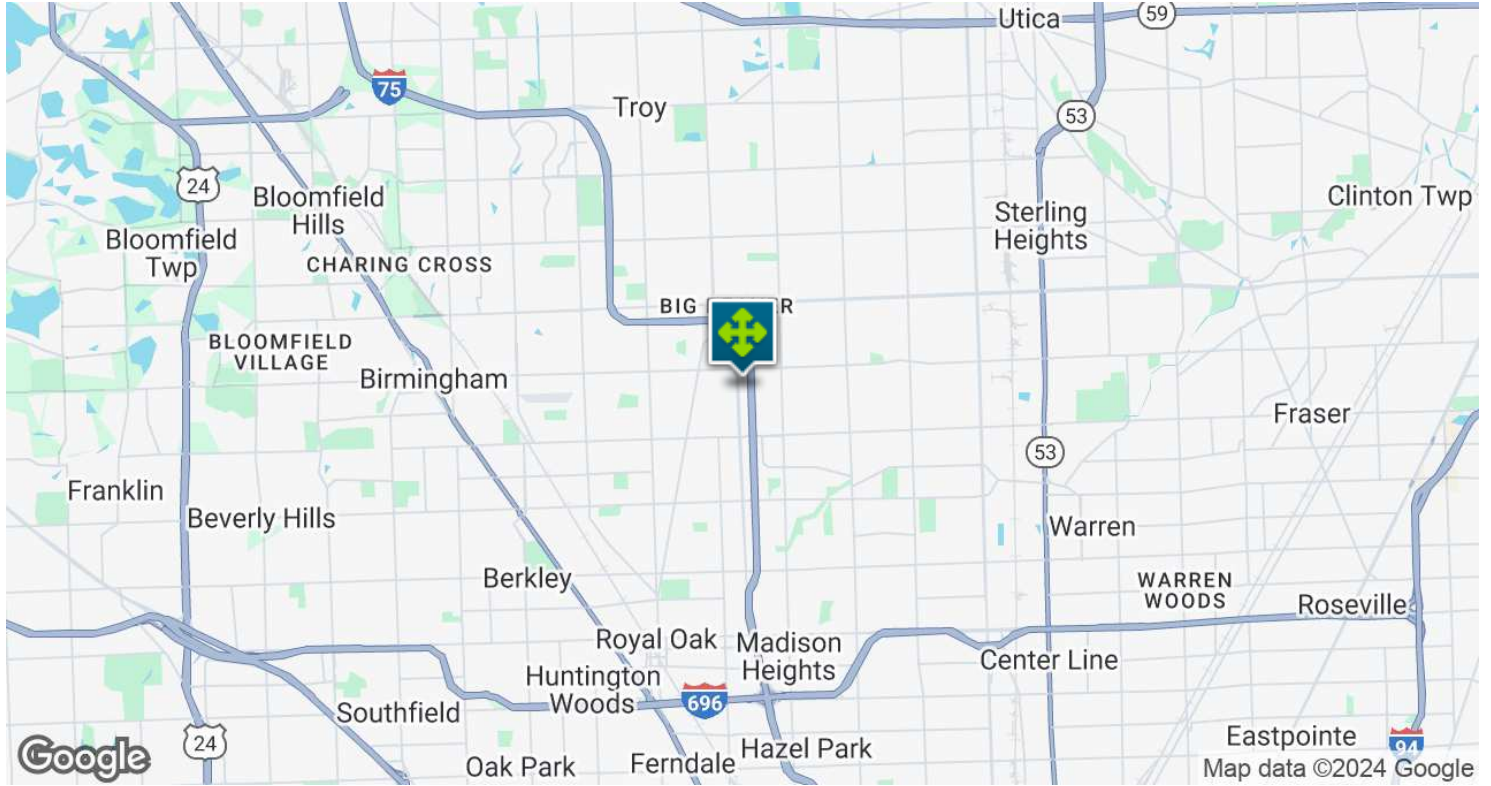
SUITE 300 // OPEN SPACE



SUITE 300 // ARTIST RENDERING OF FF&E

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LOCATION MAP

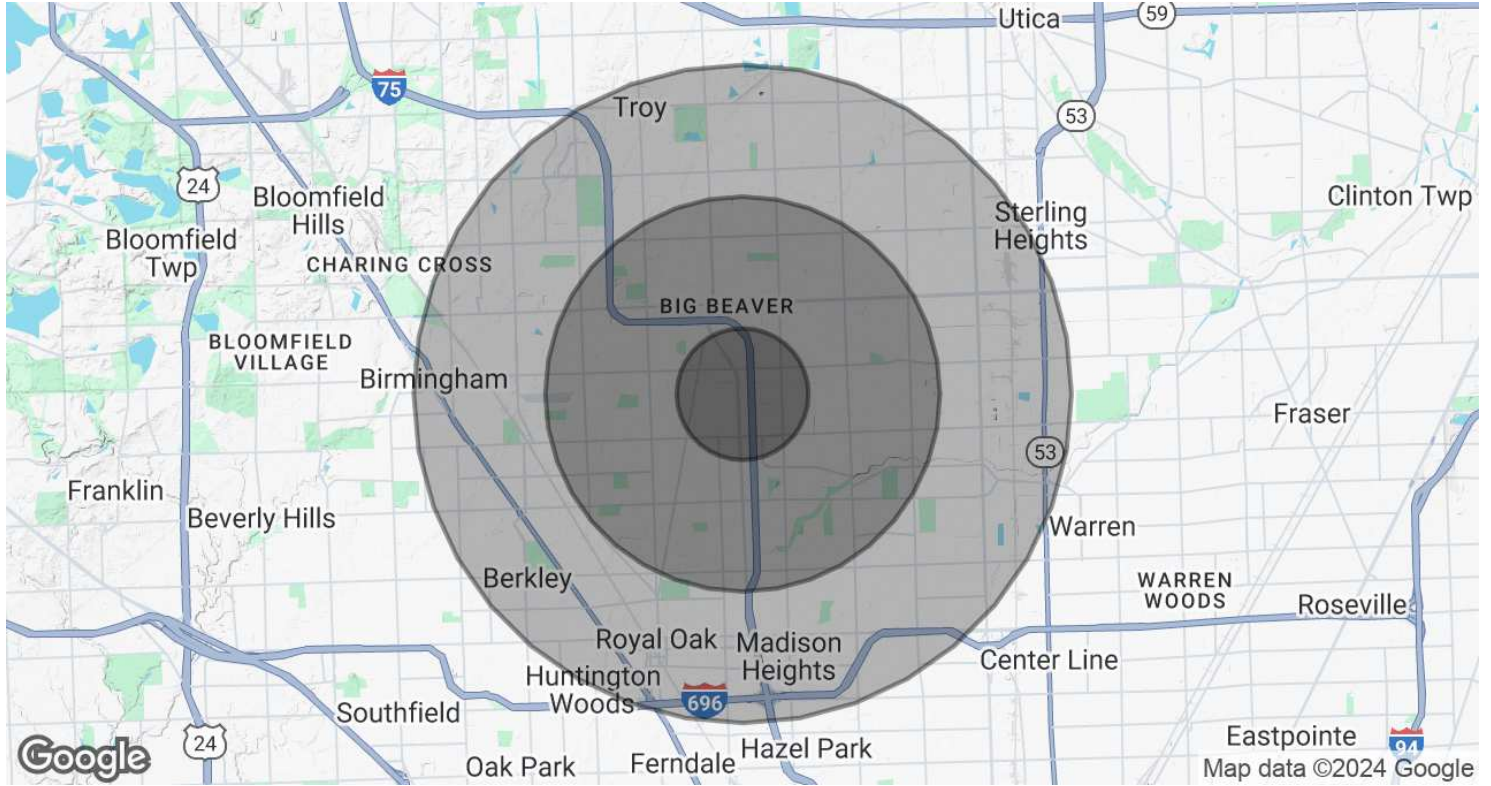


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950 STEPHENSON HWY, TROY, MI 48083 // FOR LEASE
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,210	100,956	283,657
Average Age	48	42	42
Average Age (Male)	45	41	40
Average Age (Female)	50	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,400	43,755	121,161
# of Persons per HH	1.8	2.3	2.3
Average HH Income	\$80,453	\$105,817	\$117,563
Average House Value	\$282,397	\$315,895	\$347,976

Demographics data derived from AlphaMap

950 STEPHENSON HWY, TROY, MI 48083 // FOR LEASE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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