

Sale Offering

Property Video



Corporate Office Headquarters For Sale 115,036 Square Feet on 10.33 Acres



L. MASON CAPITANI

CORFAC INTERNATIONAL

TABLE OF CONTENTS

- Executive Summary
- Property Details
- Site Survey
- Location Summary
- Floor Plans
- Aerial Photos
- Common Area Photos
- Interior Photos
- Market Area
- Site Demographics
- Disclaimer
- Contact Information

L. MASON CAPITANI
CORFAC INTERNATIONAL
CELEBRATING 60 YEARS



EXECUTIVE SUMMARY

L. Mason Capitani CORFAC International is pleased to present the exclusive marketing and sale of the premium corporate headquarters facility located at 600 Wilshire Drive in Troy, Michigan. This unique property offers approximately 115,036 square feet of office, flex and lab space characterized by a 2-story open glass center atrium, a flexible open floor plan, c-suite offices and break-out conference rooms and a board room, multiple cafeteria and café areas, lower-level lab and testing areas and an external testing garage. The building layout is ideal for a whole host of office uses.

Encompassing approximately 10.33 acres, 600 Wilshire Drive is situated on what can be considered one of the most desirable sites in Michigan located at the I-75 & W. Big Beaver interchange with fantastic freeway exposure and signage. This location provides ease of access to the freeway system that feeds all of metropolitan Detroit's communities. The building site allows for 423 cars of parking with room for expansion.



PROPERTY DETAILS

DETAILS

Address: **600 Wilshire Drive, Troy, MI 48084**

Gross Building Area: **115,036 SF**

Floors: **2-Story + Lower Level Lab Area**

Acreage: **10.33**

Year Built: **1997**

Parking: **423 Spaces**

Zoning: **R-C**

Tax ID: **20-21-326-011**

Sale Price: **\$11,850,000**

Price/SF: **\$103.01**

HVAC: **4 Self-Contained Deakin Air Handling Units - Installed in 2018**

Roof: **Rubber Membrane EDPM**

Power Service:

- Feed - 13.2K V 1,500 KVA
- Switchgear - 480V | 2,500 Amps

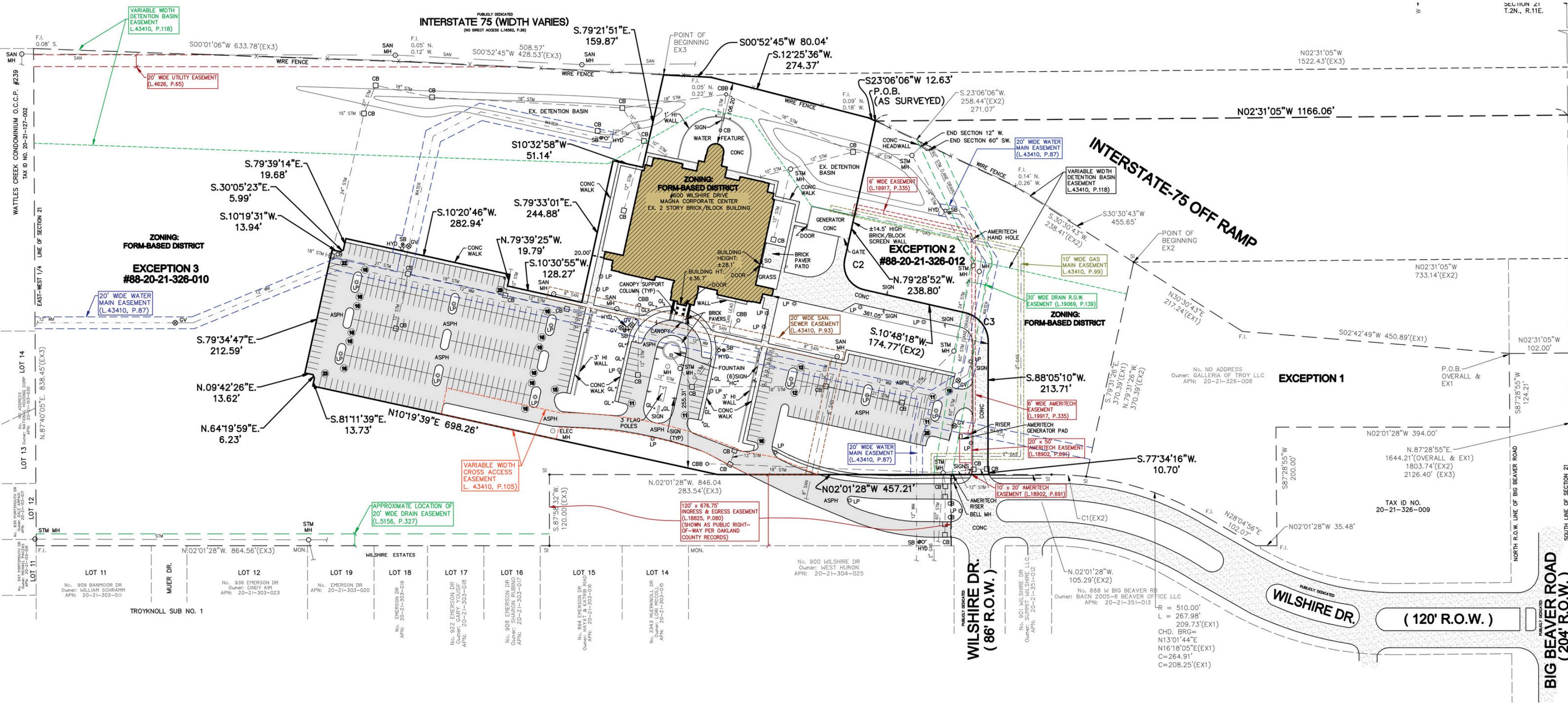
Recent Capital Improvements:

- 2 New Heating Water Boilers 2020
- New Pumps, Motors, & VFD's for Heating/Cooling 2021/2022
- New LED Lighting/Lighting Control System



Big Beaver | I-75 Interchange

SITE SURVEY

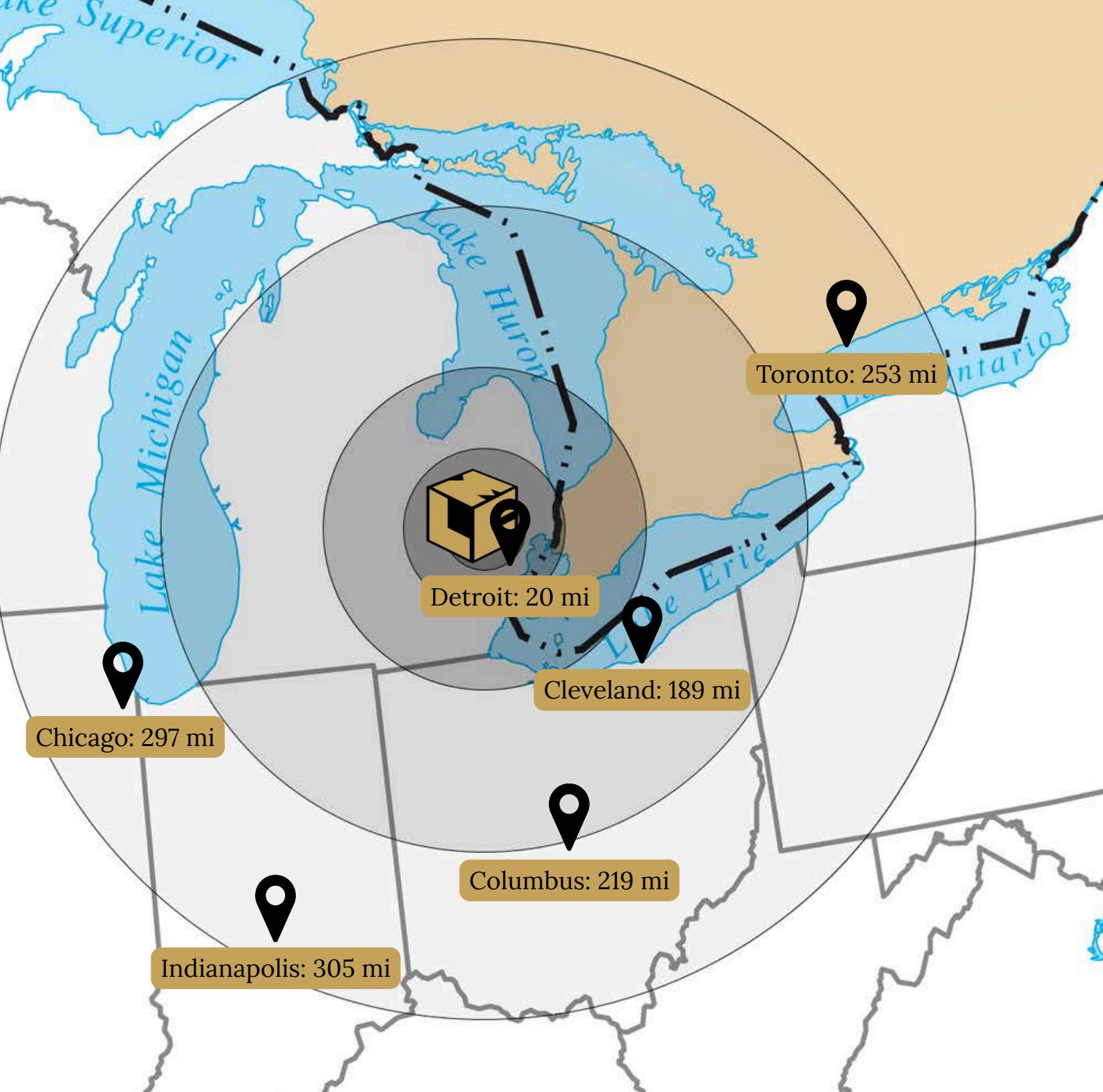
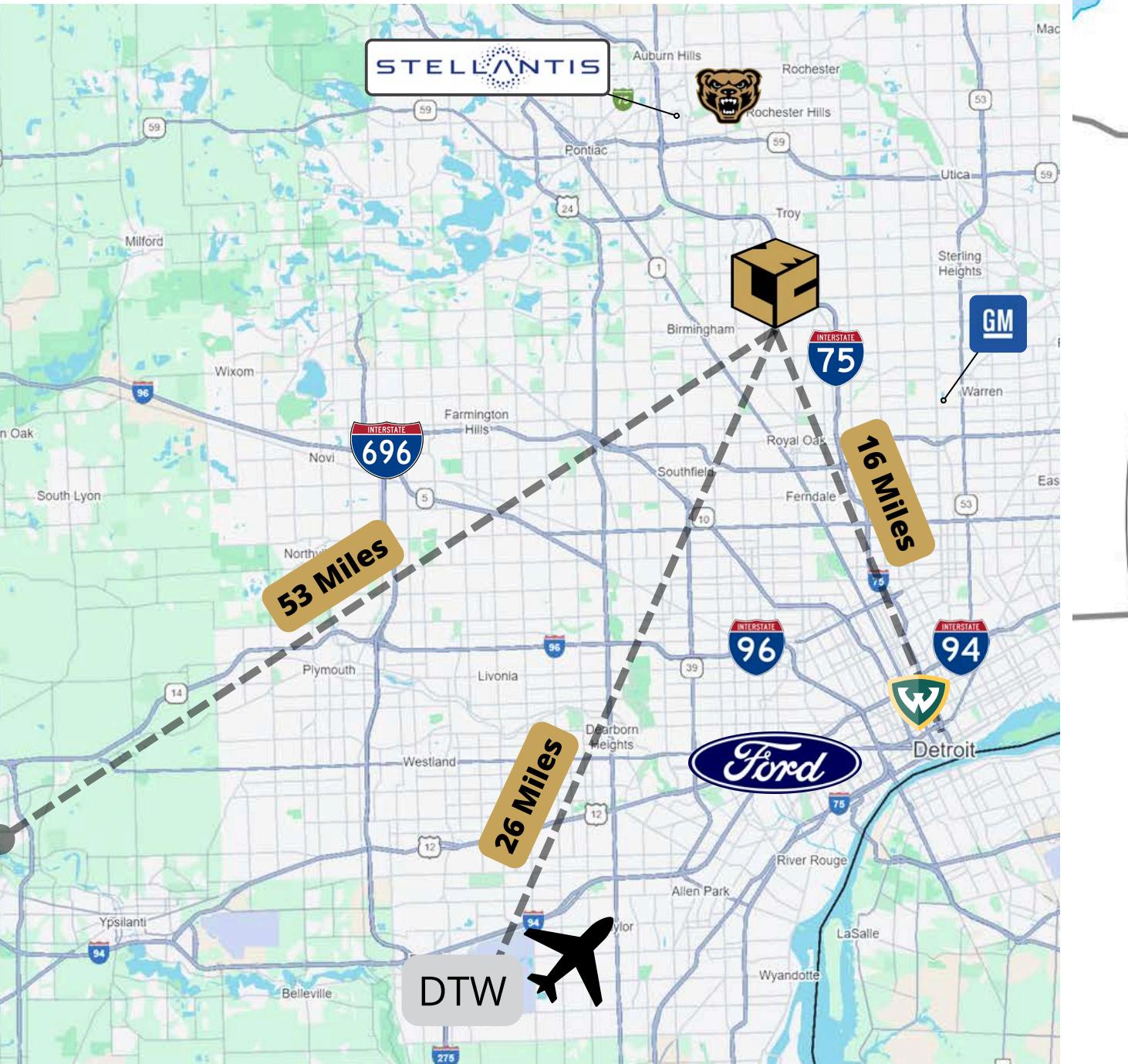


LOCATION SUMMARY

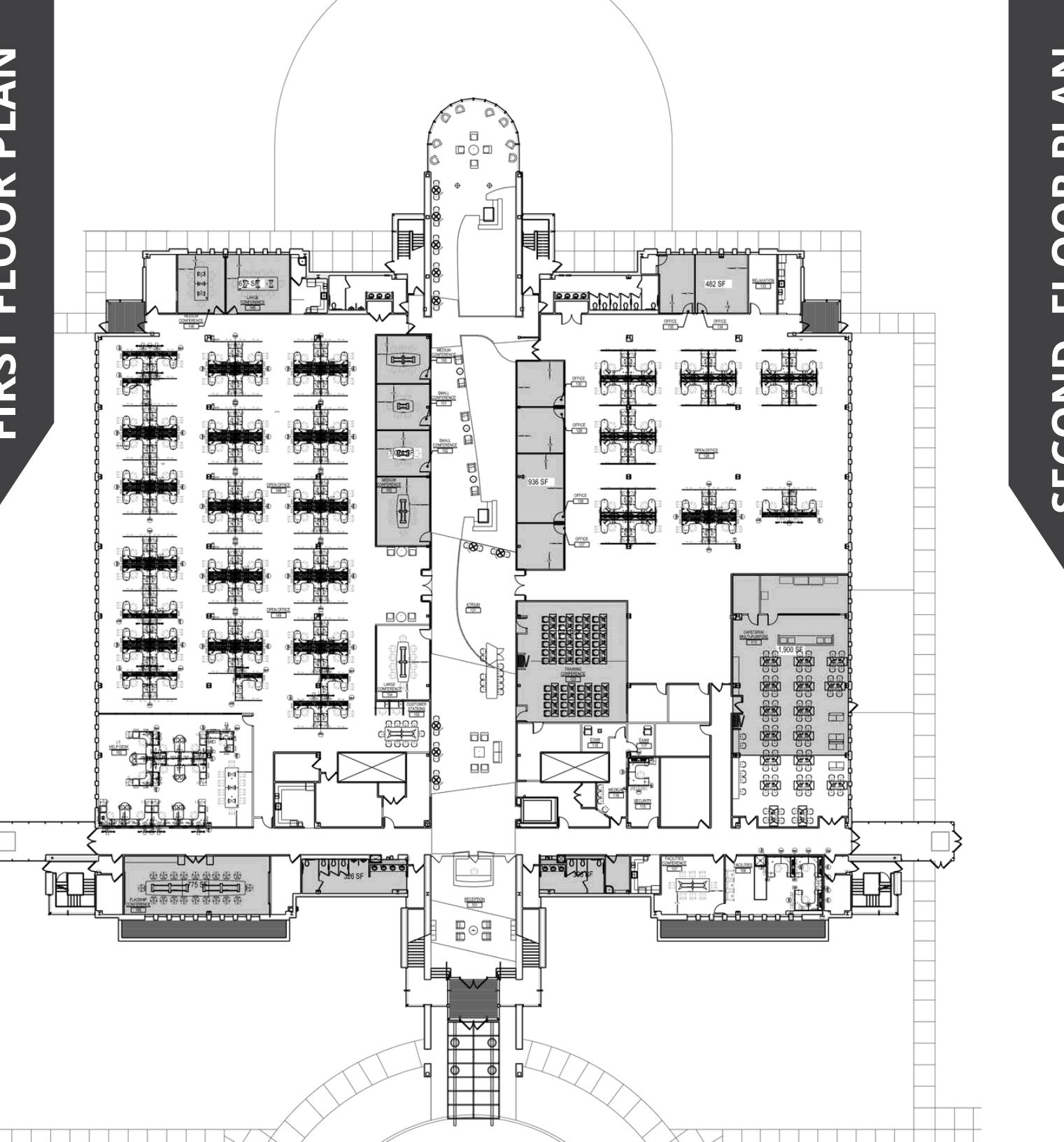
REGIONAL ACCESS

600 Wilshire Drive is ideally located at the center of a highly connected regional network, offering companies immediate access to key markets, infrastructure, and talent. Its position in Troy places businesses within minutes of major interstates and Detroit Metropolitan Airport, enabling efficient logistics, travel, and distribution throughout the Midwest and beyond.

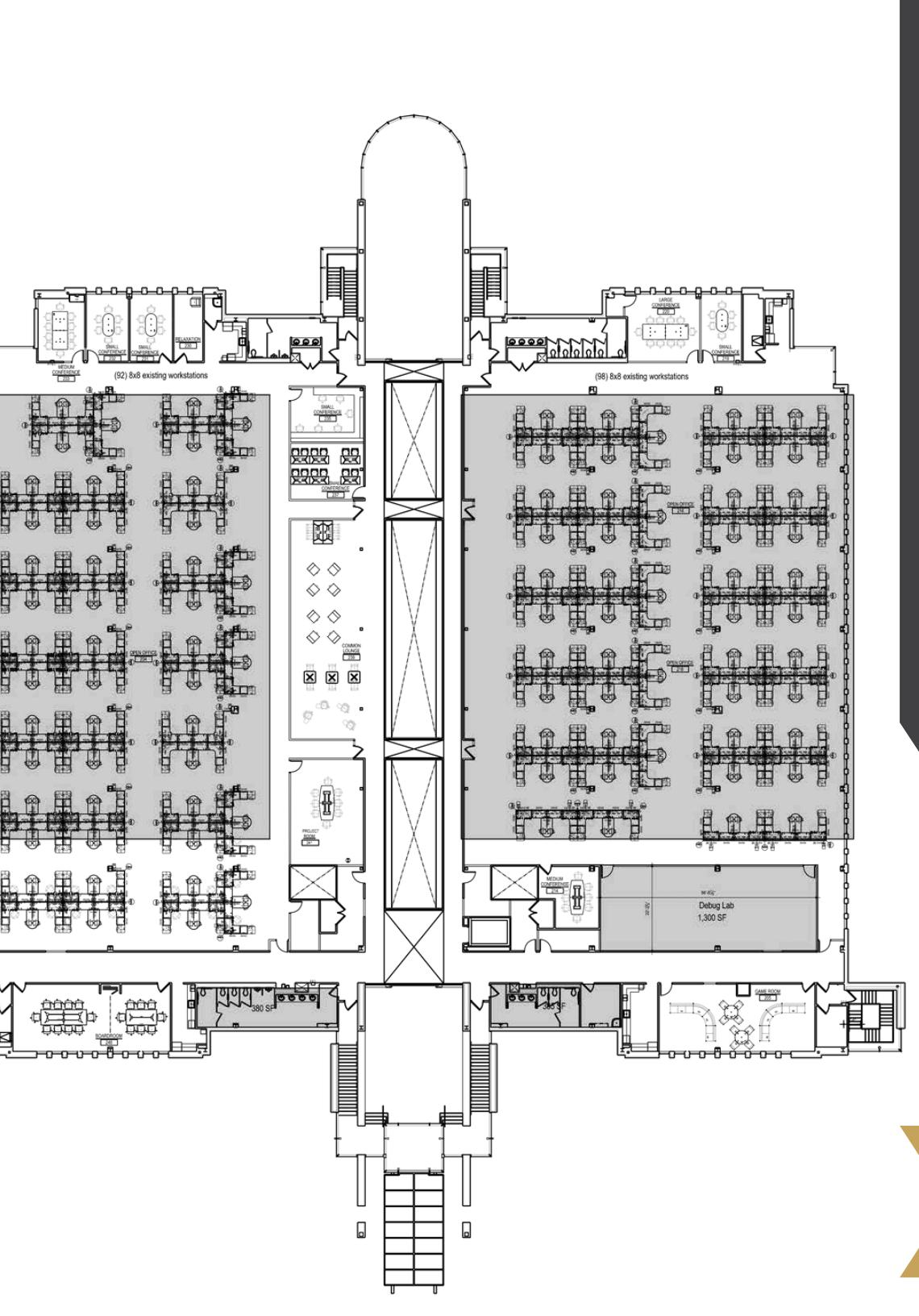
From this location, more than 40 million people and several of North America's most influential markets, including Chicago, Toronto, Cleveland, Indianapolis, and Columbus, are all within a single day's drive. This central connectivity empowers businesses to expand their footprint, strengthen supply chains, and operate seamlessly across borders.



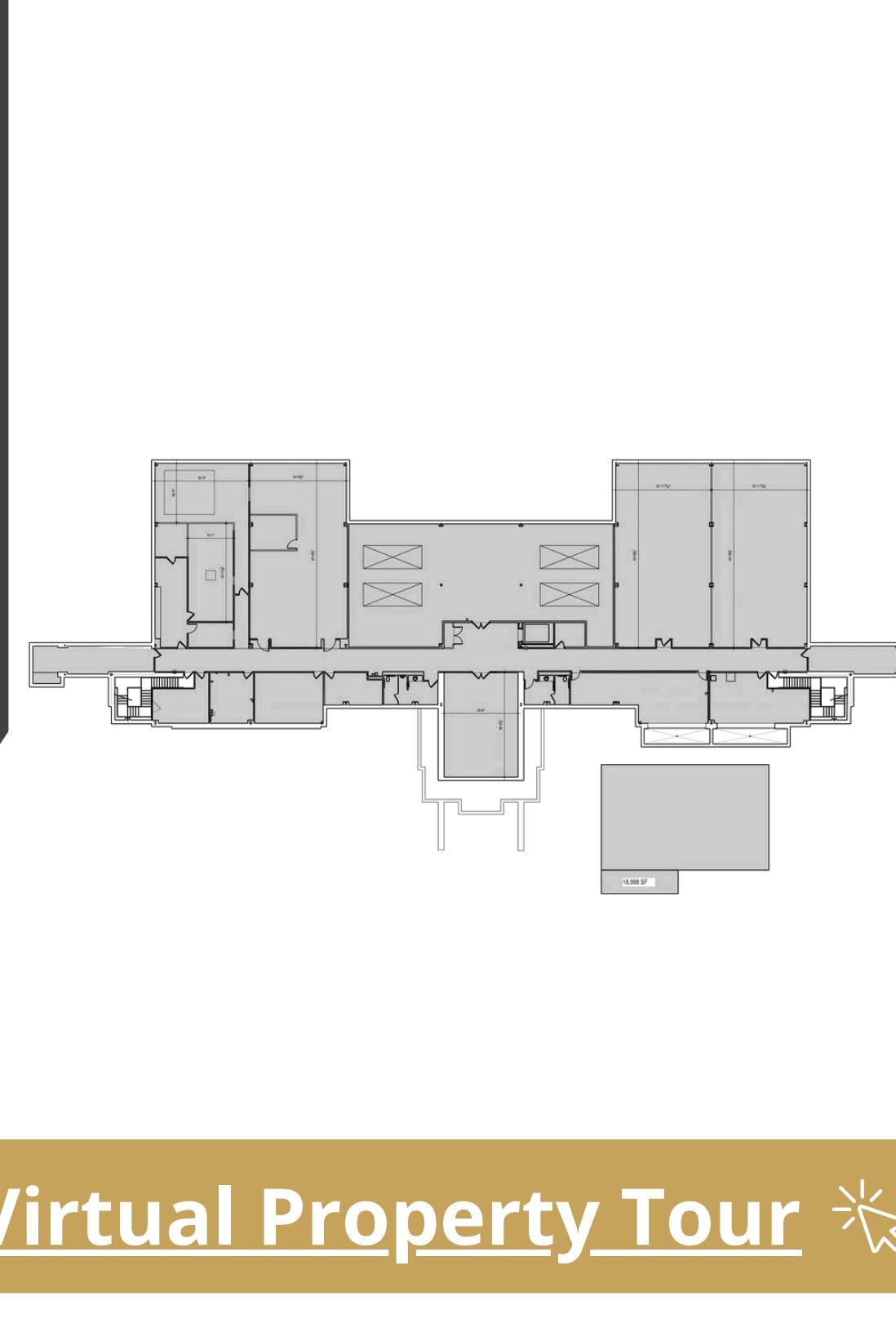
FIRST FLOOR PLAN



SECOND FLOOR PLAN

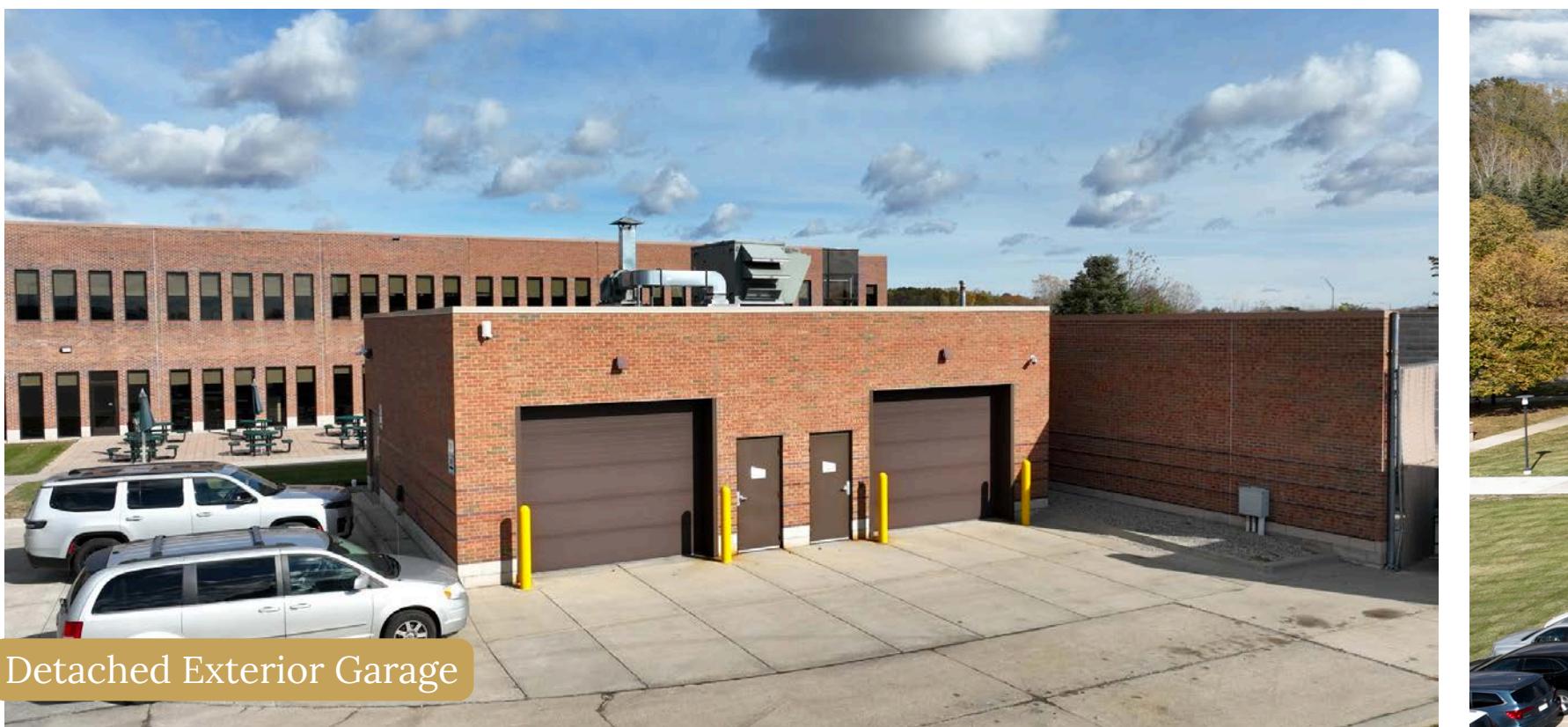


LOWER LEVEL FLOOR PLAN



[Virtual Property Tour](#)

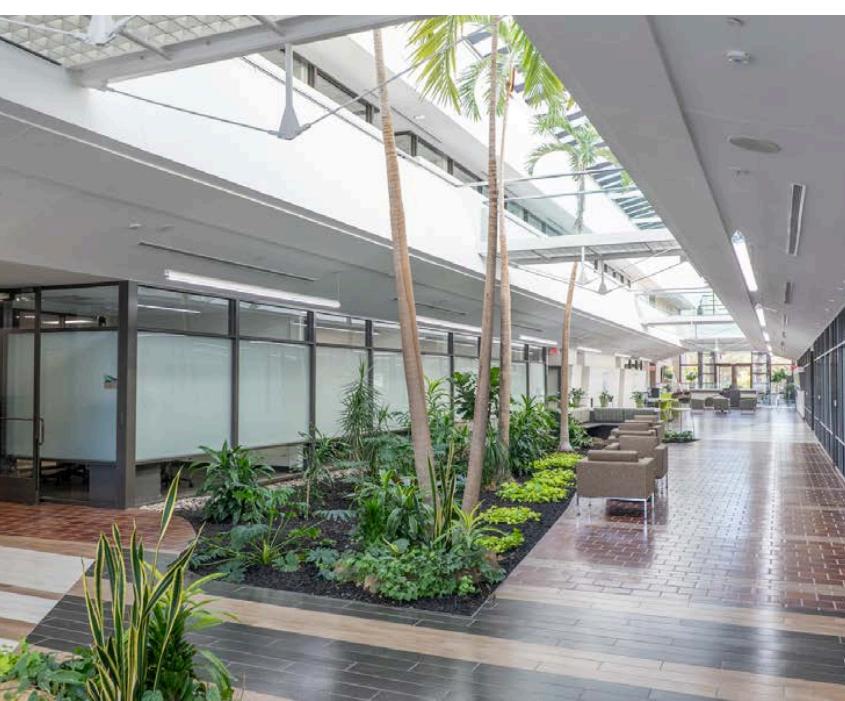
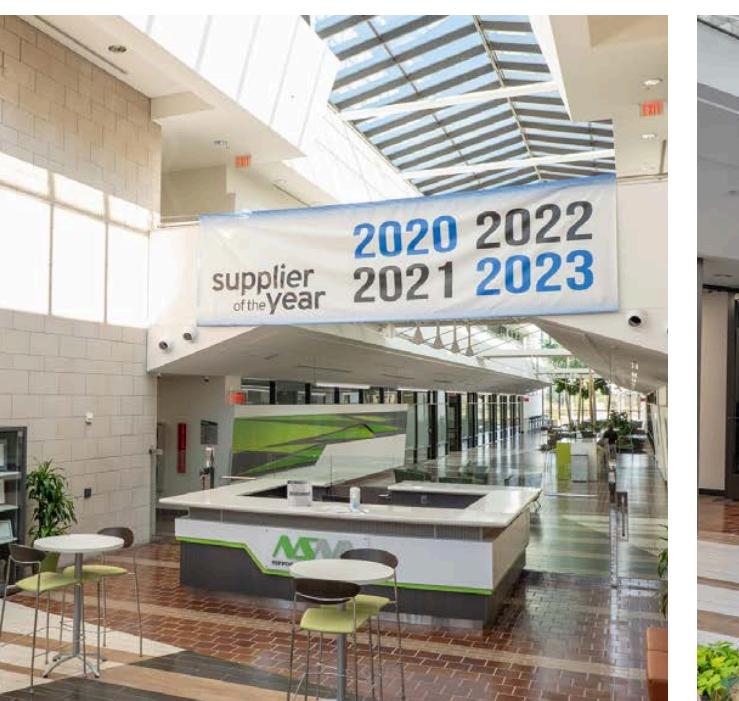
AERIAL PHOTOS



Detached Exterior Garage



PROPERTY PHOTOS



FIRST FLOOR PHOTOS



Atrium Seating



Cafeteria



Training Room



Board Room



Atrium Walkway



Outdoor Seating



Lobby



Conference Room



Executive Office

SECOND FLOOR PHOTOS



Atrium Walkway



Cafe



Workstations



Workstations



Atrium Walkway



Cafe



Communal Workspace



Workstations



Communal Workspace - View 2

LOWER LEVEL PHOTOS



STATE OF MICHIGAN

Michigan is a Midwestern state in the United States, bounded by four of the five Great Lakes and Lake St. Clair. With more than 10 million residents, Michigan continues to grow and remain a large influential state, ranking eighth in population among the 50 states. Michigan's business environment boasts a diverse mix of industries. Michigan ranks fourth nationally in high-tech employment with 568,000 workers in this sector. Michigan also ranks second in overall research and development expenditures in the United States.

The Michigan economy leads in automotive, engineering, information technology, life sciences, and advanced manufacturing. As the leading auto producing state, the domestic auto industry accounts directly or indirectly for nearly one out of every ten Michigan jobs. Other major Michigan industries include agriculture, health care, nanotechnology, higher education, homeland security, alternative energy, research and development, aerospace, tourism and the production of military equipment, cereal, copper, iron and furniture.

With over 100 universities, colleges and technical schools, Michigan is home to The University of Michigan which is one of the world's leading research institutions, Michigan State University which is the eighth largest university in the country and pioneer of the land-grant program, and Wayne State University which is the largest single campus medical school in the United States.



DETROIT METROPOLITAN STATISTICAL AREA

Metro Detroit is a six-county metropolitan statistical area (MSA) with a population of 4,296,250 making it the 13th largest MSA in the United States as enumerated by the 2010 United States Census. The Detroit region is a nine-county combined statistical area (CSA) with a population of 5,218,852. The Detroit-Windsor (Canada) area, a commercial link straddling the Canada-U.S. border, has a total population of about 5,700,000. Detroit and the surrounding region constitute a major center of commerce and global trade, most notably as home to America's "Big Three" automobile companies (General Motors, Ford and Stellantis).

Firms in the region pursue emerging technologies including biotechnology, nanotechnology, and information technology and hydrogen fuel cell development. Metro Detroit is one of the leading health care economies in the U.S. with the region's hospital sector ranked fourth in the nation. There are approximately four thousand factories in the area. The area is also an important source of engineering job opportunities. A 2004 Border Transportation Partnership study showed that 150,000 jobs in the Detroit-Windsor region and \$13 billion in annual production depend on the city's international border crossing.

Among the major companies based in the area, aside from the major automotive companies, are BorgWarner, Quicken Loans, TRW Automotive Holdings, Ally Financial, Carhartt, and Shinola. Compuware, IBM, Google, and Covansys are among the information technology and software companies with a headquarters or major presence in or near Detroit. HP Enterprise Services makes Detroit its regional headquarters, and one of its largest global employment locations. The metropolitan Detroit area has one of the nation's largest office markets with 147,082,003 square feet.



CITY OF TROY, MICHIGAN

The City of Troy is located within Oakland County, Michigan's wealthiest county and is often recognized as the "safest city in Michigan". Over the past several decades, Troy has become a premier commercial hub in the region with numerous office and retail centers including the upscale Somerset Collection mall. The 1.5 million square foot, 180-store, super-regional mall has become an interstate attraction and is one of the highest grossing malls in the country. Troy is also home to a 520-bed Corewell Hospital campus which is part of a multi-billion dollar organization consisting of eight hospitals with 3,343 beds, 155 outpatient locations, nearly 5,000 physicians and 33,000 employees.

Troy encompasses a total area of approximately 34.3 square miles, which includes over 900 acres of parklands, two golf courses and a variety of lakes and streams. Troy's unique location in the heart of the Detroit MSA offers residents and businesses a tremendous competitive advantage including attractive neighborhoods, excellent schools, prime shopping and exceptional employment opportunities.

Troy is a prime location for new and expanding businesses with 7 million square feet of retail space, 21 million square feet of office and engineering space and 16 million square feet of manufacturing space. Troy is home to 6,000 flourishing businesses including some of the most advanced technology companies in the world which employ approximately 125,000 people. Troy's business environment is progressive and diverse with a mix of large national corporations and small local businesses. Located in the heart of Automation Alley (the region's world-renowned technology cluster), Troy is at the center of global automotive technology and manufacturing and is a major contributor to Michigan's economy, which ranks as one of the largest high-tech workforce employers in the country.



SITE DEMOGRAPHICS

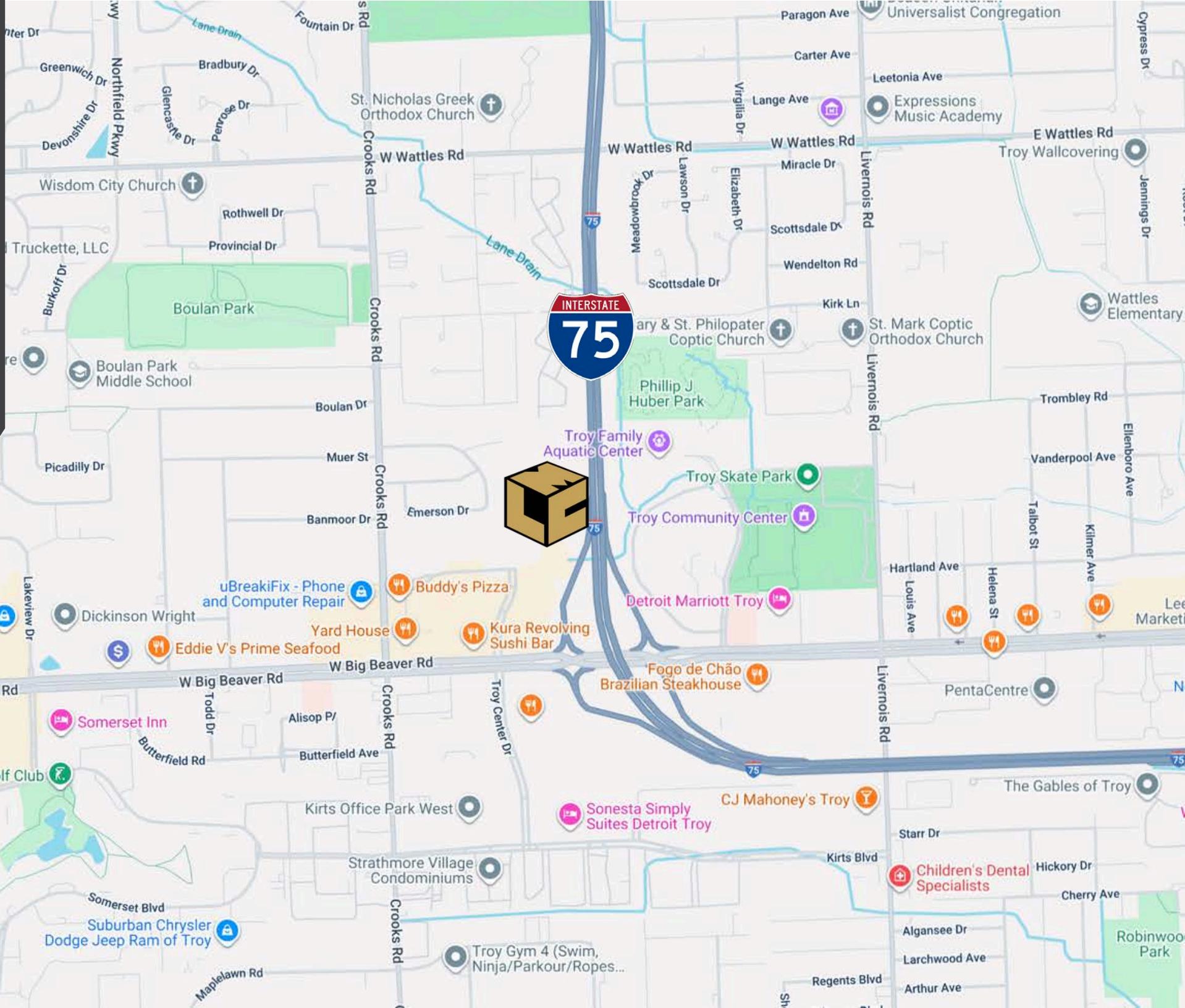
ACCESSIBILITY & TRAFFIC

Troy's strategic location along the I-75 corridor provides exceptional connectivity throughout Metro Detroit and beyond. The property benefits from direct access to major thoroughfares, including Big Beaver Road, Wilshire Drive, and the Walter P. Chrysler Freeway (I-75), offering unparalleled visibility and ease of access for employees, clients, and visitors. The immediate area surrounding the property experiences high daily traffic volumes, reinforcing its prominence within a major commercial corridor:

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Walter P. Chrysler Freeway	Portsmouth Dr	87,228	2025	0.33 mi
I-75	Portsmouth Dr	82,999	2020	0.33 mi
W Big Beaver Rd	Wilshire Dr W	63,503	2025	0.29 mi
W Big Beaver Rd	Troy Center Dr E	59,153	2025	0.32 mi
Town Center Dr	Civic Center Dr SE	8,501	2024	0.21 mi
Portsmouth Dr	Oriole Dr NW	10,108	2025	0.15 mi
I-75 Off Ramp	Oriole Dr	7,897	2025	0.15 mi
I-75 On Ramp	Civic Center Dr	7,905	2020	0.11 mi
To SB I-75 CD and Big Beaver Rd	W Big Beaver Rd SE	6,341	2025	0.09 mi

Troy's road network supports significant daily commuter and visitor traffic, with I-75 carrying more than 80,000 vehicles per day in this area. This connectivity positions the property within one of Oakland County's most active and accessible business corridors, surrounded by major employers, retail destinations, and hospitality options.

SURROUNDING AREA



L. Mason Capitani, Inc. ("Agent") has prepared this Offering Memorandum for limited use in the acquisition of 600 Wilshire Boulevard, Troy, Michigan ("Property").

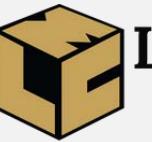
This Offering has been prepared solely for informational purposes and does not purport to be all-inclusive or contain all of the information that prospective purchaser's may need or desire. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

Neither the Owner or Agent nor any of their respective officers, agents or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering or any of the Contents (defined below) and no legal commitment or obligation shall arise by reason of the Offering or the Contents. Analysis and verification of the information contained in the Offering is solely the responsibility of prospective purchaser.

The Owner and Agent expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering or making an offer to purchase the Property unless and until such offer for the Property is approved and accepted by the Owner in writing, and any conditions to the Owner's obligations thereunder have been satisfied or waived.

This Offering and the Contents, except such information, which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents") are of a confidential nature and are not to be made available to persons not receiving copies directly from Agent.

Note: The information herein from sources believed to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change in price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only and they may not represent current or future performance of the property. You and your legal and/or financial advisors should conduct your own investigation of the property and transaction.



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS



Mason L. Capitani, SIOR
Managing Partner
248.637.7795
MLcapitani@LMCap.com



Joe DePonio III, SIOR
Senior Vice President
248.637.3513
jdeponio@LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subject to prior sales, changes of price, or withdrawal.

