

FOR LEASE > RETAIL / OFFICE

CLASS "A" BUILDING ON BIG BEAVER ROAD

1985 W. BIG BEAVER ROAD | TROY, MI



GREAT NEW DEVELOPMENT ON TROY'S GOLDEN CORRIDOR

> PROPERTY HIGHLIGHTS

- Up To 10,600 SF For High-End Restaurant, Retail or Office User
- Excellent Building and Monument Signage For Branding Opportunities
- In the Shadow of the Somerset Collection
- Expansive Onsite Parking
- Roof Deck Available

> DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	9,948	87,338	244,076
AVG. INCOME	\$94,047	\$121,532	\$118,130
HOUSEHOLDS	4,778	38,919	103,709

COLLIERS INTERNATIONAL
2 Corporate Drive | Suite 300
Southfield, Michigan 48076

For More Information Call:

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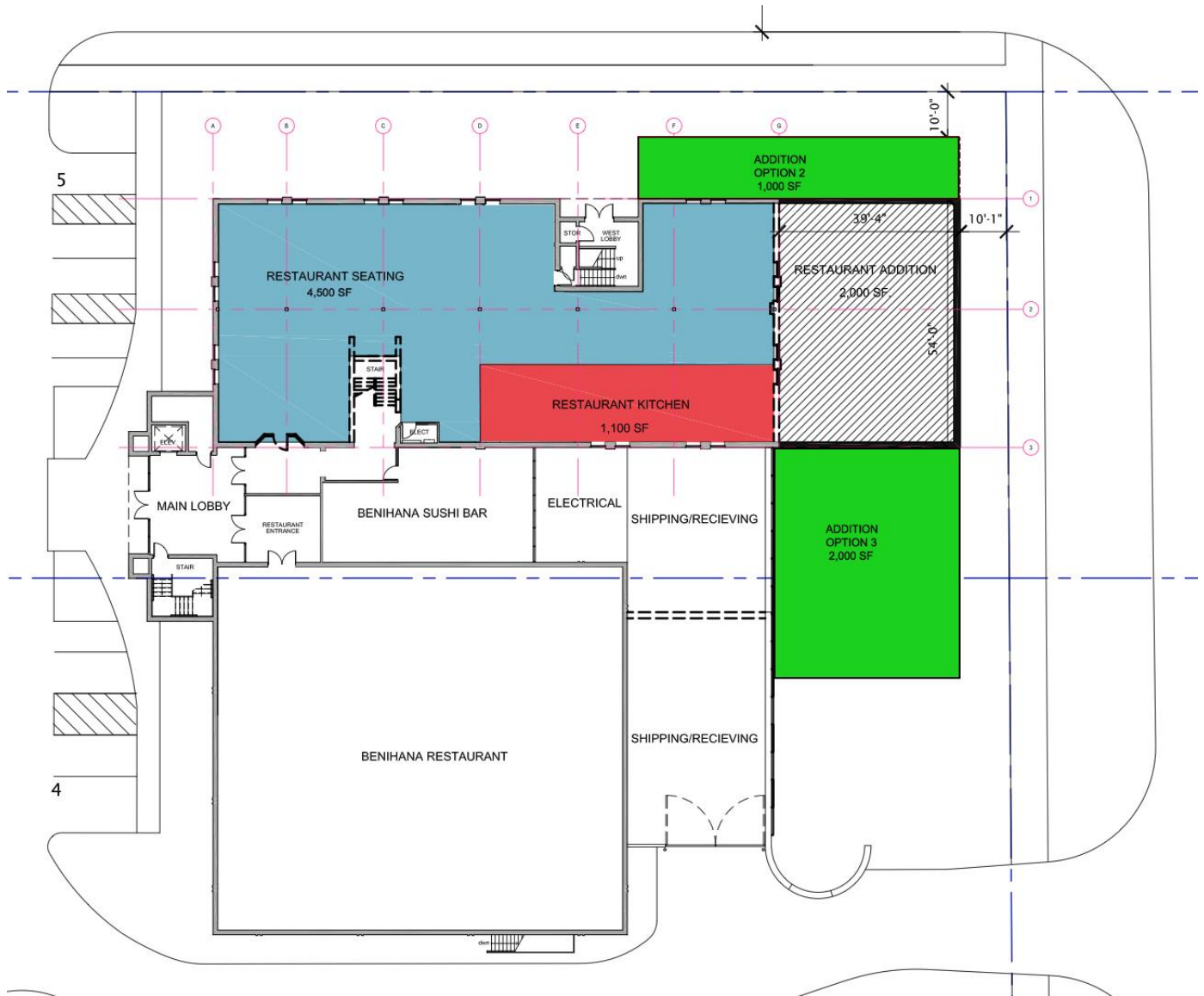
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> DEVELOPMENT PLAN



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> LOCATION MAP AND AERIAL



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TROY, MI

> BUILDING SPECS

Gross SF:	35,016
Vacant SF:	19,434
Minimum Available SF:	930
Year Built/Renovated:	1979/2018
Site Status:	Existing
TI Allowance:	TBD
Pass Thrus:	TBD
Parking:	155 Spaces
Zoning:	BB = Big Beaver Road
Sub-Type:	Retail
Floors:	1
Class:	A
County:	Oakland
Crossroads:	Just West of Crooks Road



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> FINANCIALS

SUITE	SQUARE FOOTAGE AVAILABLE	LEASE RATE/SF	OCCUPANCY
First Floor (Retail or Office)	10,600	\$45.00/SF NNN	270 Days
Suite 200	3,199	\$21.00/SF gross + electric	30 Days
Suite 210	1,390	\$21.00/SF gross + electric	November 1, 2018
Suite 220	930	\$21.00/SF gross + electric	30 Days
Suite 210-220	2,320	\$21.00/SF gross + electric	November 1, 2018
Suite 300	1,224	\$21.00/SF gross + electric	60 Days
Suite 308	1,124	\$21.00/SF gross + electric	TBD
Suite 310	767	\$21.00/SF gross + electric	30 Days
Suite 308 – 310	1,891	\$21.00/SF gross + electric	60 Days

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