



L. MASON CAPITANI

CORFAC INTERNATIONAL



NORTH TROY OFFICE PARK

FOR LEASE

**481 SQUARE FEET
TROY, MICHIGAN**

FOR MORE INFORMATION:

Mason L. Capitani, SIOR
248.637.7795
MLCapitani@Lmcap.com

Aaron R. Smith
248.637.3515
ASmith@Lmcap.com

PREMISES:

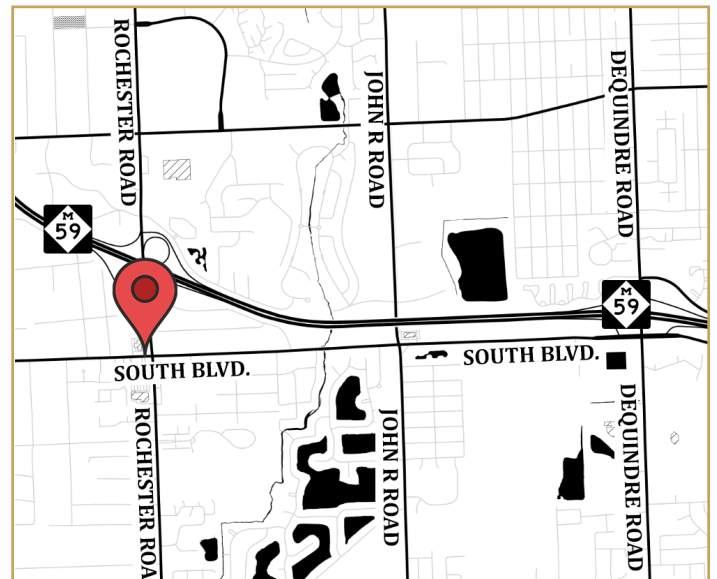
- 2-Building, Single Story Office Park
- 20,303 Square Feet

AVAILABILITY:

- 481 Square Feet Available

PROPERTY FEATURES:

- Property Under New Ownership & Management
- Close & Convenient Parking Building Renovations Underway
- Flexible Floor Plans with Extensive Window Lines
- Seconds from M-59
- Excellent Leasing Value



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248.637.9700 | www.Lmcap.com



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: North Troy Office Park

LOCATION: 89 W South Blvd

CITY: Troy

COUNTY: Oakland

PROPERTY TYPE: Office

YEAR BUILT: 1981

LOCATION DESCRIPTION: W of Rochester Rd

GROSS SF: 9,203

AVAILABLE SF: 481

MAX. AVAILABLE: 481

MIN. AVAILABLE: 481

FLOORS: 1

PARKING: Surface

ZONING: Office

PROPERTY DESCRIPTION:

Single story office building with close, convenient parking. New ownership and management. Seconds from M-59.

ECONOMIC DATA

MIN RENTAL RATE: \$17.95

MAX RENTAL RATE: \$17.95

OPERATING EXPENSES:

ANNUAL ESCALATIONS: \$0.50

TERMS: +Elec.

LOAD FACTOR: 10%

PARTITION ALLOWANCE: Negotiable

SALE PRICE:

AGENT: M.L. Capitani\A. Smith



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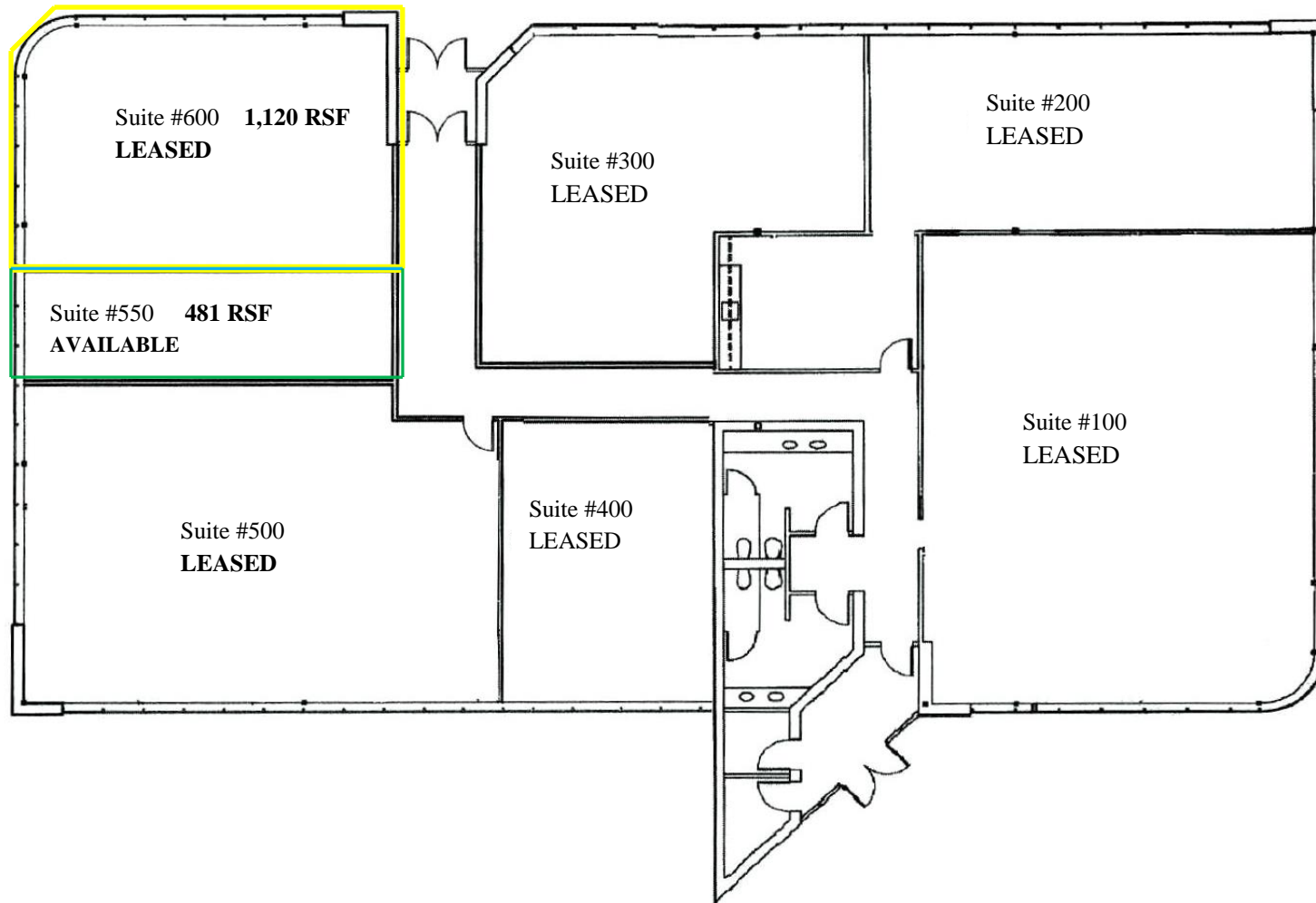
North Troy Office Park * 89 W South Blvd * Troy

SPACE AVAILABLE

<u>Suite</u>	<u>Space Available [SF]</u>	<u>Lease Rate [\$/SF]</u>	<u>Occupancy</u>
Suite 550	481	\$17.95	Immediate

AGENT: M.L. Capitani\A. Smith

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



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(Drawing Not To Scale)