

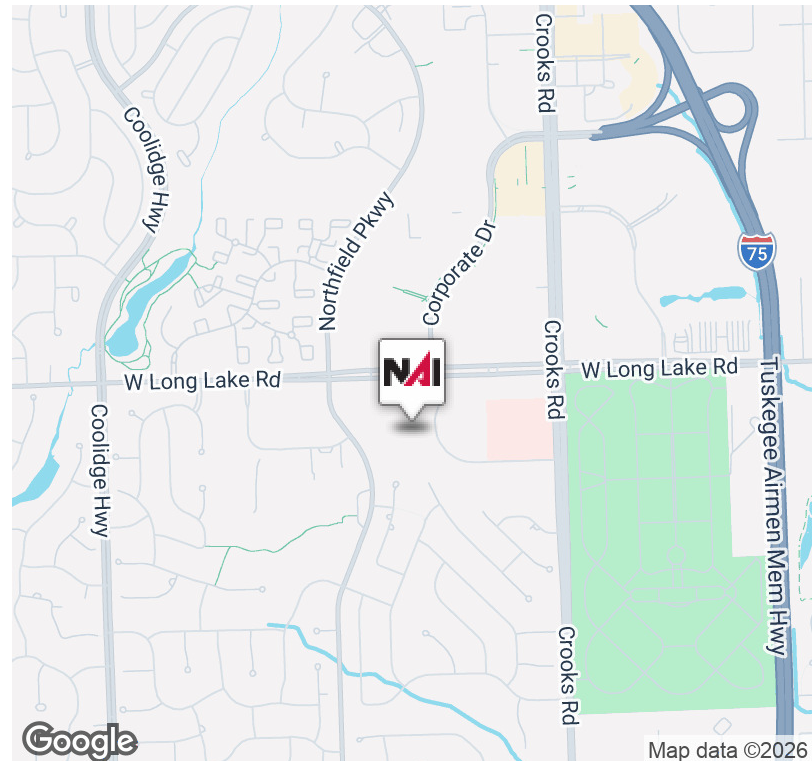


CLASS A OFFICE

-FITNESS CENTER -CAFE/SUNDRY SHOP -CONFERENCE ROOM -COVERED PARKING -OUTDOOR PATIO

**1301 West Long Lake Rd
Troy, MI 48098**

- Three (3) Story Class A Office Building
- New Responsive Ownership/Management
- Suites Ranging from 1,486 SF to 8,463 SF
- Move-In Ready Space
- LEED Certified Building
- On-Site Property Management
- Easy Access to Nearby I-75
- Outstanding Location on Long Lake Rd & Crooks Rd



LESLEY GUTMAN
248.351.4383
lgutman@farbman.com

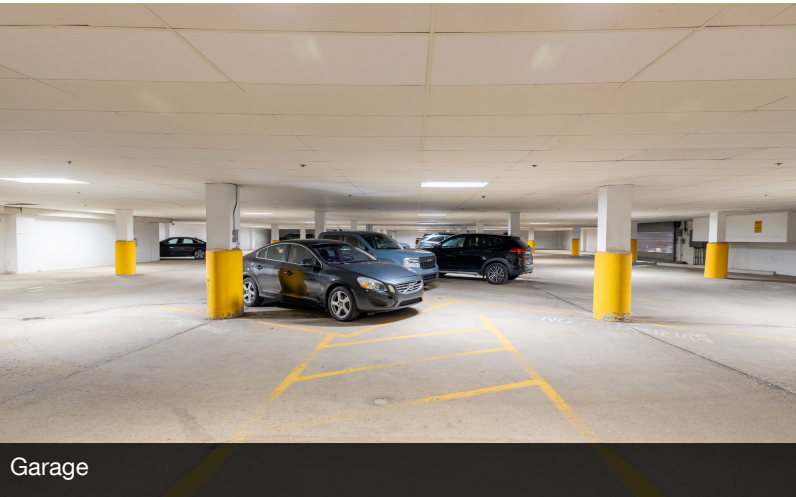
BRAD MARGOLIS
248.351.4367
bmargolis@farbman.com



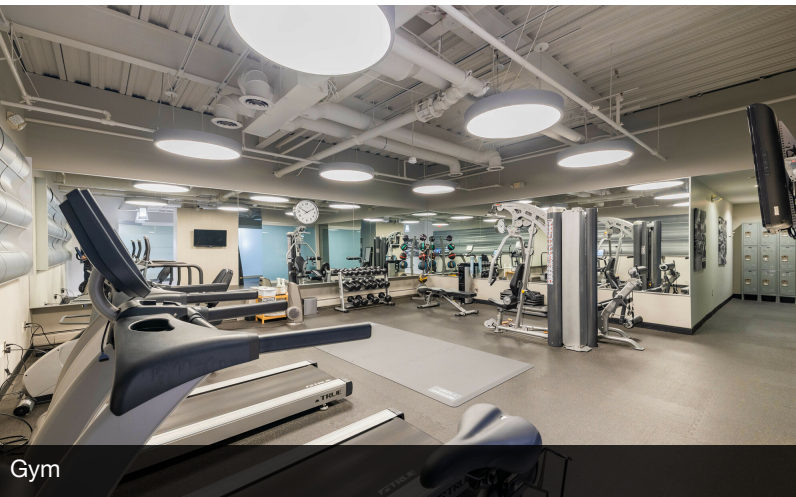
Conference Room



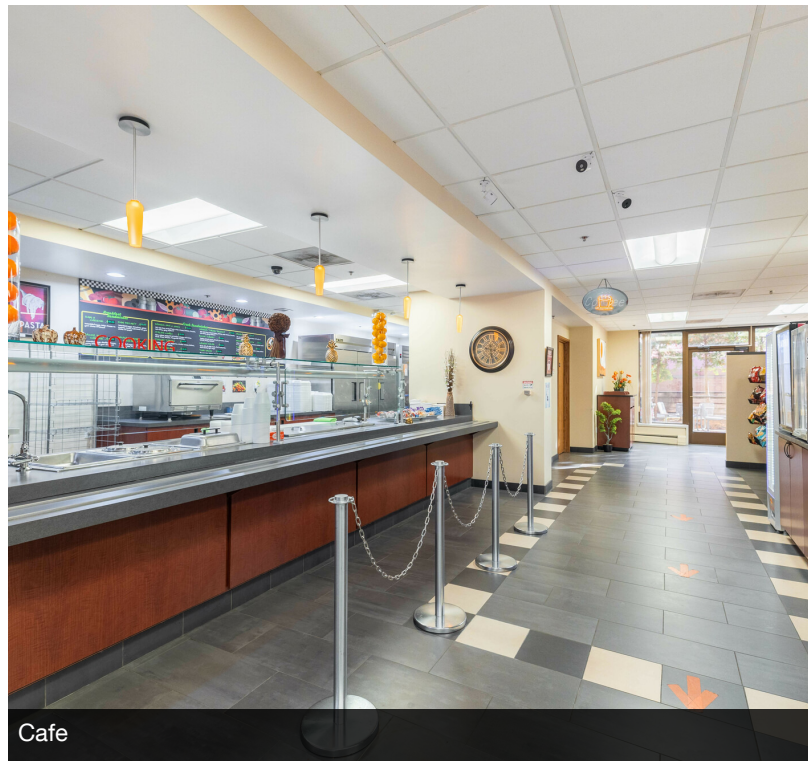
Cafe



Garage



Gym



Cafe

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Lease Information

Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	1,486 - 8,463 SF	Lease Rate:	\$20.50/SF (MG) + E

Available Spaces

Suite	Size (SF)
Suite 108	3,673 SF
Suite 110	2,913 SF
Suite 130	2,256 SF
Suite 108 & 130 Combined	5,929 SF
Suite 140	3,208 SF
Suite 150	8,463 SF
Suite 190	4,217 SF
Suite 245	2,774 SF
Suite 320	1,486 SF
Suite 350	3,011 SF

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