



VALUE-ADD INVESTMENT / REDEVELOPMENT OPPORTUNITY

TIMBERLAND II & III

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- **The Two Office Building Portfolio** – Assets can be Acquired Together or Individually
- **Excellent Location** - Near Crooks Road & W Long Lake Intersection with Immediate Access to I-75
- **Market Positioning** – Adjacent to Timberland I Redevelopment Site and the Flagstar Headquarters Building
- **Rare Opportunity** – To Acquire Approximately 15 Acres in North Troy
- **Affluent Demographic** - 205K People with Medium Home Income of \$116,000
- **Amenities** - Timberland II Features a Modernized Lobby Area, a Self-Checkout Grab-and-Go Station, & Lounge Area | Timberland III Features Covered Parking

Timberland II

5435 Corporate Drive | Troy, MI



Timberland III

5445 Corporate Drive | Troy, MI



94,439 Square Footage	7.15 AC Lot Size	3 Stories	1987/2024 Year Built/Renovated	450 Surface Parking Spaces	19.73% Occupancy

135,241 Square Footage	7.82 AC Lot Size	4 Stories	1988 Year Built	335 Surface 73 Covered Parking Spaces	24.6% Occupancy

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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.