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WOODCREST
OFFICE PARK

- Three Building Office Park
- 119,000 Square Foot Facility
- Various Size Office Suites
- Up to 11,735 Square Feet
- On-Site Ownership and Management
- Lower Level Storage Space Available
- Close Proximity to Area Freeways
- Convenient & Abundant Parking
- Immediate Access to I-75
- Best Rental Value in Troy!

OFFICE BUILDING FOR LEASE

FOR MORE INFORMATION:

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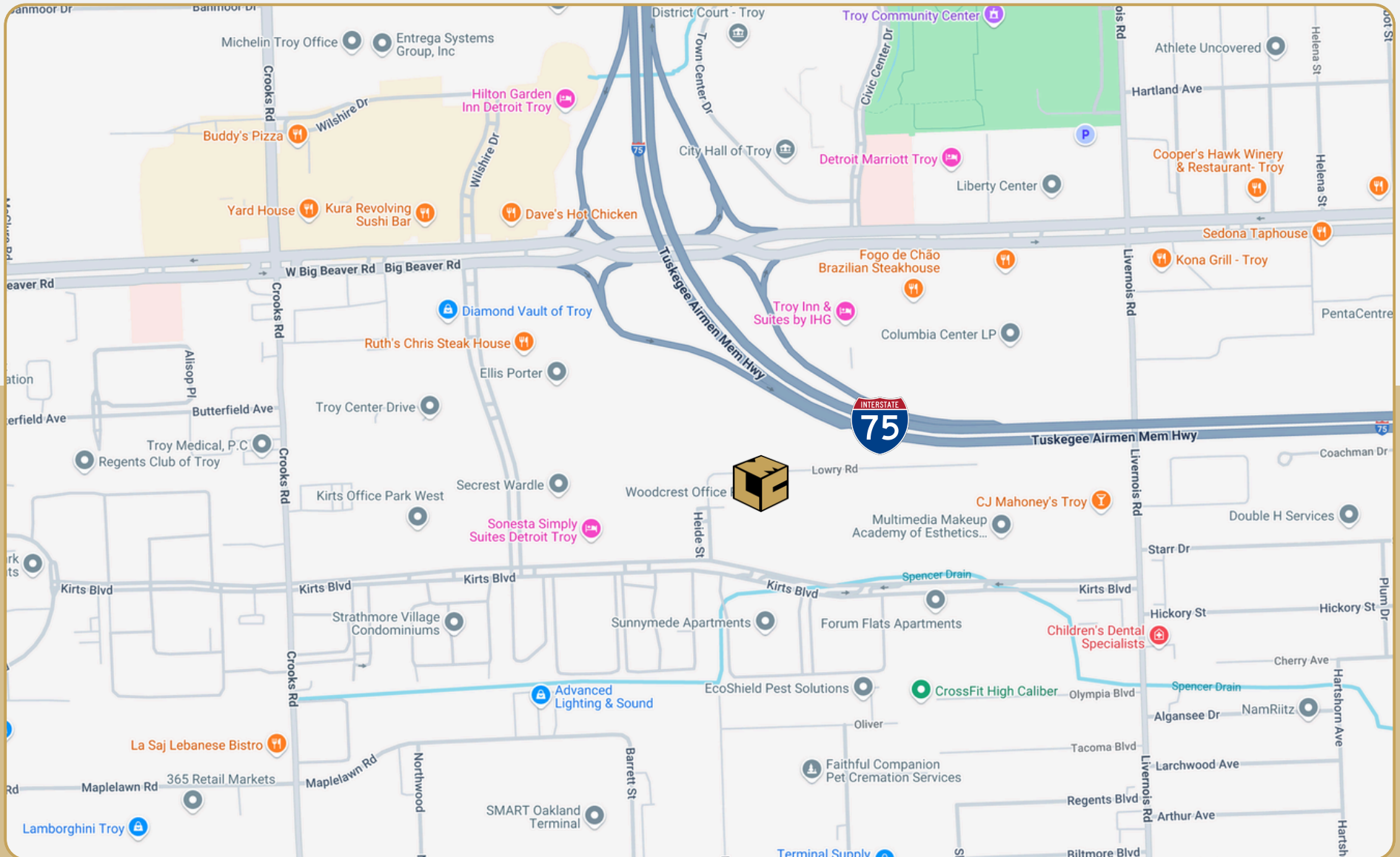
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Office Property Details:

Details:

Location Description: N of Kirts in between Crooks & Livernois

Building Type: Office

Class: B

Zoning: Office

Floors: 1

Year Built: 1980

Gross SF: 119,000 SF

Total Rentable SF: 119,000 SF

Available SF: 42,470 SF

Min/Max SF: 1,846 SF - 11,735 SF

Acres: 3.23

Multitenant: Yes

Parcel ID: 20-28-251-037, 20-28-251-038

Property Description: Three-building office complex. All buildings connected with access to an exercise facility. Owner occupied and managed.

Economic:

Min/Max Rental Rate: \$13.50/SF

Rental Terms: + Electric

Annual Escalations: \$0.50/SF

Load Factor: 12.0%

Occupancy: Immediate

Parking: 4.0/1,000 Spaces

Partition Allowance: Negotiable

Signage: Suite Entry

Status: Existing

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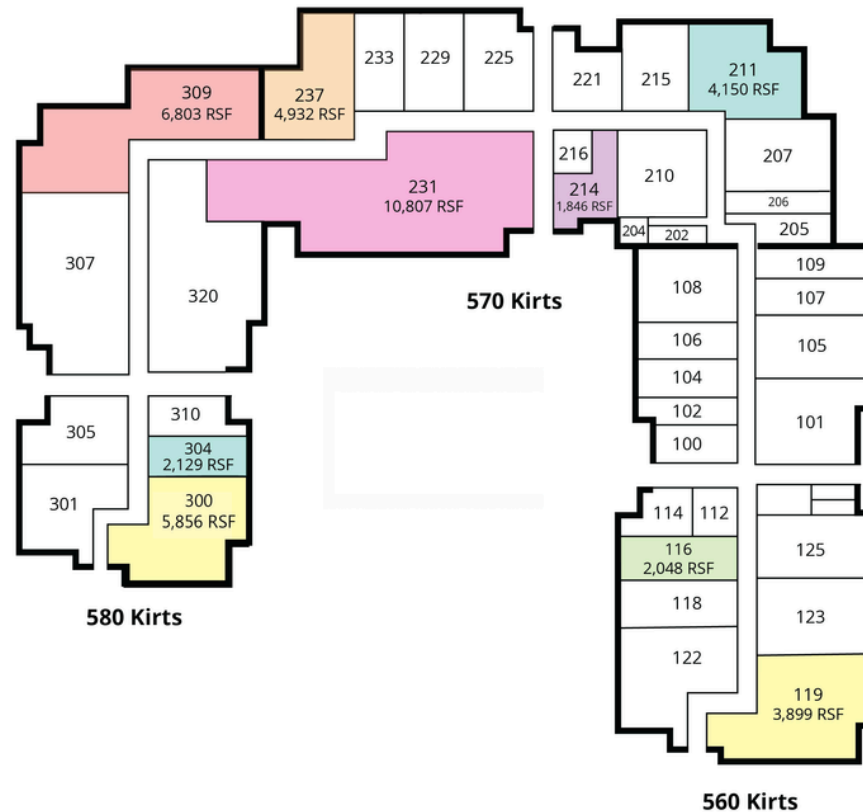
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Available Suites:

560 Kirts 116:	2,048 SF
560 Kirts 119:	3,899 SF
570 Kirts 211:	4,150 SF
570 Kirts 214:	1,846 SF
570 Kirts 231:	10,807 SF
570 Kirts 237:	4,932 SF
580 Kirts 300:	5,856 SF
580 Kirts 304:	2,129 SF
580 Kirts 309:	6,803 SF
570/580 Kirts	
Suites 237/309:	11,735 SF



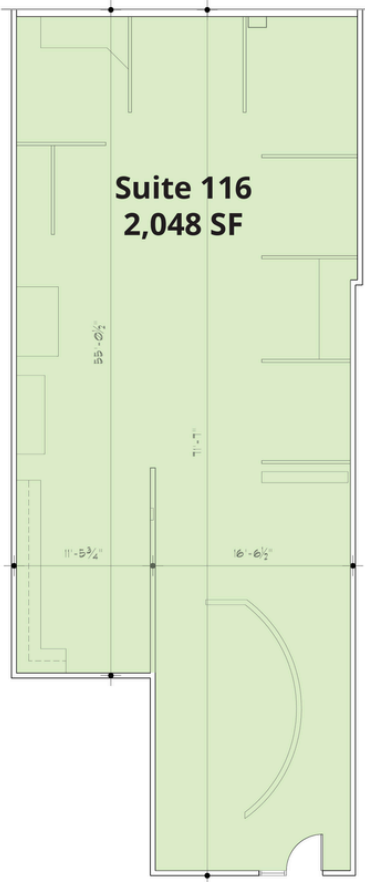
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560 Kirts 116 Floorplan



Suite Number	Square Footage	Video Tour
116	2,048 SF	View Here

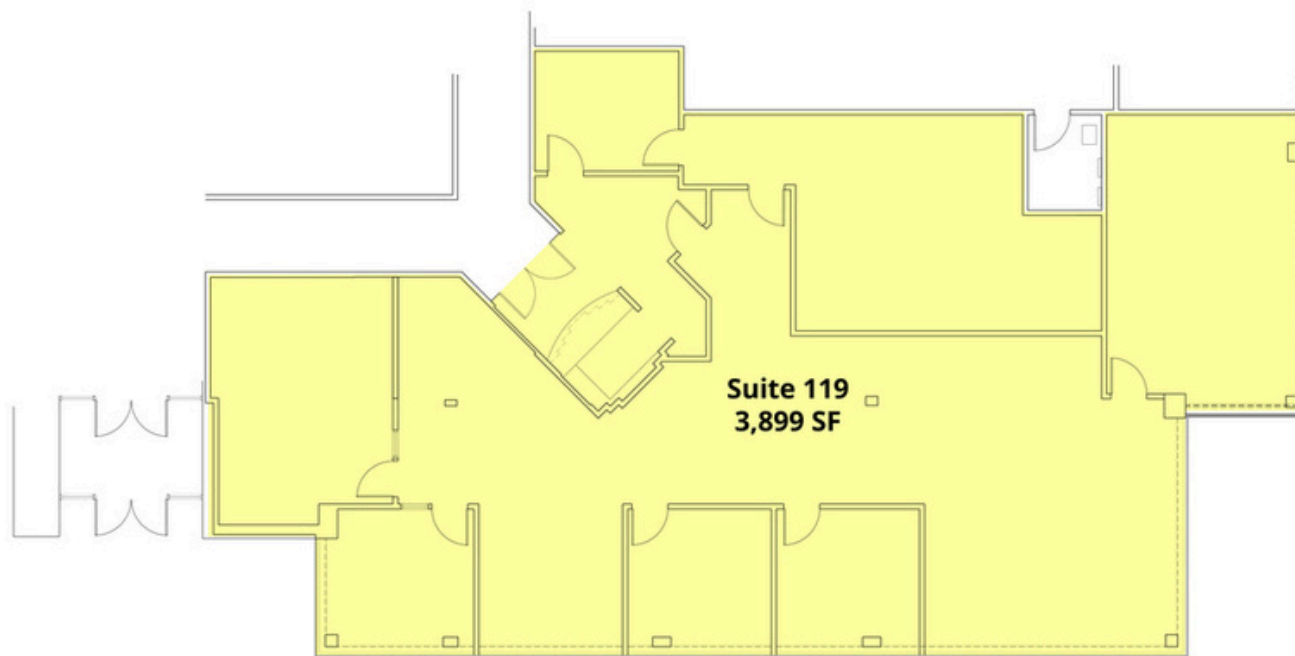
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560 Kirts 119 Floorplan



Suite Number	Square Footage	Video Tour
119	3,899 SF	View Here

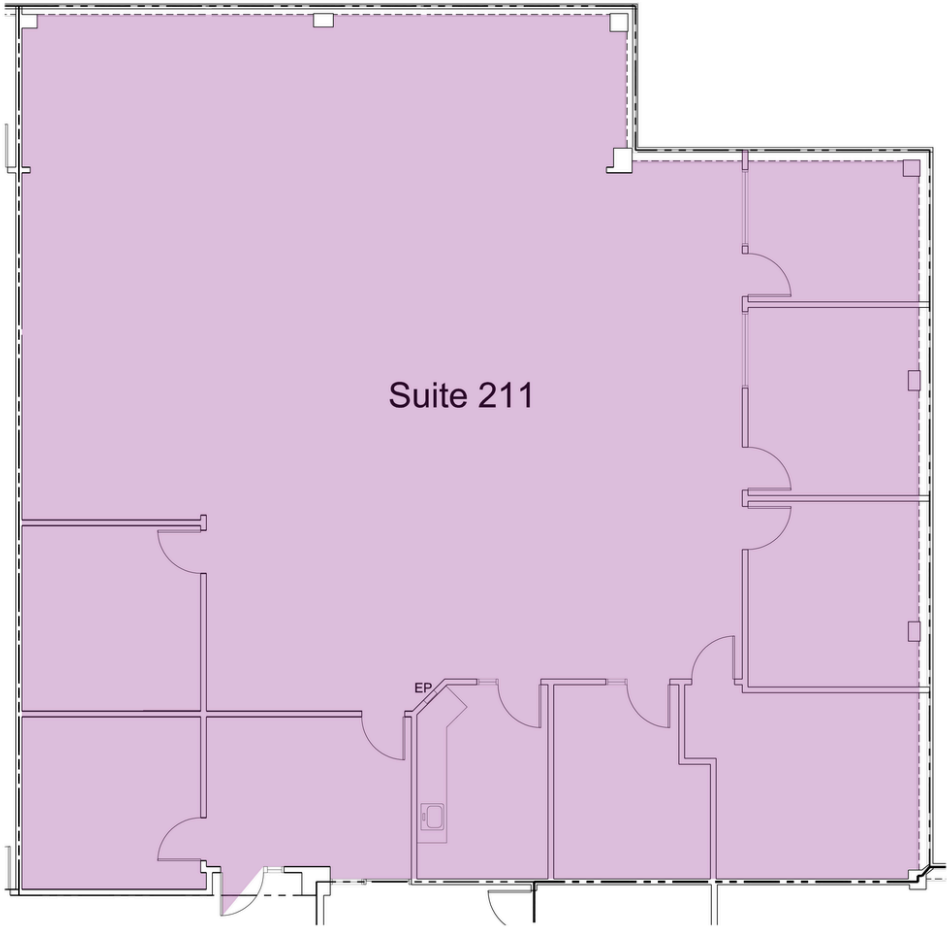
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570 Kirts 211 Floorplan



Suite Number	Square Footage
211	4,150 SF

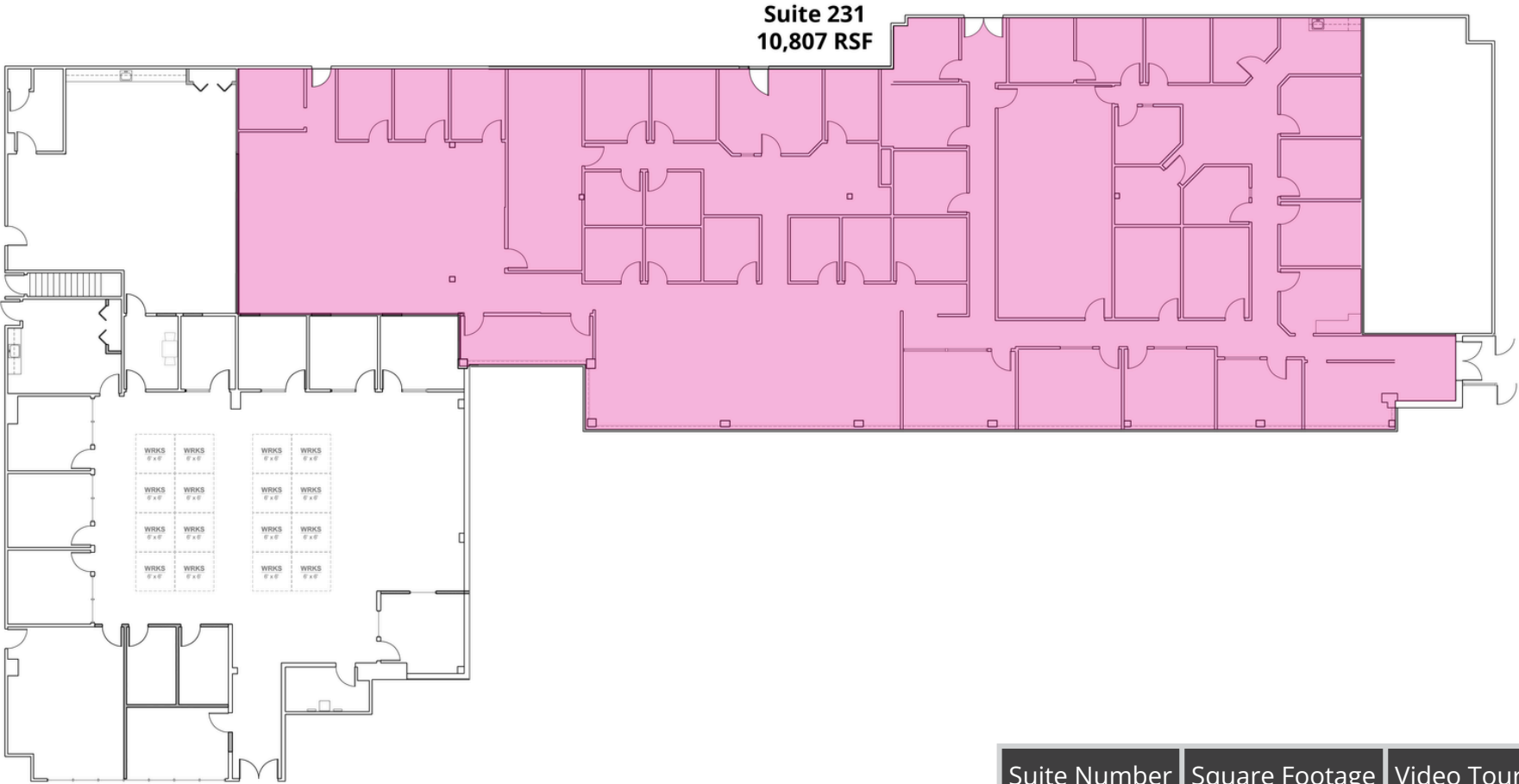
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570 Kirts 231 Floorplan



Suite Number	Square Footage	Video Tour
231	10,807 SF	View Here

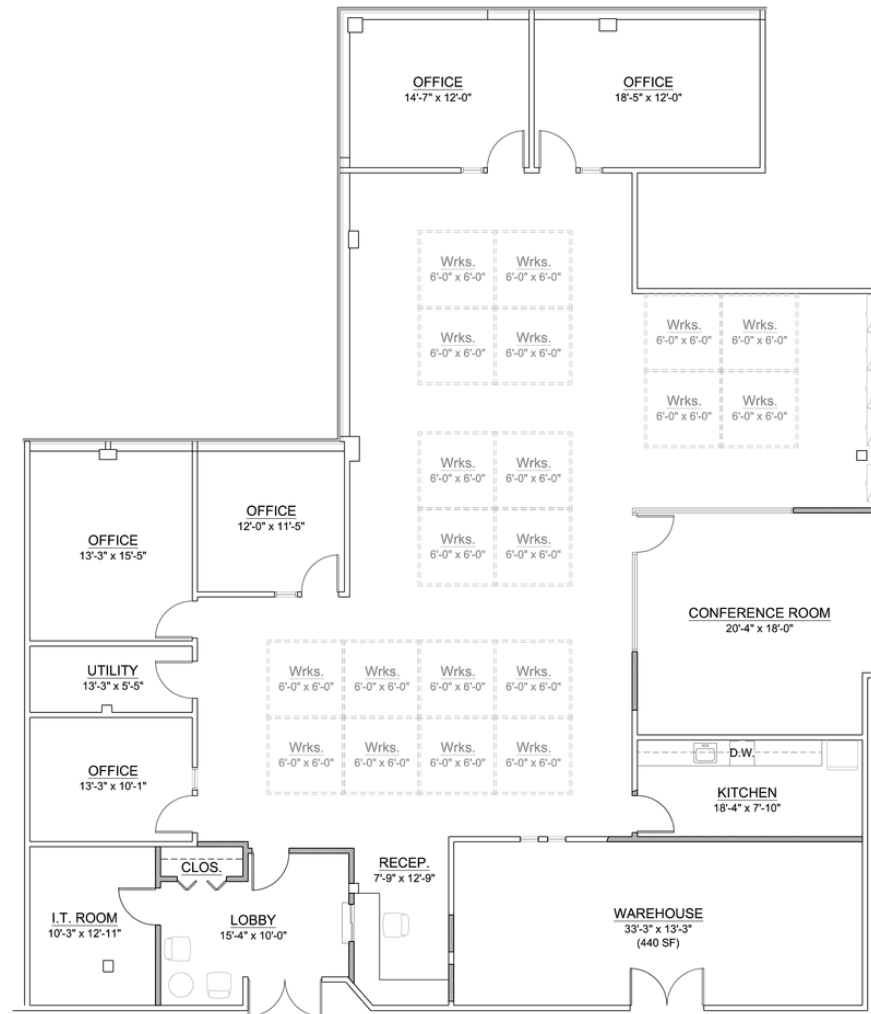
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560 Kirts 237 Floorplan



Suite Number	Square Footage
237	4,932 SF

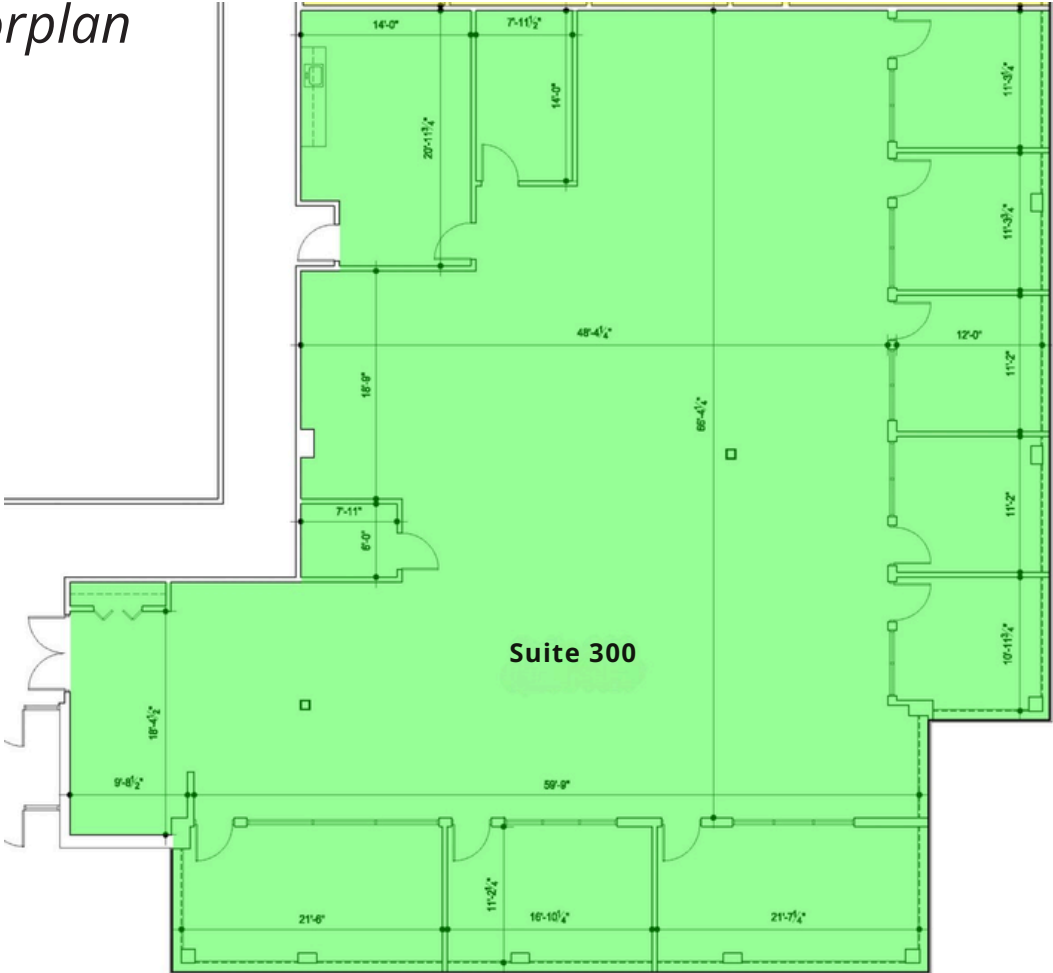
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580 Kirts 300 Floorplan



Suite Number	Square Footage	Video Tour
300	5,856 SF	View Here

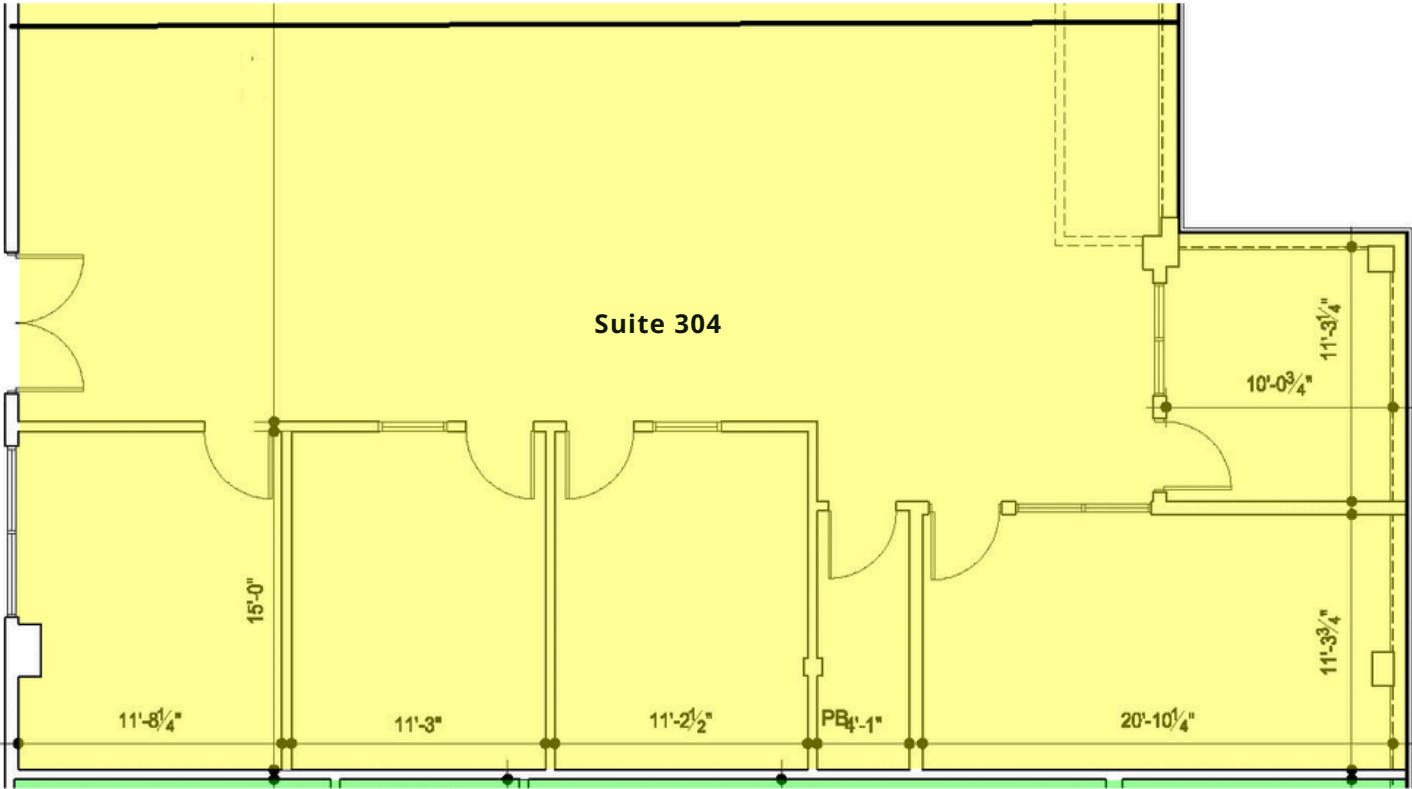
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580 Kirts 304 Floorplan



Suite Number	Square Footage
304	2,129

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Suite 309
6,803 RSF



Suite Number	Square Footage	Video Tour
309	6,803 SF	View Here