



Immediate Occupancy

1775 Research Drive
Troy, MI

For Sale or Lease



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Property Overview

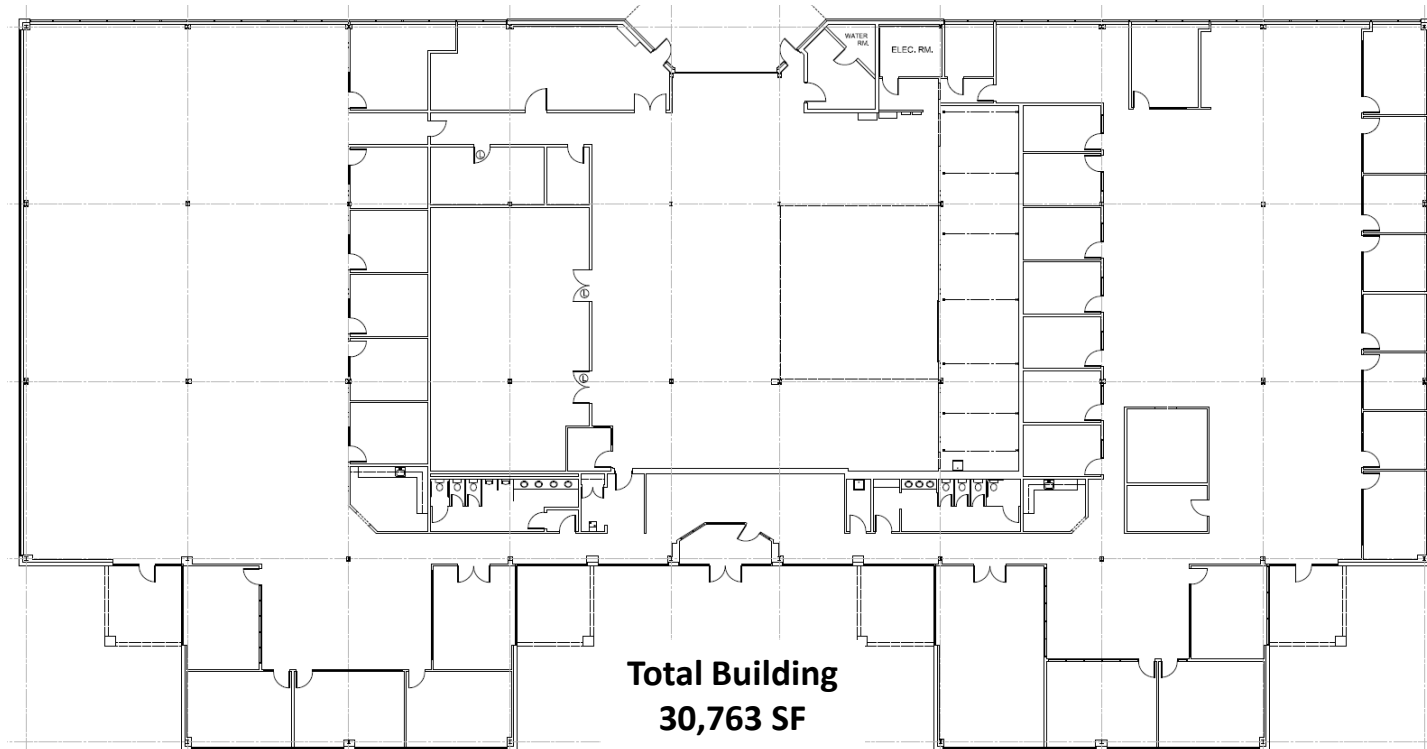


- 30,763 SF Total Building
 - Divisible – Two-Unit Configuration Possible
 - Suite 100 – 14,578 SF
 - Suite 200 – 16,185 SF
 - Flexible Layout – Office / Flex Mix Available
 - Ideal for Tech, R&D, Engineering, Light Industrial or Automotive Users
 - Office Furniture Available – in Great Condition
 - \$8.95/SF NNN (As-Is) | 5-Year Minimum Term
**rate is for full building use with 5-year minimum term*
 - Sale Opportunity Available – Call for Pricing
 - Ample Parking & Campus Setting
 - Signage Opportunity
 - Excellent I-75 Access & Visibility
- Maple Research Park** 1775 Research Drive, Troy, MI

Interior Property Photos



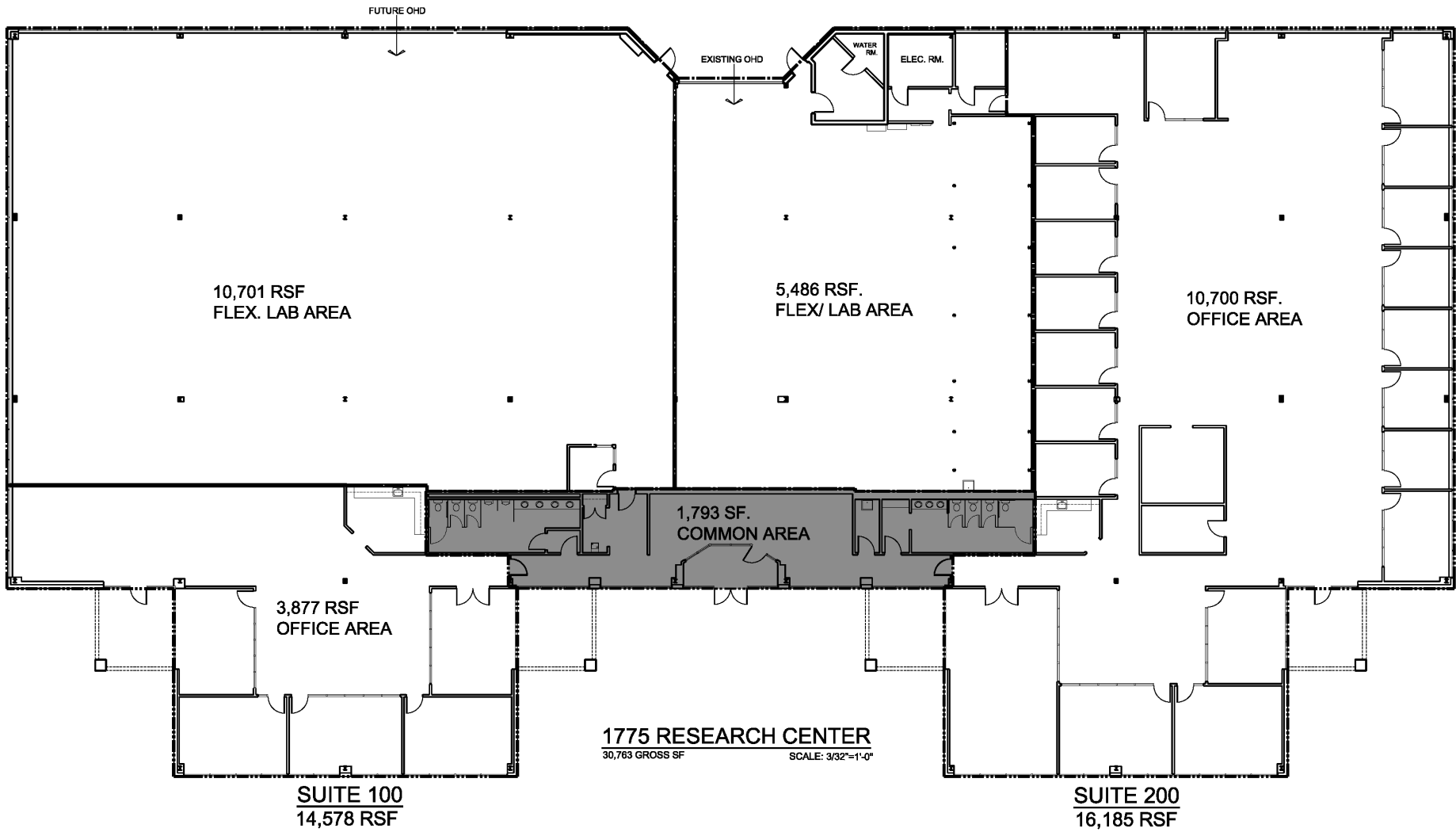
Building Site Plan



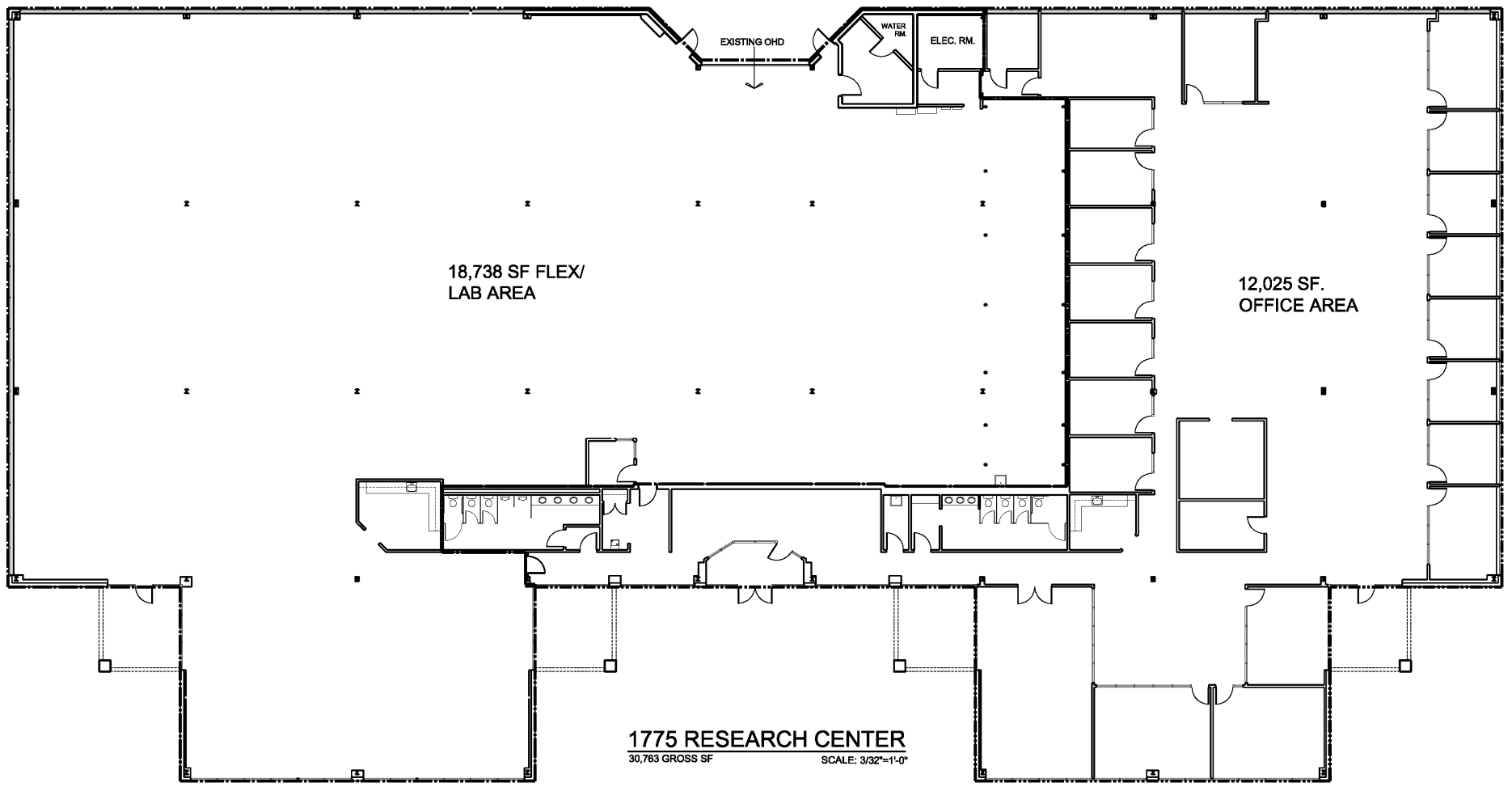
**Total Building
30,763 SF**



Floor Plan – Option 1



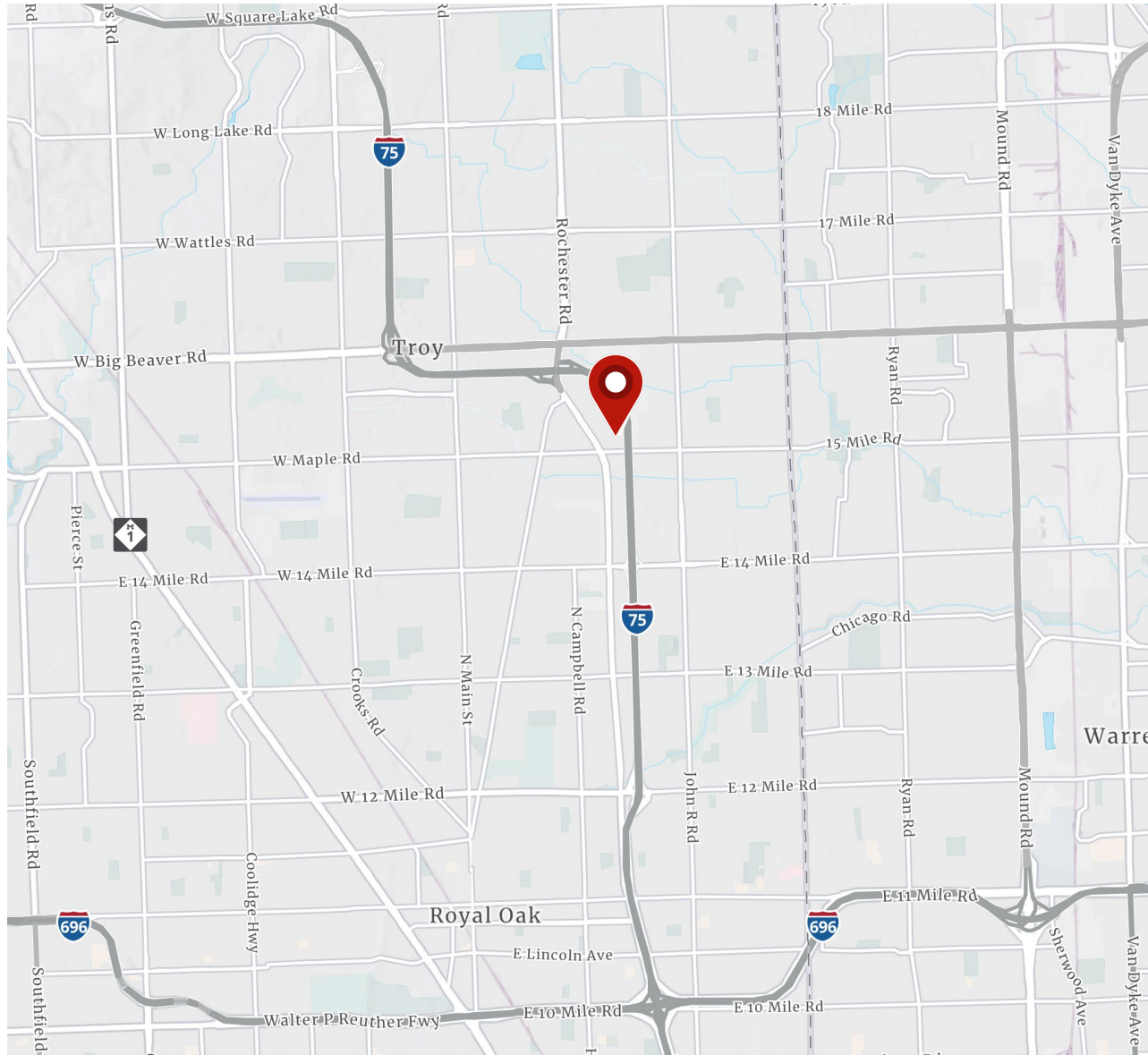
Floor Plan – Option 2



Aerial Map

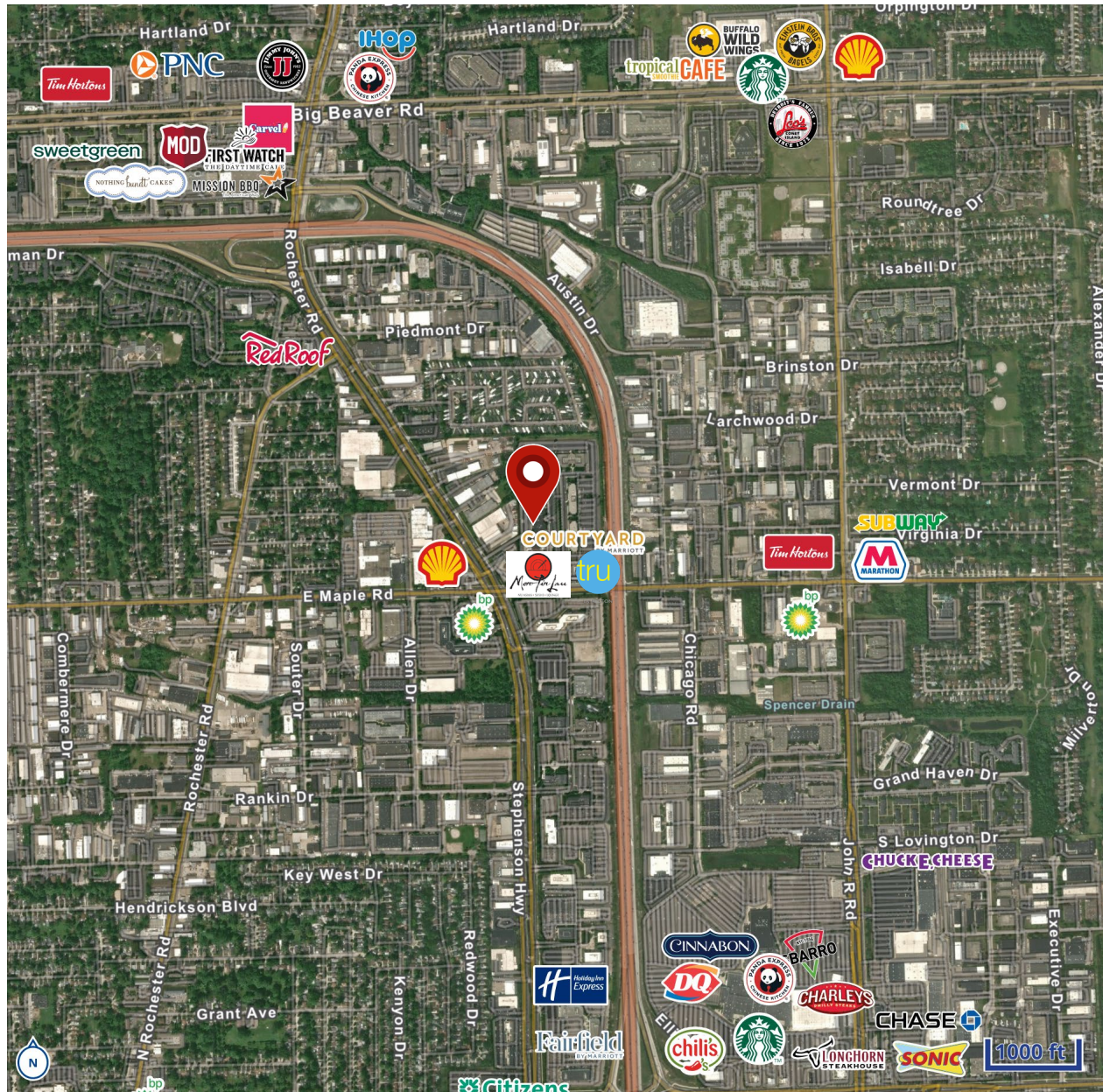


Property Location



Maple Research Park 1775 Research Drive, Troy, MI

Nearby Merchants



1775 Research Drive Troy, MI

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