

# 2265 Livernois Rd

*Troy, MI*

- Single Story Office Building
- 33,051 Square Foot Facility
- Direct Suite Entry
- Medical & Office Suites Available
- Individual Suite Control of HVAC
- Owner Occupied & Managed
- Close & Convenient Parking
- Close Proximity to I-75
- Excellent Rental Value



## OFFICE BUILDING FOR LEASE

### FOR MORE INFORMATION:

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Troy, MI



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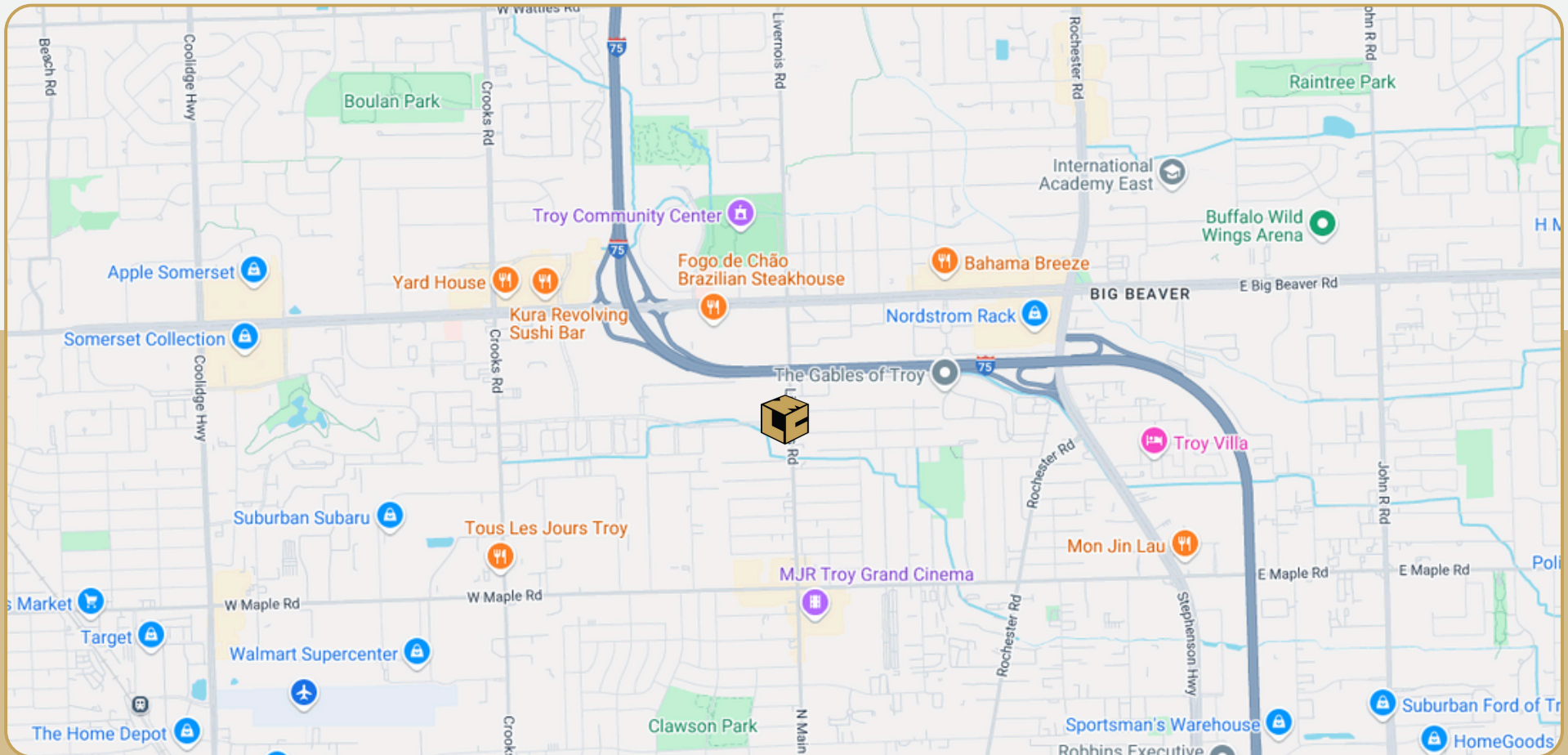
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## Available Suites:



**Suite 200:** 2,435 SF

**Suite 750:** 1,512 SF

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## Office Property Details:

### Details:

**Location Description:** Livernois & Kirts Blvd

**Building Type:** Office

**Class:** B

**Zoning:** Office

**Floors:** 1

**Year Built:** 1985

**Year Renovated:** 2013

**Gross SF:** 33,051 SF

**Total Rentable SF:** 32,523 SF

**Available SF:** 3,947 SF

**Min/Max SF:** 1,512 - 2,435 SF

**Acres:** 2.89

**Multitenant:** Yes

**Parcel ID:** 20-28-277-008

**Property Description:** Well located single story office building with private entry suites. Great value, just off Big Beaver. Corner suite with excellent window line.

### Economic

**Min/Max Rental Rate:** \$16.50/SF

**Rental Terms:** + Electricity

**Annual Escalations:** \$0.50/SF

**Load Factor:** 13%

**Occupancy:** Immediate

**Parking:** 4.0/1,000

**Partition Allowance:** Negotiable

**Signage:** Yes

**Status:** Existing

**Operating Expenses:** Gross

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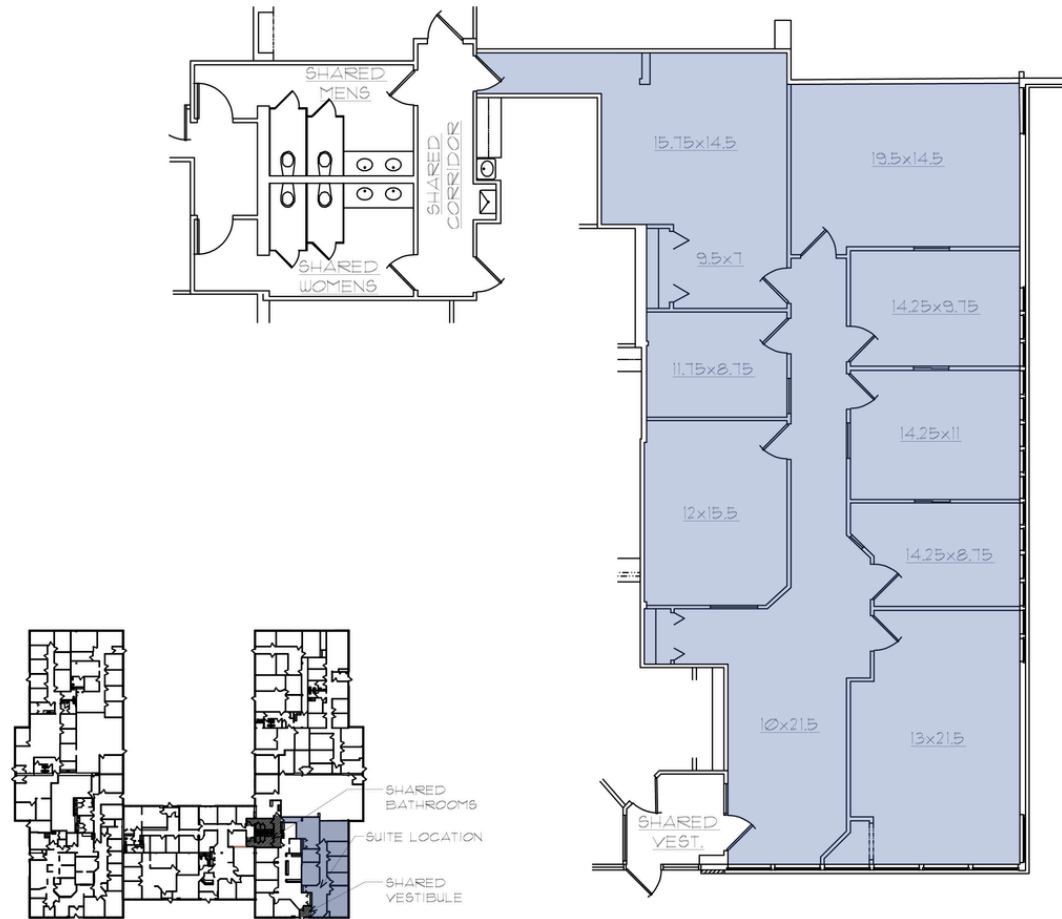
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Suite Number	Square Footage
200	2,435

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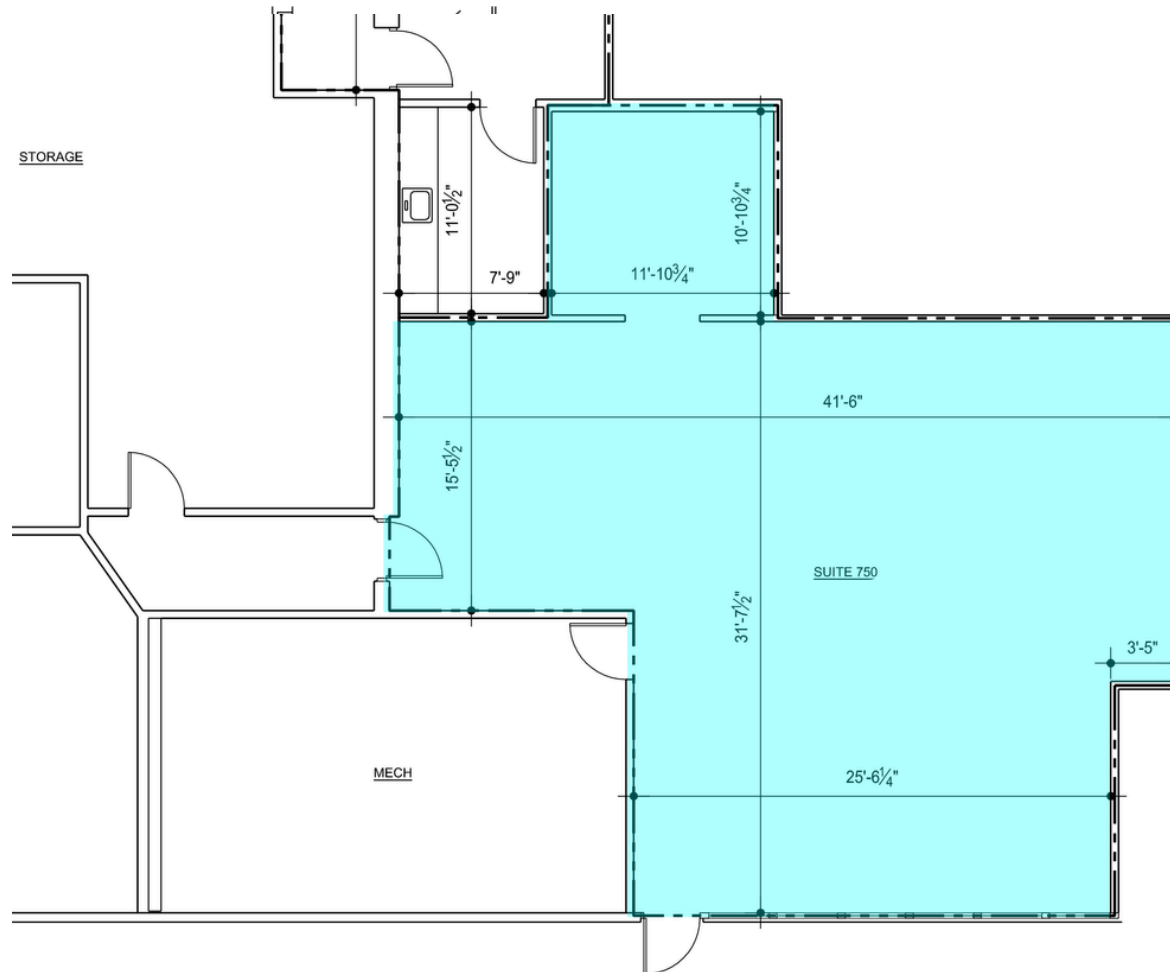
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Suite Number	Square Footage
750	1,512