

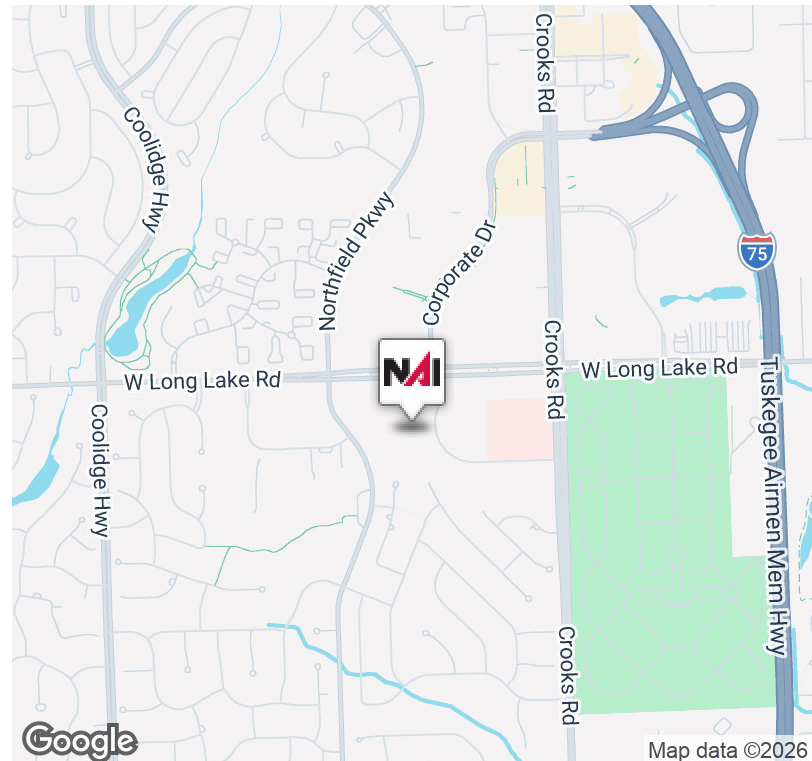


CLASS A OFFICE

-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 10,363 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



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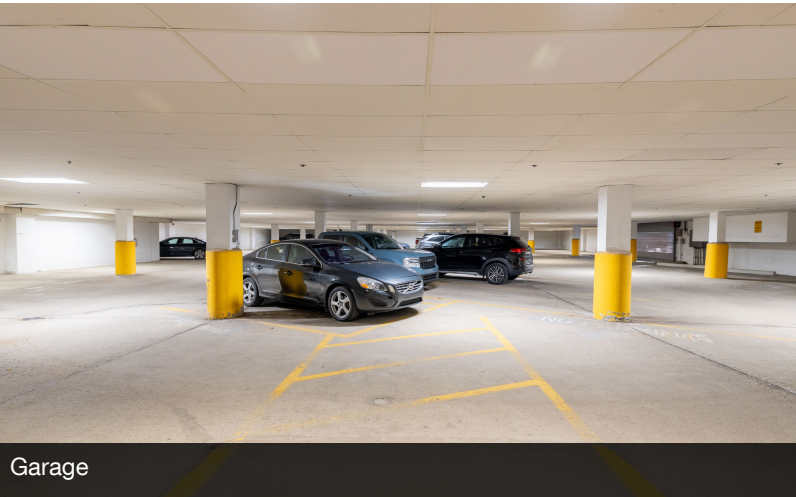
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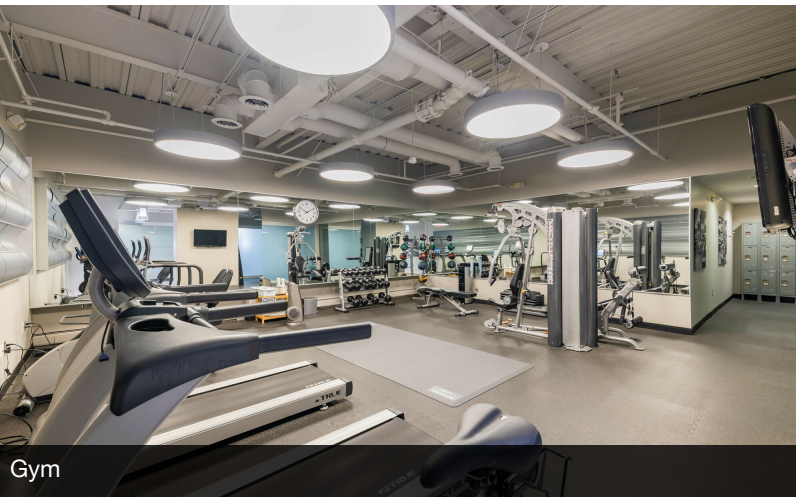
Conference Room



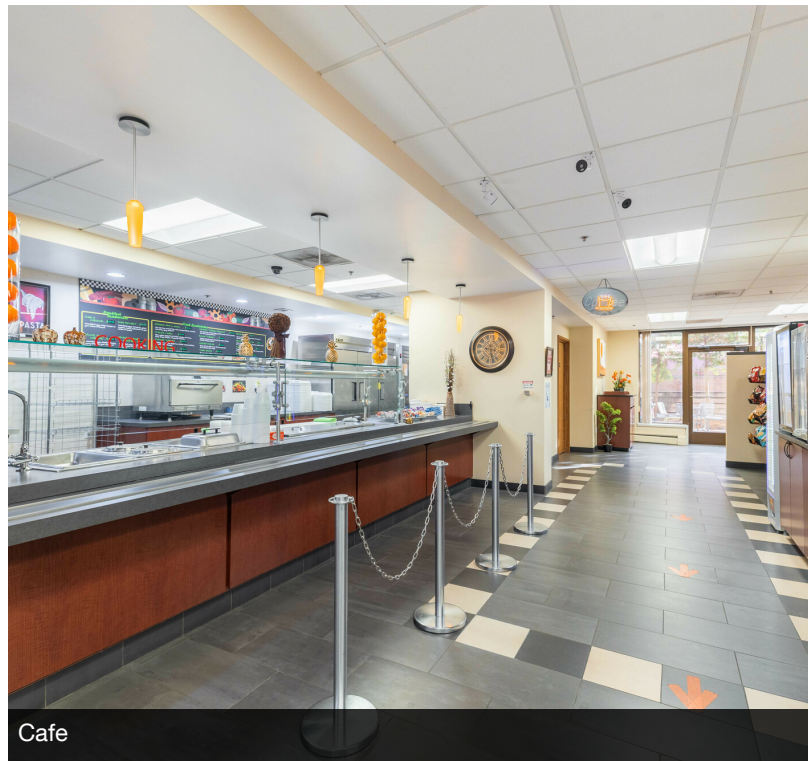
Cafe



Garage



Gym



Cafe

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Lease Information

Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	1,412 - 10,363 SF	Lease Rate:	\$20.50/SF (MG) + E

Available Spaces

Suite	Size (SF)
Suite 108	3,673 SF
Suite 125	1,412 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
Suite 360	10,363 SF

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