



CORFAC INTERNATIONAL

**BEST RENTAL
VALUE IN TROY!**



UP TO 17,648 SQUARE FEET AVAILABLE!

**WOODCREST
OFFICE SUITES FOR LEASE
TROY, MICHIGAN**

FOR MORE INFORMATION:

Mason L. Capitani, SIOR

248.637.7795

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PREMISES:

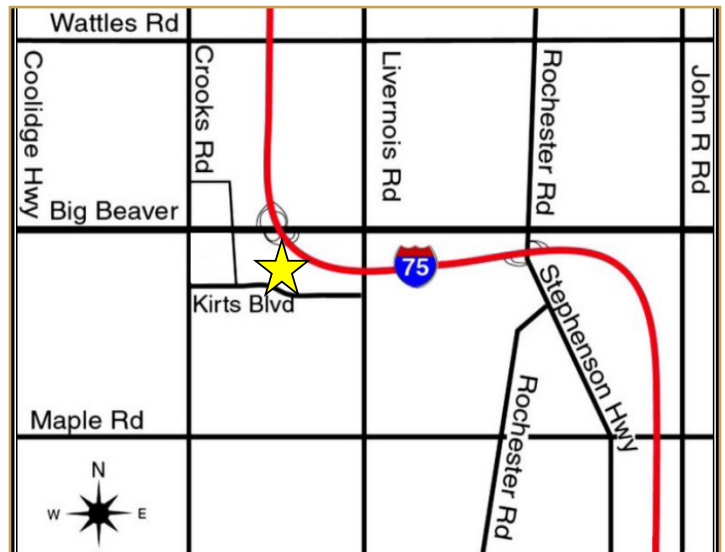
- Three Building Office Park
- 119,000 Square Foot Facility

AVAILABILITY:

- Various Size Office Suites
- From 585 to 17,648 Square Feet

PROPERTY FEATURES:

- On-site Ownership and Management
- Sundry Shoppe On-site
- Lower Level Storage Space Available
- Close Proximity to Area Freeways
- Close & Convenient Parking
- Immediate Access to I-75
- Lowest Rental Rates in the Troy Market



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2301 West Big Beaver
Suite 950
Troy, MI 48084-3329

(248) 637-9700
Facsimile (248) 637-9897
www.Lmcap.com

PROPERTY INFORMATION



PROPERTY NAME: Woodcrest Office Park

LOCATION: 560-580 Kirts Blvd

CITY: Troy

COUNTY: Oakland

PROPERTY TYPE: Office

YEAR BUILT: 1980

LOCATION DESCRIPTION: Located on the North side of Kirts in between Crooks and Livernois

GROSS SF: 119,000

AVAILABLE SF: 40,069

MAX. AVAILABLE: 17,648

MIN. AVAILABLE: 585

FLOORS: 1

PARKING: 490

ZONING: Office

PROPERTY DESCRIPTION: Three building office complex. All buildings connected with access to sundry shop and exercise facility. Owner occupied and managed.

ECONOMIC DATA

MIN RENTAL RATE: \$13.50

MAX RENTAL RATE: \$13.50

OPERATING EXPENSES:

ANNUAL ESCALATIONS: \$0.50

TERMS: +Elec.

LOAD FACTOR: 12.00%

PARTITION ALLOWANCE: Negotiable

SALE PRICE:

AGENT: M. L. Capitani



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Woodcrest Office Park * 560-580 Kirts Blvd * Troy

SPACE AVAILABLE

<u>Suite</u>	<u>Space Available [SF]</u>	<u>Lease Rate [\$/SF]</u>	<u>Occupancy</u>
560 Kirts #112	585	13.50\$	Immediate
570 Kirts #207	3,131	\$13.50	Immediate
570 Kirts #211	4,444	\$13.50	Immediate
570 Kirts #221	2,109	\$13.50	Immediate
570 Kirts #231	12,991	\$13.50	August 2019
570 Kirts #237	4,932	\$13.50	Immediate
580 Kirts #305	3,237	\$13.50	Immediate
580 Kirts #310	3,983	\$13.50	Immediate
580 Kirts #320	4,657	\$13.50	Immediate
570 Kirts #231/#320	17,648	\$13.50	August 2019

AGENT: M. L. Capitani

