



CORFAC INTERNATIONAL

NORTH TROY CORPORATE PARK 5607 NEW KING STREET

**OFFICE SUITES
FOR LEASE**
TROY, MICHIGAN

FOR MORE INFORMATION:

Mason L. Capitani, SIOR

248.637.7795

MLCapitani@Lmcap.com

PREMISES:

- 3-story 98,256 Square Foot Building

AVAILABILITY:

- Up to 12,703 Square Feet

PROPERTY FEATURES:

- High Image Corporate Office Building
- Building Monument Signage Offered
- Direct Access to I-75 from New King Street
- Owner Occupied & Managed
- Back-up Generator Service Possible
- Finished Office Suites Ready for Occupancy
- Landlord Funded Construction Improvements Offered



CONNECT WITH US:



facebook.com/L.MasonCapitaniInc.CORFACInternational
linkedin.com/company/l.-mason-capitani-inc.
twitter.com/LMasonCapitani

248.637.9700 | www.Lmcap.com



L. MASON CAPITANI

CORFAC INTERNATIONAL

FOR LEASE

NORTH TROY CORPORATE PARK

TROY, MICHIGAN



248.637.9700 | www.Lmcap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



CORFAC INTERNATIONAL

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

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

PROPERTY INFORMATION



PROPERTY NAME: North Troy Corporate Park

LOCATION: 5607 New King Street

CITY: Troy

COUNTY: Oakland

PROPERTY TYPE: Office

YEAR BUILT: 1984

LOCATION DESCRIPTION: W of Crooks, N of Long Lake

GROSS SF: 98,256

AVAILABLE SF: 19,493

MAX. AVAILABLE: 12,703

MIN. AVAILABLE: 2,379

FLOORS: 3

PARKING: 4.71/1000

ZONING: Office

PROPERTY DESCRIPTION: Corporate office building with high-end finishes throughout. Finished space available in near "move-in" condition. Direct access to the I-75/Crooks Road interchange. On-site property ownership and management.

ECONOMIC DATA

MIN RENTAL RATE: \$18.50

MAX RENTAL RATE: \$18.50

OPERATING EXPENSES:

ANNUAL ESCALATIONS: \$0.50

TERMS: +Elec.

LOAD FACTOR: 13.00%

PARTITION ALLOWANCE: to be determined

SALE PRICE:

AGENT: M. L. Capitani



CORFAC INTERNATIONAL

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

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

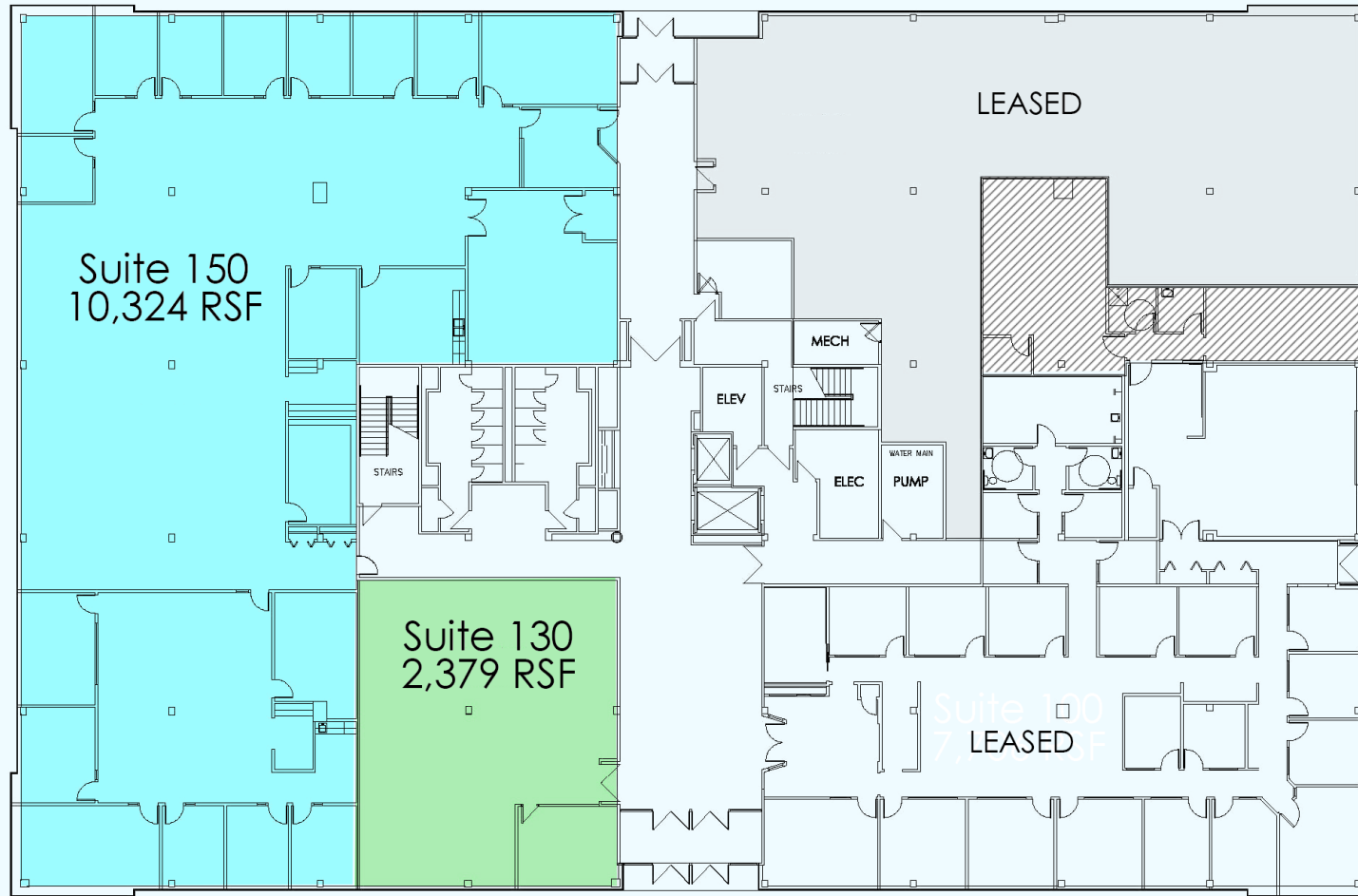
North Troy Corporate Park * 5607 New King Street * Troy

SPACE AVAILABLE

<u>Suite</u>	<u>Space Available [SF]</u>	<u>Lease Rate [\$/SF]</u>	<u>Occupancy</u>
Suite 130	2,379	\$18.50	Immediate
Suite 150	10,324	\$18.50	Immediate
Suite 130/150	12,703	\$18.50	Immediate
Suite 290	6,790	\$18.50	Immediate

AGENT: M. L. Capitani

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subject to prior sale, change of price or withdrawal.



CORFAC INTERNATIONAL
 2301 West Big Beaver Road, Suite 950
 Troy, Michigan 48084

www.Lmcap.com

For More Information, Contact:

Mason L. Capitani, SIOR
 MLCapitani@Lmcap.com
 248.637.7795

(Drawing Not to Scale)

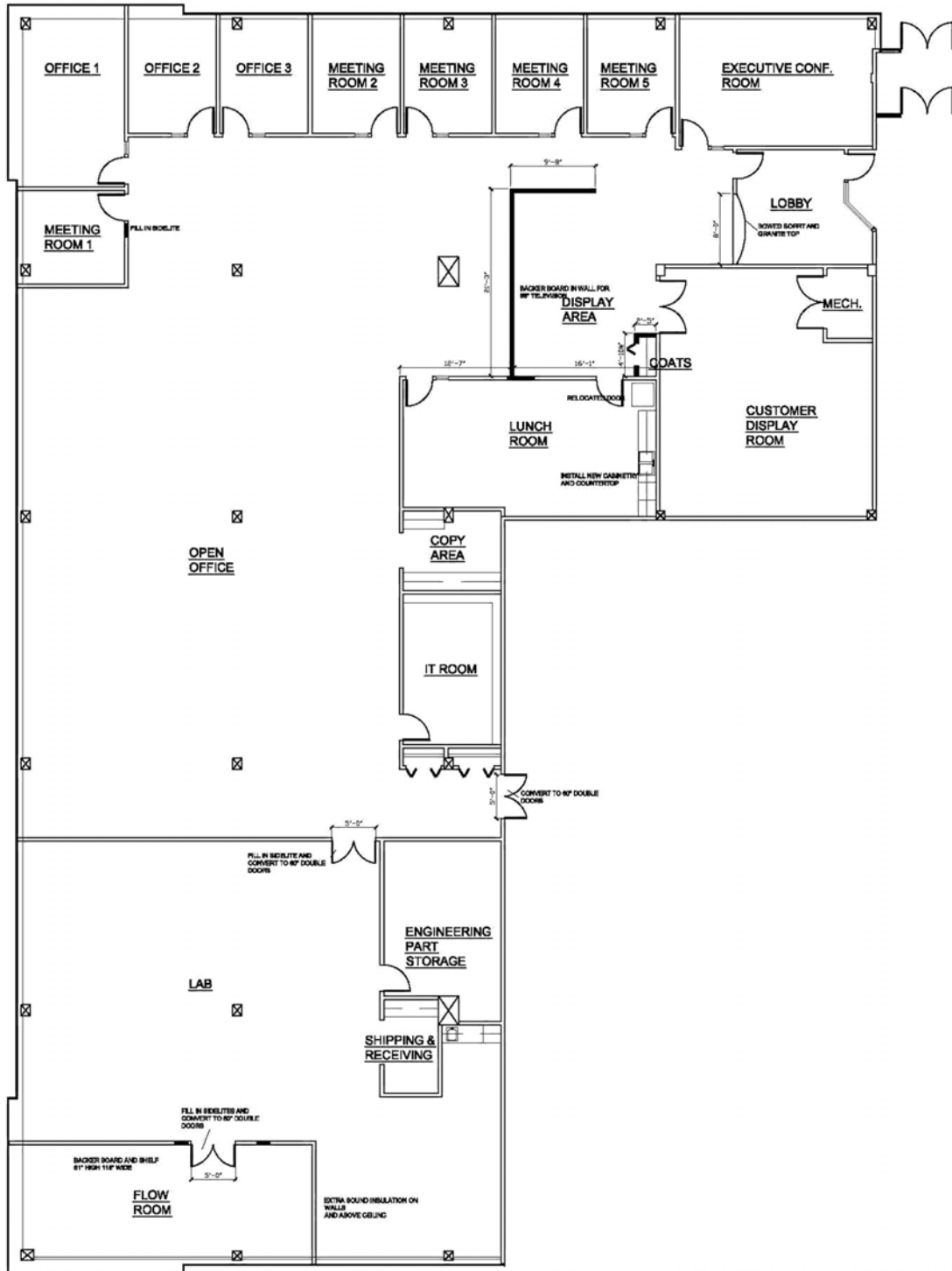
North Troy Corporate Park

5607 New King St.
 Troy, MI

First Floor

Suite 130 - 2,379 RSF
 Suite 150 - 10,324 RSF
 Suite 130/150 - 12,703 RSF

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subject to prior sales, change of price or withdrawal.



L. MASON CAPITANI

CORFAC INTERNATIONAL

2301 West Big Beaver Road, Suite 950
Troy, Michigan 48084

www.Lmcap.com

For More Information, Contact:

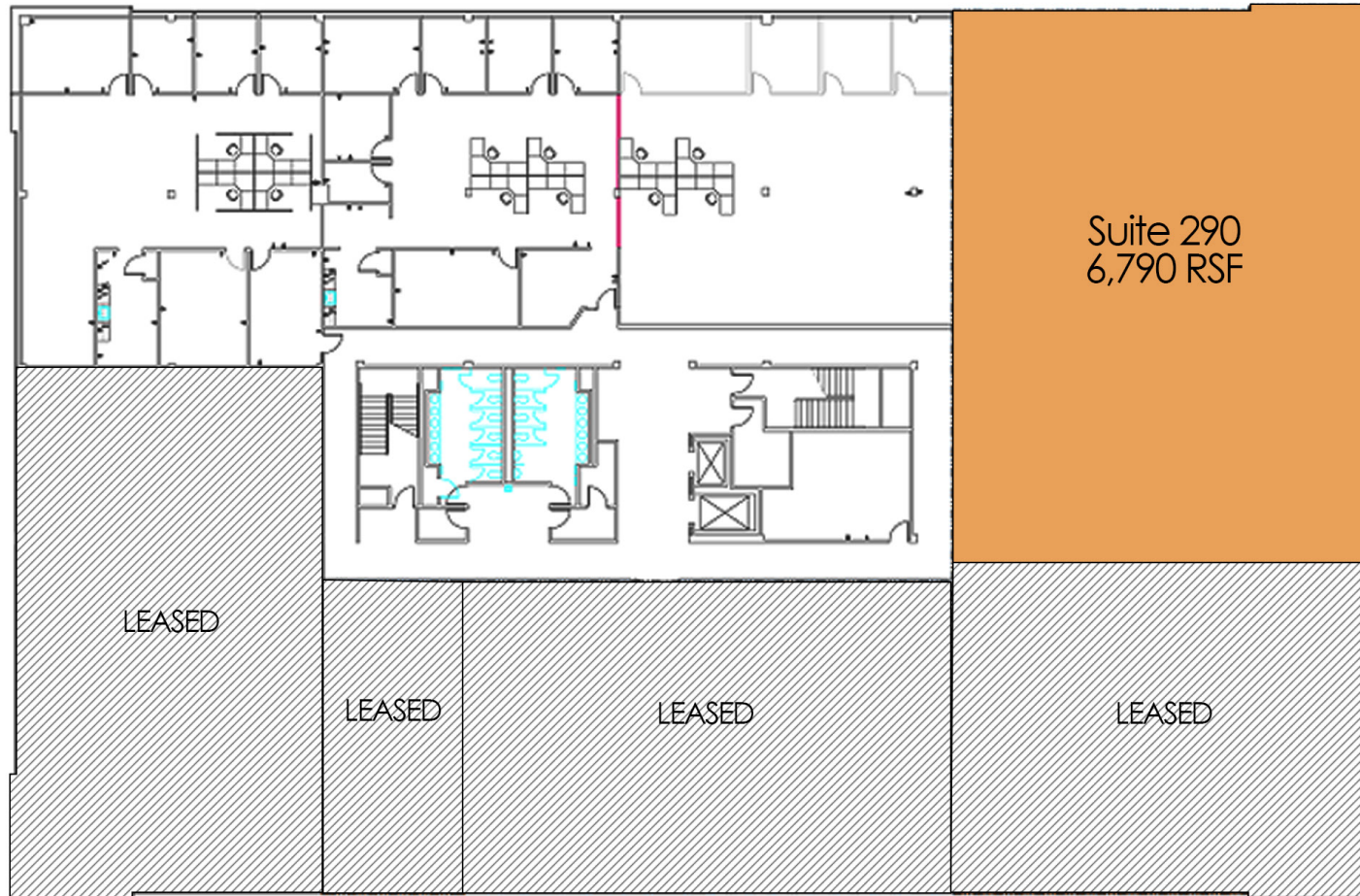
Mason L. Capitani, SIOR
MLCapitani@Lmcap.com
248.637.7795

North Troy Corporate Park

5607 New King St.
Troy, MI

Suite 150 - 10,324 RSF

(Drawing Not to Scale)



L. MASON CAPITANI

CORFAC INTERNATIONAL
2301 West Big Beaver Road, Suite 950
Troy, Michigan 48084

www.Lmcap.com

For More Information, Contact:

Mason L. Capitani, SIOR
MLCapitani@Lmcap.com
248.637.7795

North Troy Corporate Park

5607 New King St.

Troy, MI

Second Floor

Suite 290 - 6,790 RSF

(Drawing Not to Scale)

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subject to prior sales, change of price or withdrawal.