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THOMAS DUKE
COMMERCIAL REAL ESTATE

Liberty Center

50 W. Big Beaver Road Troy, MI 48084



FOR LEASE

GetReal*quality*
248.476.3700

LISTED BY:

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Lease Rate: $24 SF/yr (Gross + Electric)

DESCRIPTION

Make a statement with your business address! Prominently located on Michigan's premier office corridor, the Liberty Center is "the" address on Big Beaver Road. The Liberty Center is a facility that truly works for you.

This building boasts stunning architecture and premium finishes, combined to provide an elegant class A office environment.

PROPERTY HIGHLIGHTS

- Gated, reserved and covered parking with two free Electric Vehicle chargers for tenant use. Abundant parking north of the buildings, with eight free EV chargers located on the upper deck of the parking garage for tenant use
- 24/7 building access via key FOB or mobile phone app
- The Breakroom restaurant located on the first floor provides fresh breakfast and lunch options and convenient online ordering and in-suite catering services.
- Liberty Center is located immediately south of the Troy Community Center which offers a fitness center, recreation classes, and meeting room rentals
- Advanced connectivity offerings, multiple fiber operators available. Internal building connectivity has a fiber backbone, all building devices are on the IP network for modern administration, alarming, and future proofing
- Sliva Travel Agency amenity located on the first floor
- The Troy Marriott is located directly to the west, just a few steps from Liberty Center
- All common areas have recently been updated
- 2024 BOMA “Outstanding Building of the Year” Winner

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BUILDING INFORMATION

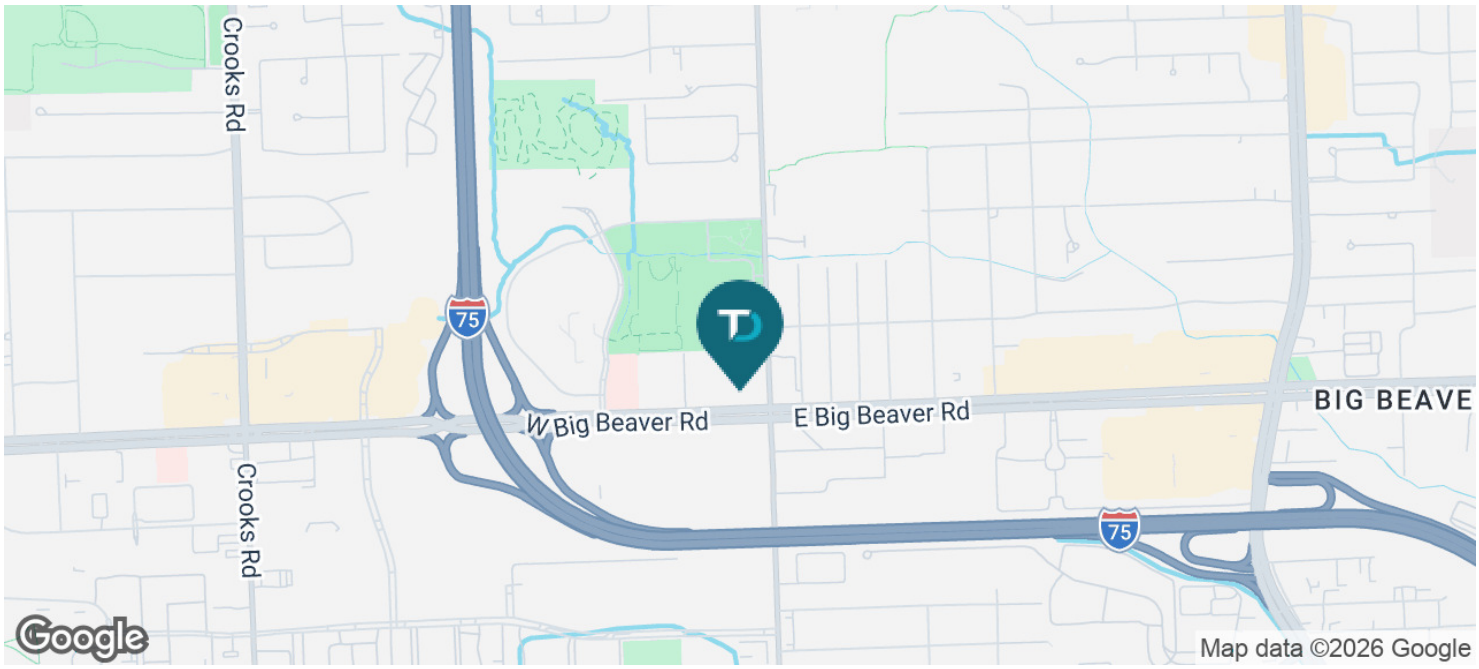
Building Size:	298,813 SF
Year Built:	1988
Last Renovated:	2019
Number of Floors:	6
Utilities:	City Water, Sewer and Gas
Parking Spaces:	1077
EV Charging Stations:	10
Base Tax:	$1.55 per RSF Landlord pays base tax, Tenant pays pro rata share of the actual tax overage

PROPERTY INFORMATION

Lot Size:	10.13 Acres
Property Type:	Office
Zoning	B-1
Traffic Count:	61,892 VPD on W. Big Beaver
APN:	20-21-476-019 20-21-604-002

LOCATION INFORMATION

Liberty Center is located on the North side of W. Big Beaver, just east of I-75 in Troy, Michigan



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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Bldg 50/Ste 110	1,733 - 3,690 SF	Gross + Electric	$24.00 SF/yr	Floor plan can be modified to fit tenant's needs. Contiguous with Suite 135
Bldg 50 / Ste 135	1,875 - 3,690 SF	Gross + Electric	$24.00 SF/yr	Contiguous with Suite 110
Bldg 50/Ste 215	875 SF	Gross + Electric	$24.00 SF/yr	-
Bldg 50/ Ste 225	1,388 SF	Gross + Electric	$24.00 SF/yr	-
Bldg 50/ Ste 410	2,014 SF	Gross + Electric	$24.00 SF/yr	Move-in ready condition
Bldg 50/ Ste 430	2,171 SF	Gross + Electric	$24.00 SF/yr	-
Bldg 50/ Ste 650	4,819 SF	Gross + Electric	$24.00 SF/yr	-
Bldg 100/ Ste 100	2,167 SF	Gross + Electric	$24.00 SF/yr	-
Bldg 100 / Ste 300	4,836 SF	Gross + Electric	$24.00 SF/yr	-
Bldg 100/ Ste 310	1,412 SF	Gross + Electric	$24.00 SF/yr	-
Bldg 100/Ste 560B	1,898 SF	Gross + Electric	$24.00 SF/yr	-

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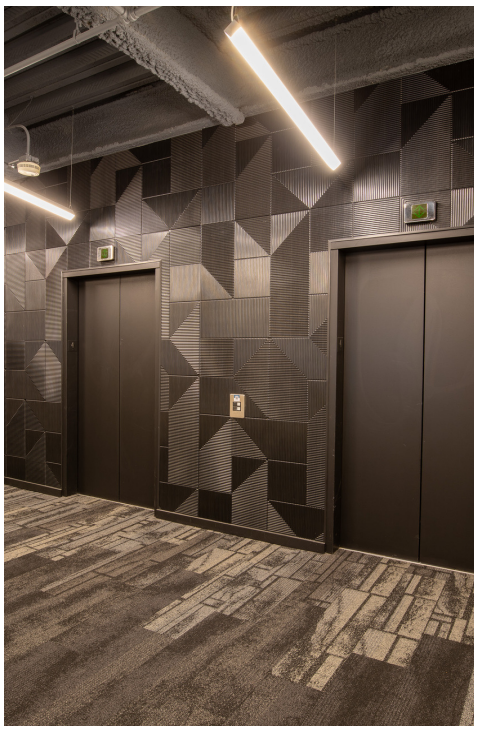





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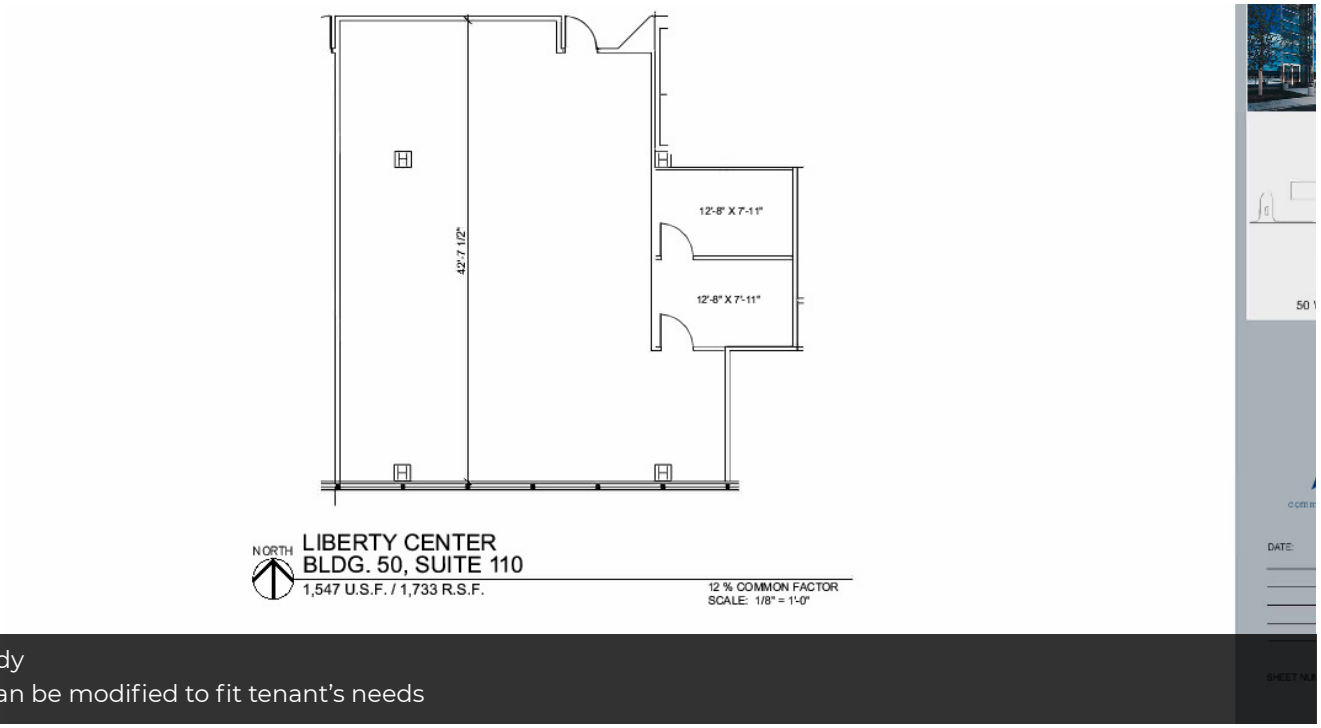
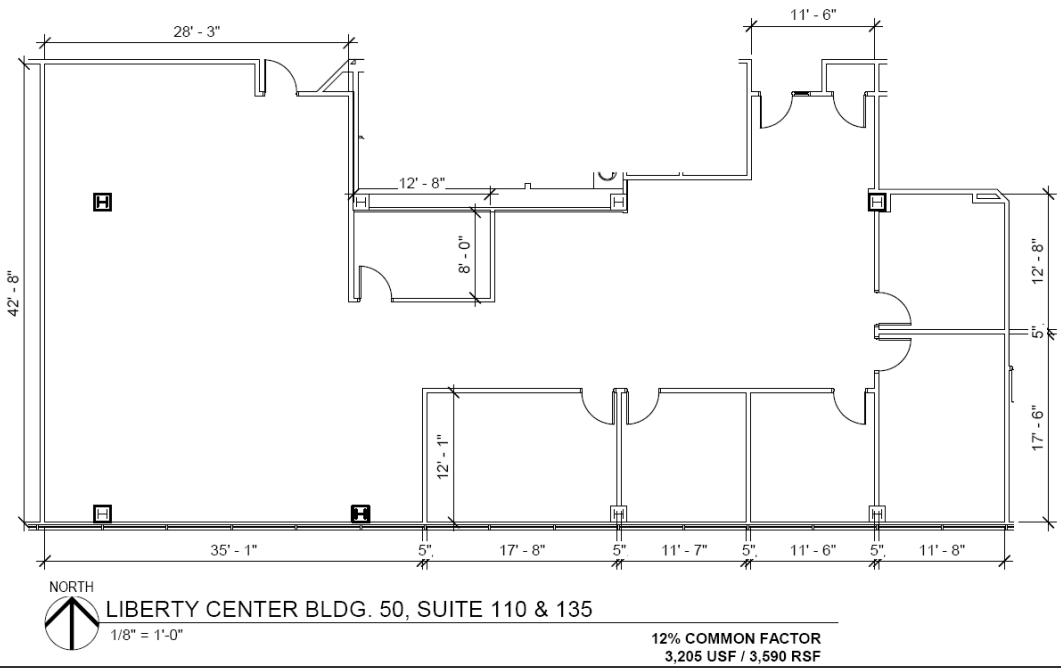
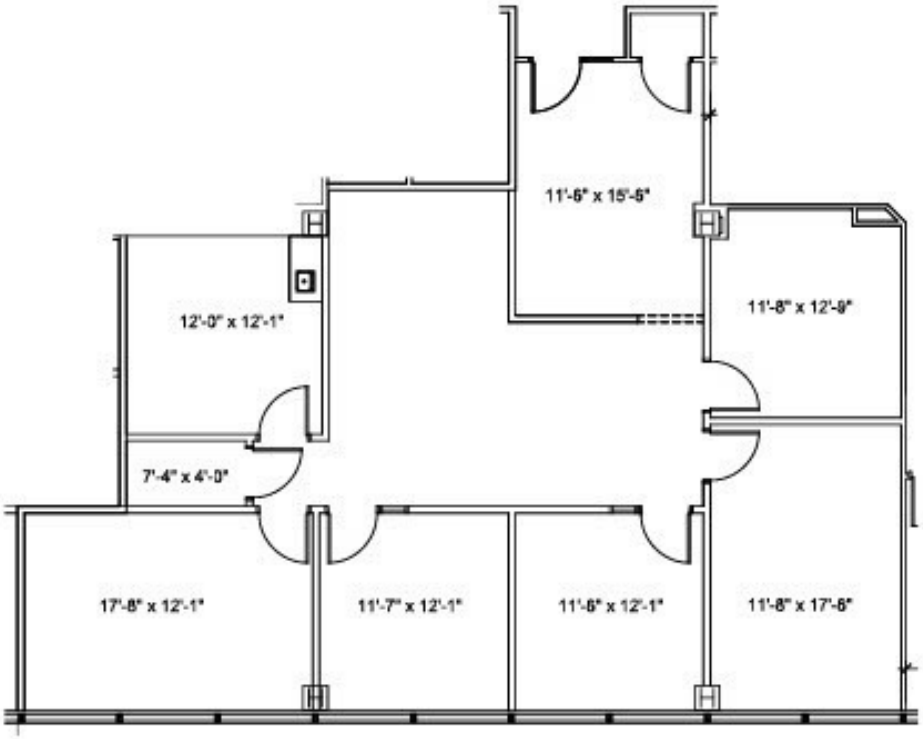


Move-in ready
Floor plan can be modified to fit tenant's needs



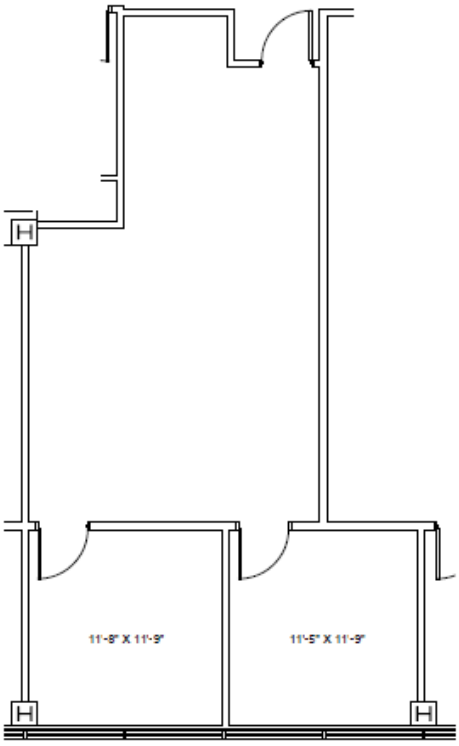
Suite is contiguous with suite 135 for 3,690 RSF



NORTH

LIBERTY CENTER
BLDG. 50, SUITE 135
1,674 U.S.F. / 1,875 RSF

12 % COMMON FACTOR
SCALE: 1/8" = 1'-0"

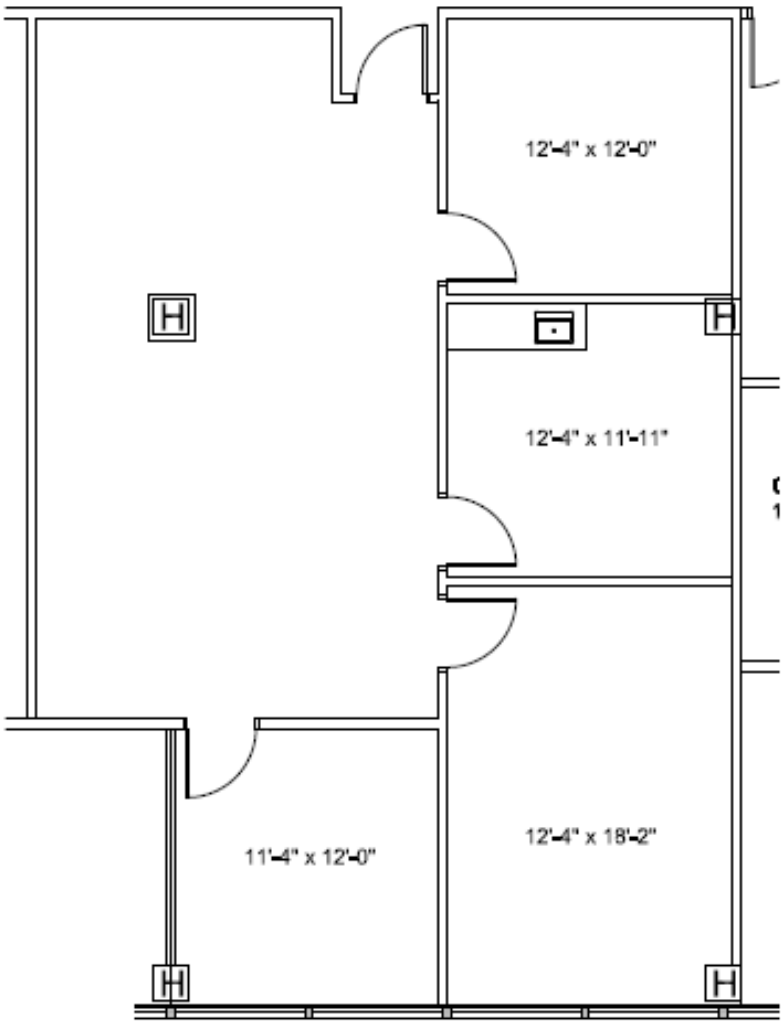


NORTH

LIBERTY CENTER BLDG. 50, SUITE 215

1/8" = 1'-0"

12% COMMON FACTOR
781 USF / 875 RSF

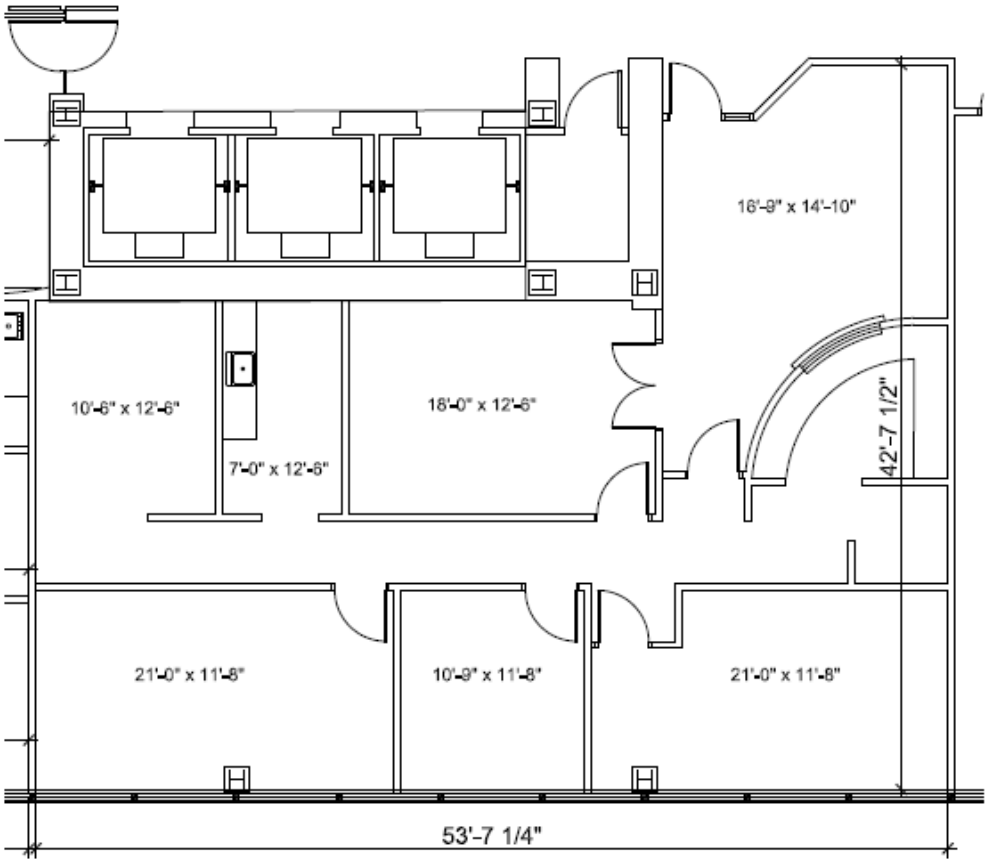


NORTH

LIBERTY CENTER
BLDG. 50, SUITE 225

1,239 U.S.F. / 1,388 R.S.F.

12 % COMMON FACTOR
SCALE: 1/8" = 1'-0"



NORTH

LIBERTY CENTER
BLDG. 50, SUITE 410
1,798 U.S.F. / 2,014 RSF

12 % COMMON FACTOR
SCALE: 1/8" = 1'-0"

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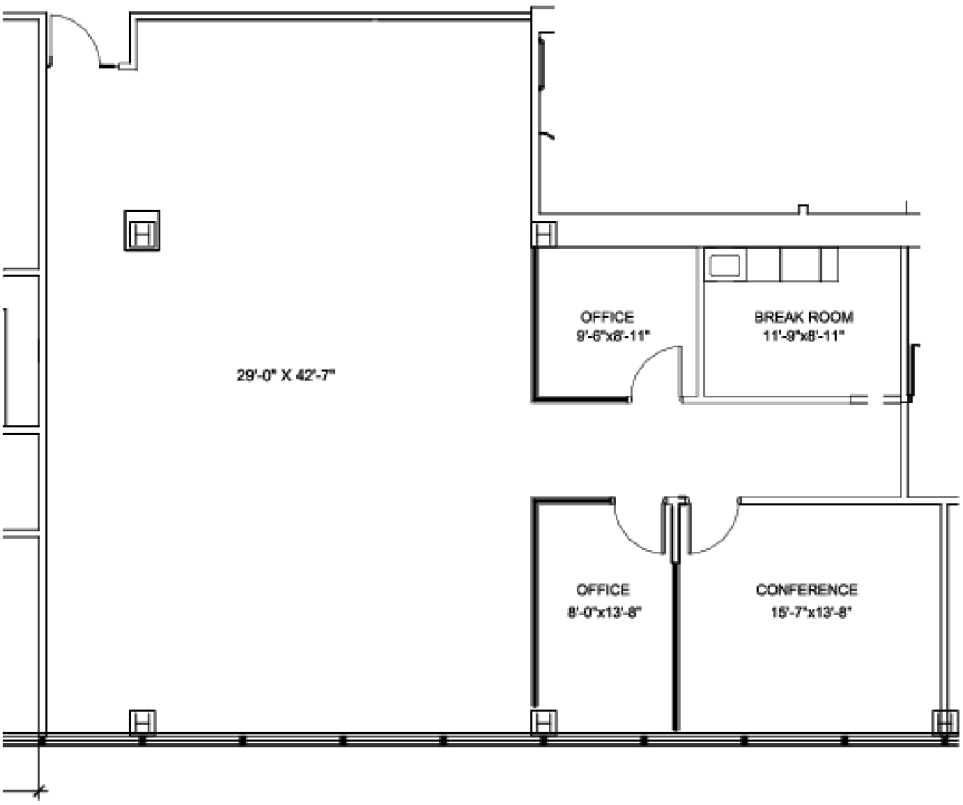
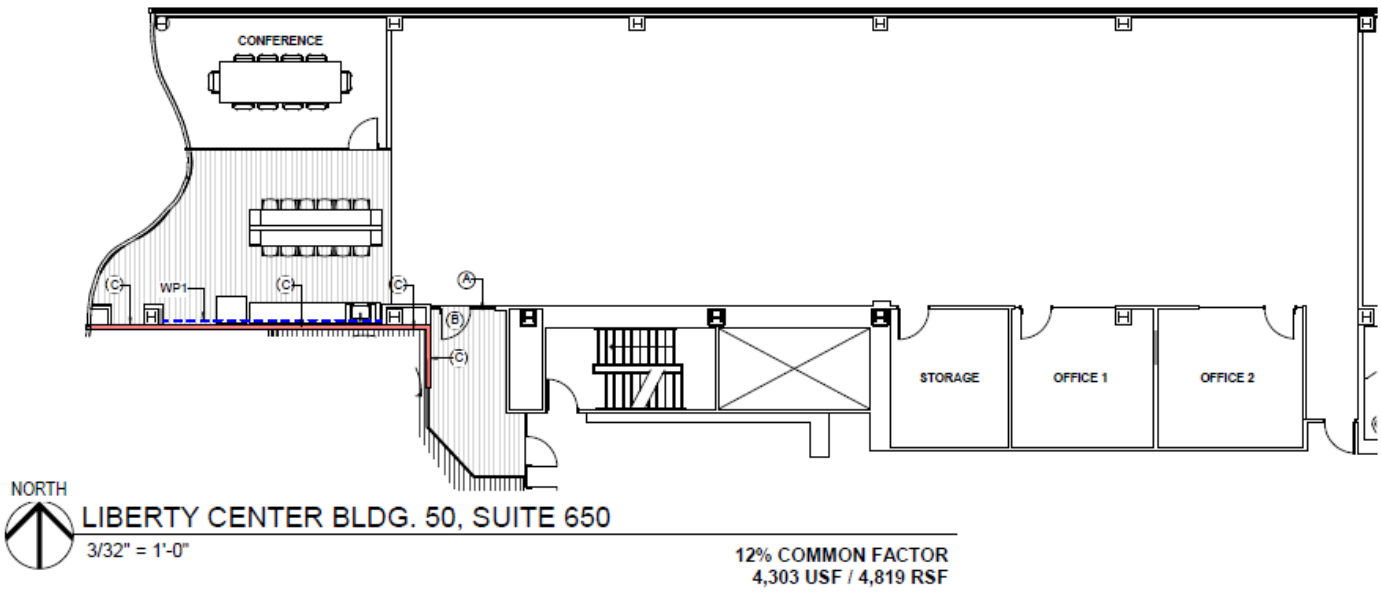


NORTH

LIBERTY CENTER
BLDG. 50, SUITE 430

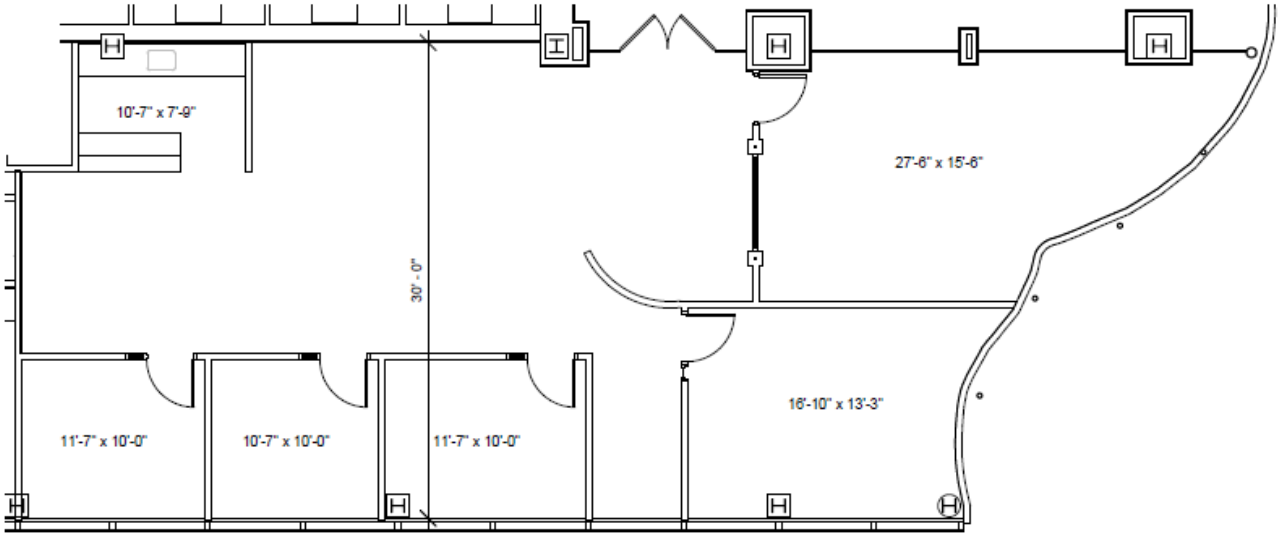
1,938 U.S.F. / 2,171 R.S.F.

12 % COMMON FACTOR
SCALE: 1/8" = 1'-0"



LIBERTY CENTER BLDG. 50, SUITE 650
3/32" = 1'-0"

12% COMMON FACTOR
4,303 USF / 4,819 RSF



NORTH

LIBERTY CENTER BLDG. 100 - SUITE 100

1/8" = 1'-0"

12% COMMON FACTOR
1,935 USF / 2,167 RSF

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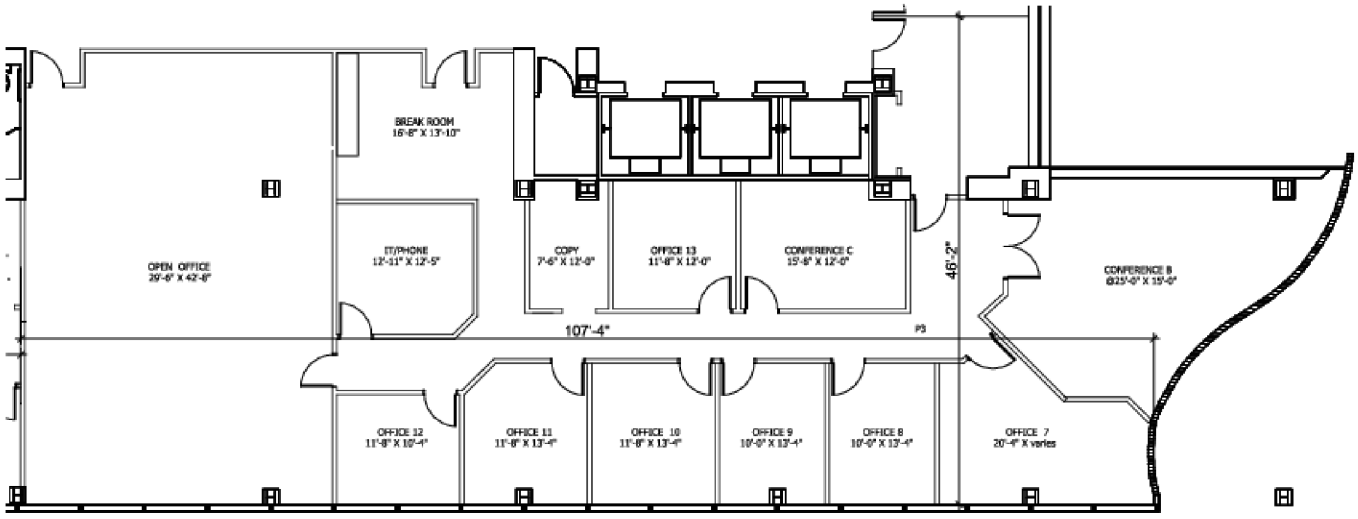
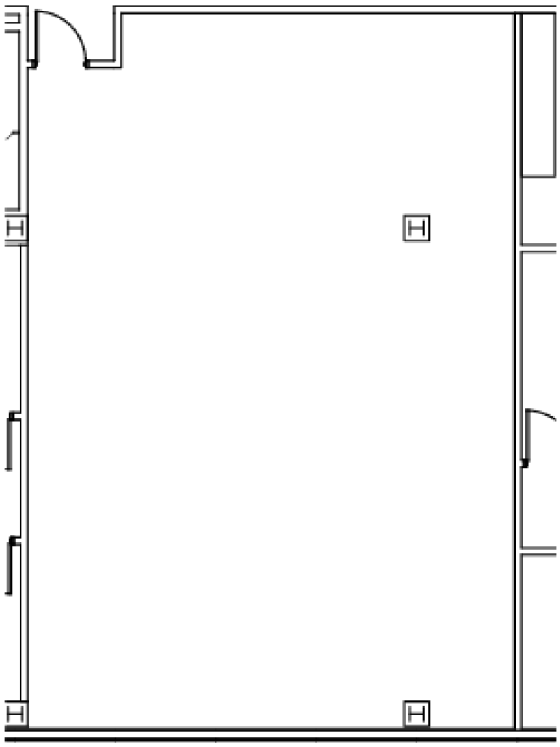


NORTH

LIBERTY CENTER
BLDG. 100, SUITE 300
4,318U.S.F. / 4,836 RSF

12 % COMMON FACTOR
SCALE: NOT TO SCALE



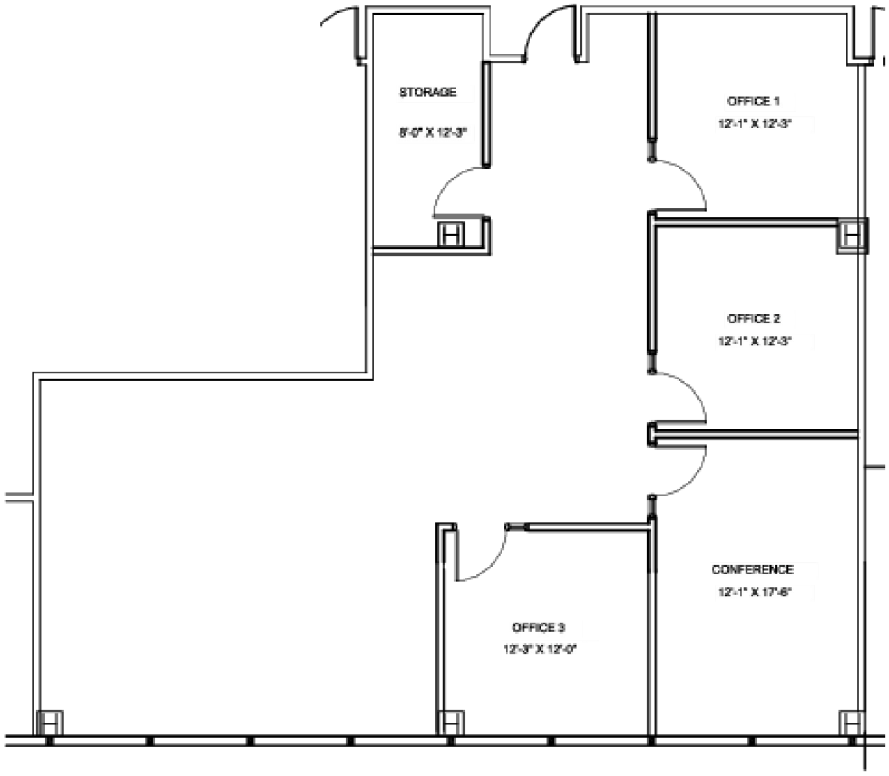
NORTH

LIBERTY CENTER BLDG. 100 - SUITE 300

1/8" = 1'-0"

12% COMMON FACTOR
1,261 USF / 1,412 RSF

100/310



NORTH

LIBERTY CENTER
BLDG. 100, SUITE 560B
1,695 USF / 1,898 RSF

12 % COMMON FACTOR
SCALE: 1/8" = 1'-0"

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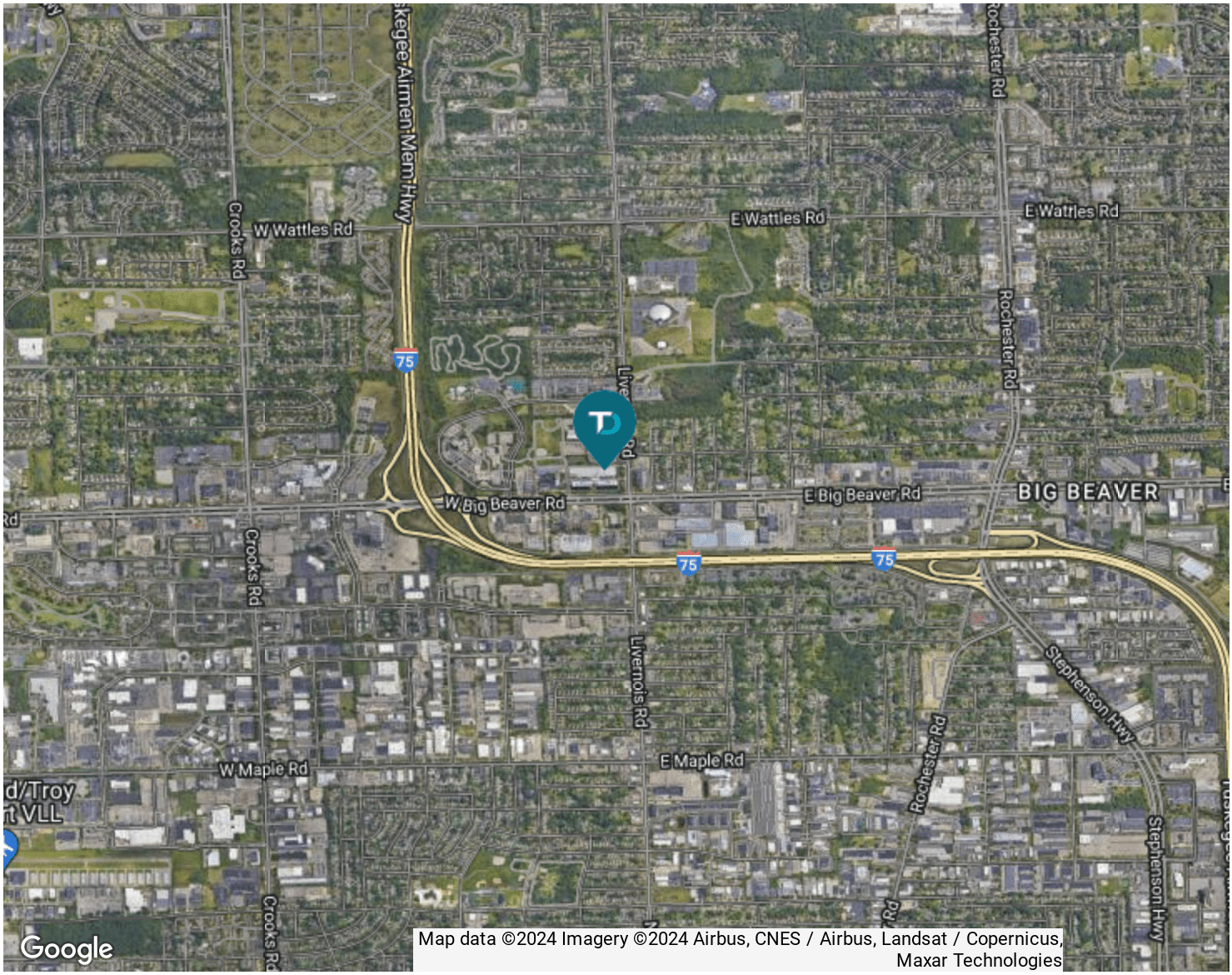

DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	6,708	81,818	239,775
Median age	38.0	39.9	41.0
Total households	2,908	35,537	102,533
Average HH income	$96,259	$92,190	$97,145
Average house value	$204,711	$267,184	$280,201