

1150 STEPHENSON HWY FOR LEASE

1150 Stephenson Hwy, Troy, MI 48083



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 1150 Stephenson Hwy | Troy, MI 48083

**PROPERTY OVERVIEW**

Prominently located in a professional office park on Stephenson Hwy. This 18,131 SF office/flex R&D building boasts high end finishes and unmatched visibility on the I-75 expressway.

OFFERING SUMMARY

Lease Rate: \$16 SF/yr (Gross + Electric)

Building Size: 18,131 SF

Available SF: 2,000 - 3,000 SF

Year Built: 1982

Renovated: 2018

Zoning: RC - Research Center District

PROPERTY HIGHLIGHTS

- Two suites available: 2,000 SF and 3,000 SF
- All furniture is available
- High quality interior buildouts and finishes
- Excellent I-75 expressway frontage (Over 131,000 vehicles/day on I-75)
- Close proximity to the Big 3 automotive suppliers
- Prominent signage opportunity for a business user

BUILDING/PROPERTY INFORMATION: 1150 Stephenson Hwy | Troy, MI 48083

BUILDING INFORMATION

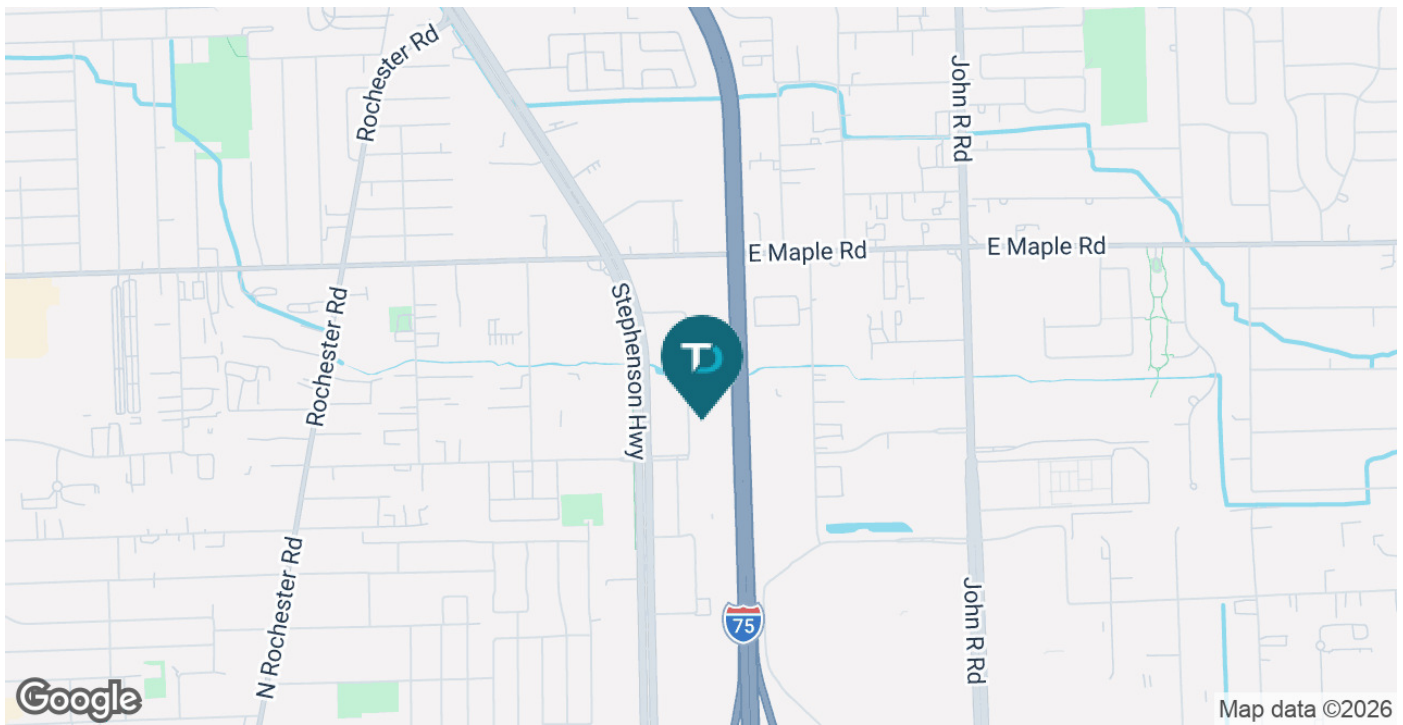
Price/SF:	\$16.00/SF Gross + Electric
Building Size:	18,131 SF
Year Built:	1982
Last Renovated:	2018
Number of Floors:	1
Utilities:	City water and sewer
Parking Spaces:	72

PROPERTY INFORMATION

Lot Size:	1.70 AC
Property Type:	Office
Property Subtype:	Office Building
Zoning:	RC - Research Center District
Traffic Count:	28,446 Vehicles/Day on Stephenson Hwy; 131,926 Vehicles/Day on I-75 (Costar, 2020)
Legal Description:	Available upon request
APN:	20-35-126-019

LOCATION INFORMATION

Located on the east side of Stephenson Hwy between 14 Mile and 15 Mile Roads in Troy, MI.



LEASE SPACES: 1150 Stephenson Hwy | Troy, MI 48083



LEASE INFORMATION

Lease Type:	Gross + Electric	Lease Term:	Negotiable
Total Space:	2,000 - 3,000 SF	Lease Rate:	\$16 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
A	Available	2,000 SF	Gross + Electric	\$16.00 SF/yr
B	Available	3,000 SF	Gross + Electric	\$16.00 SF/yr

ADDITIONAL PHOTOS: 1150 Stephenson Hwy | Troy, MI 48083



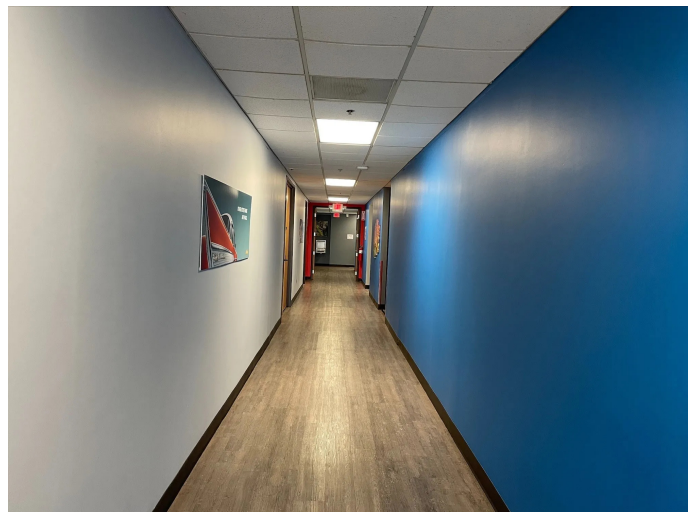
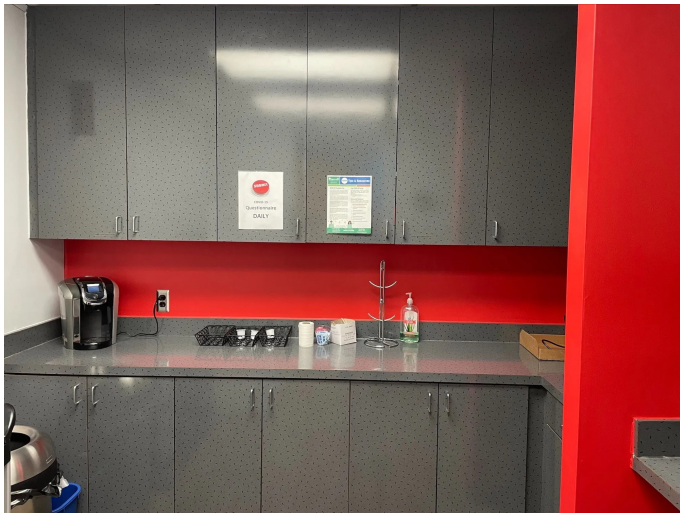
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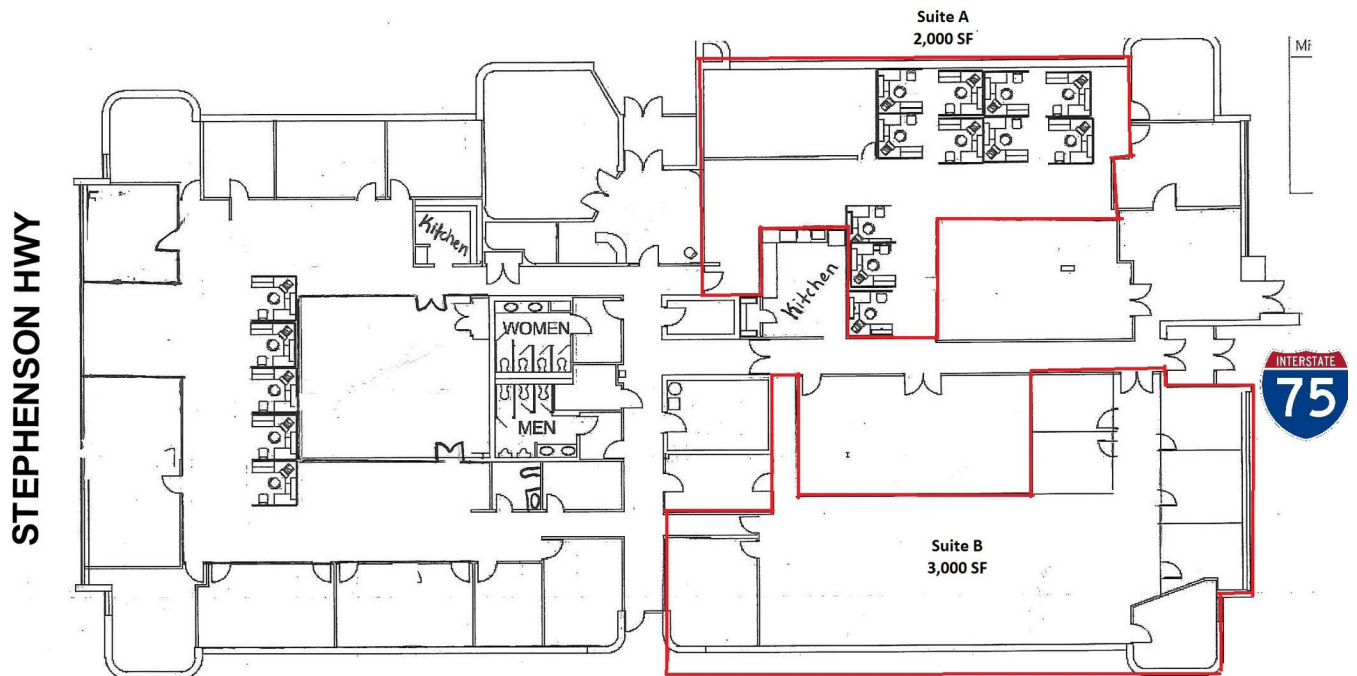
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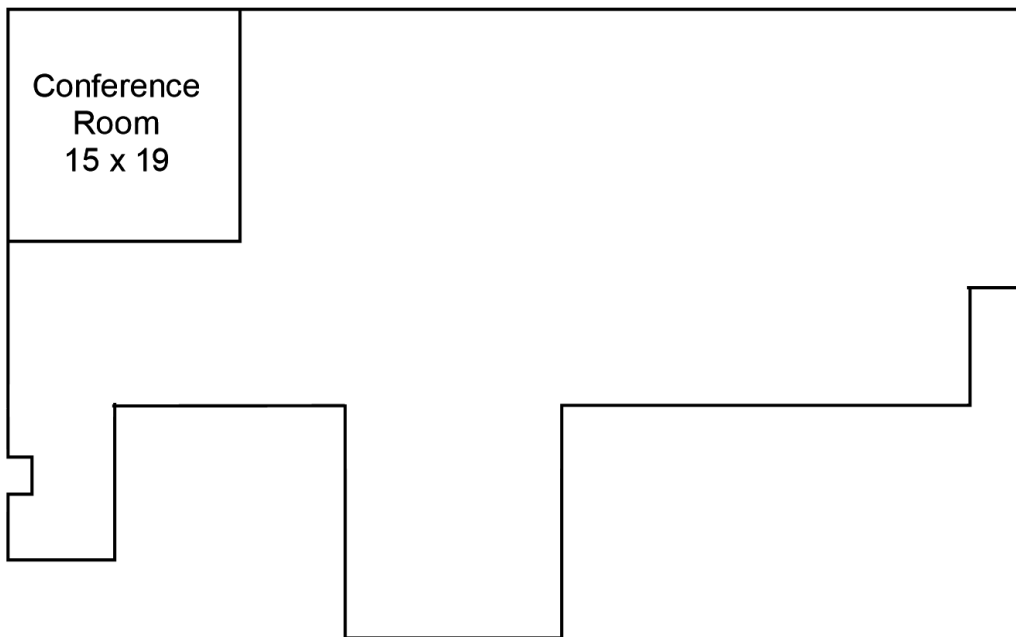


FLOOR PLAN: 1150 Stephenson Hwy | Troy, MI 48083



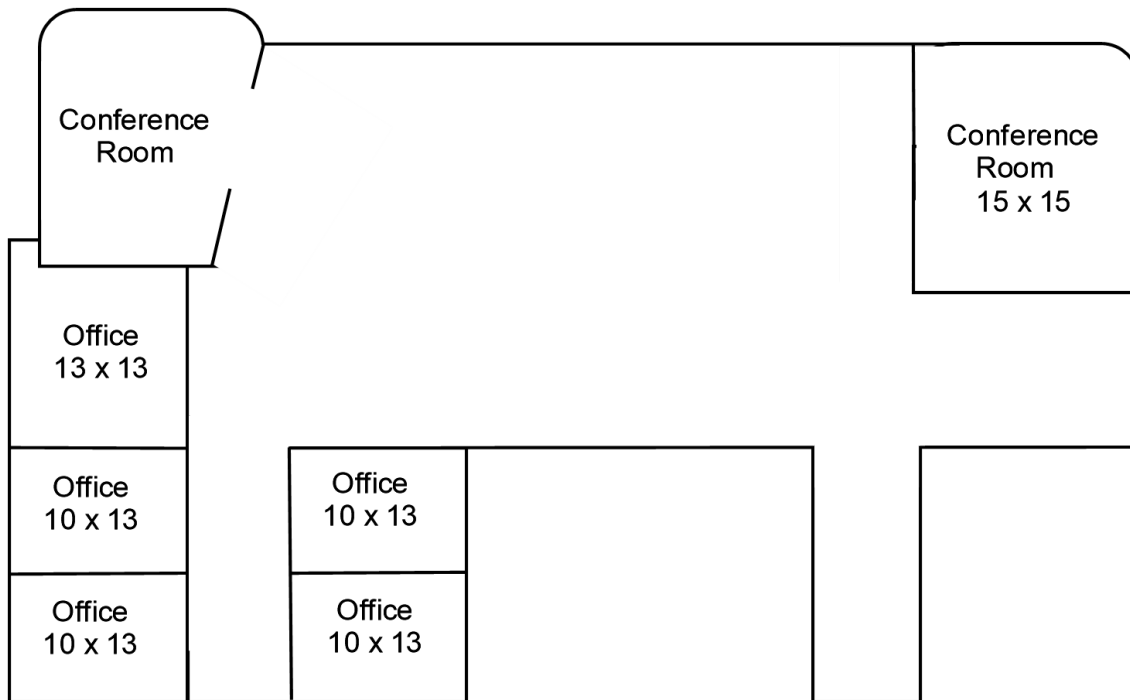
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Approximately 2,000 SF

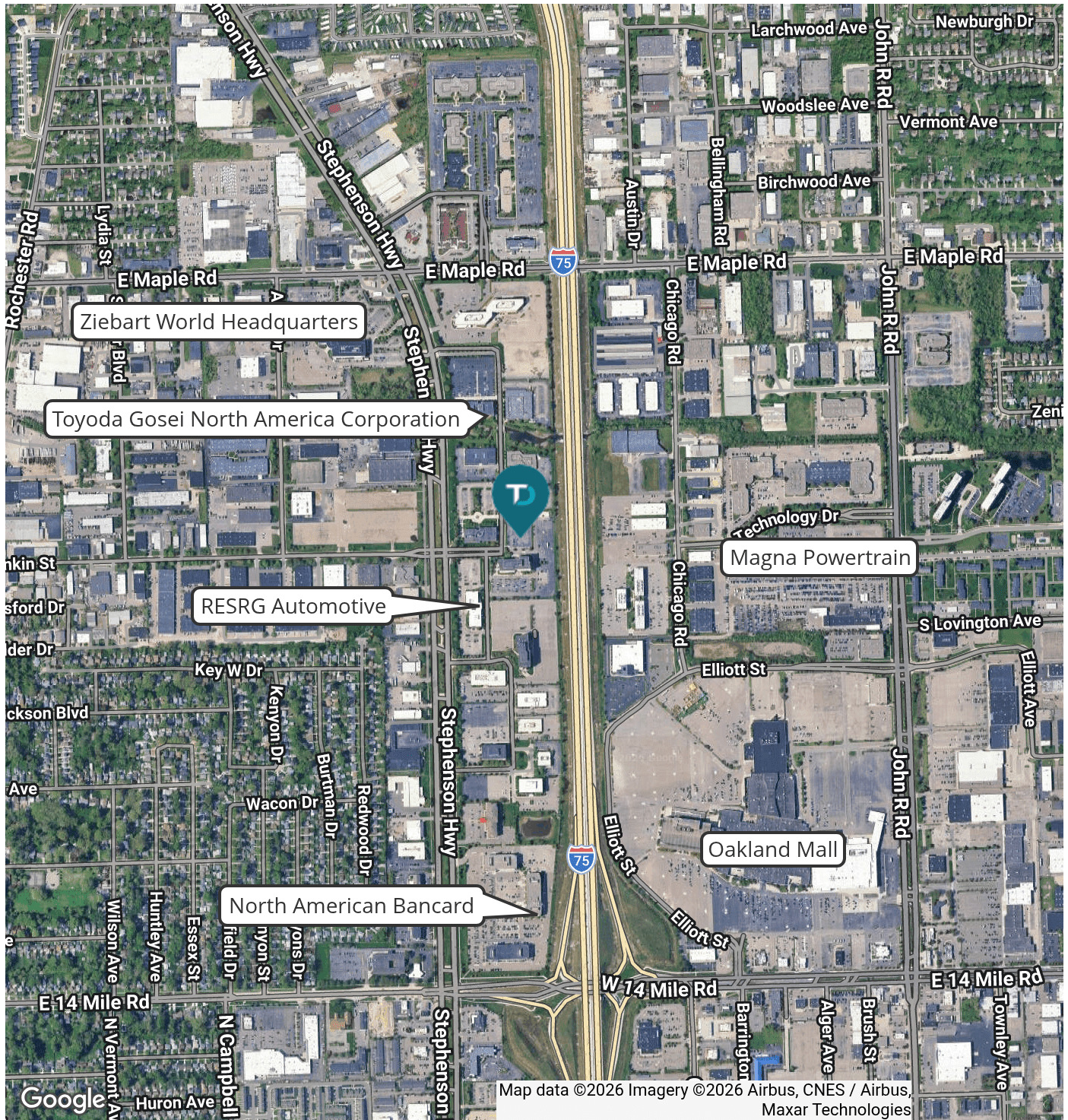


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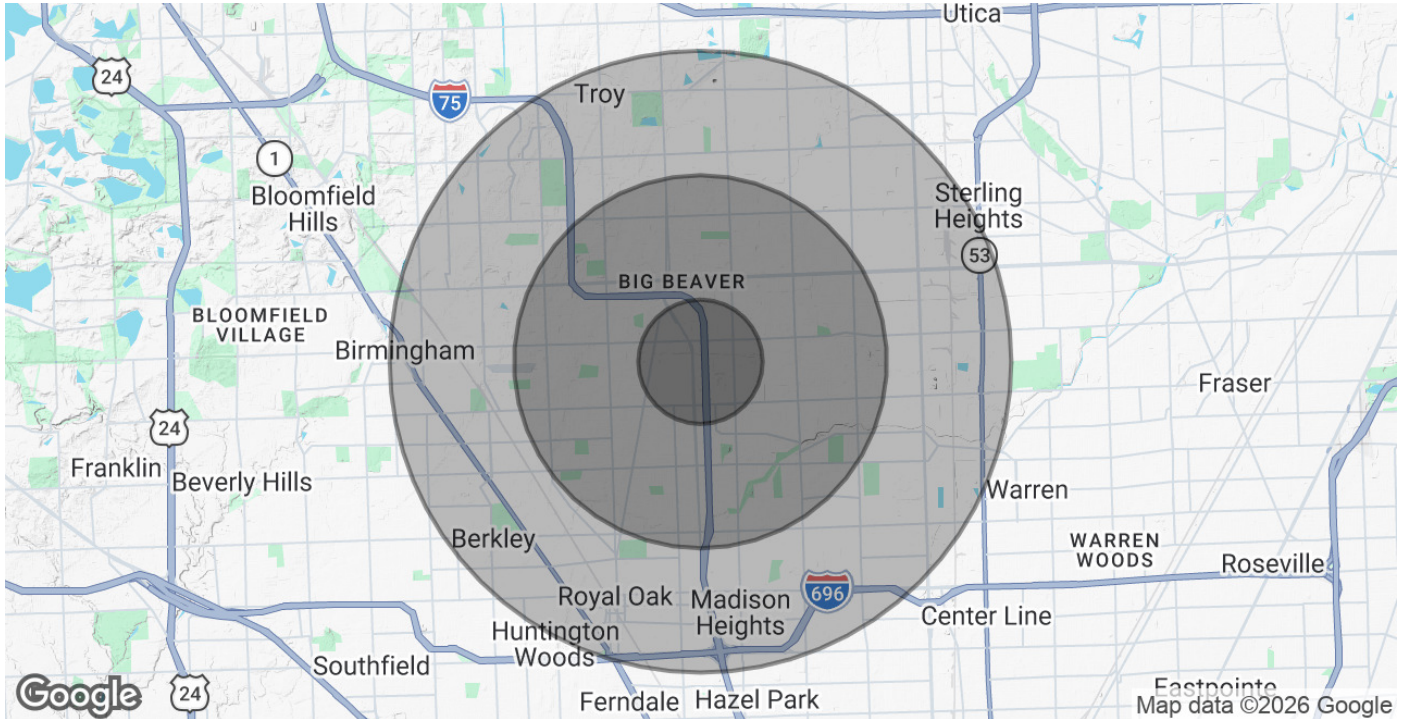
Approximately 3,000 SF



RETAILER MAP: 1150 Stephenson Hwy | Troy, MI 48083



DEMOGRAPHICS MAP & REPORT: 1150 Stephenson Hwy | Troy, MI 48083



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,345	102,599	286,860
Average Age	44.3	40.2	40.5
Average Age (Male)	37.5	38.7	39.1
Average Age (Female)	46.3	41.5	41.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,520	45,609	126,633
# of Persons per HH	1.8	2.2	2.3
Average HH Income	\$61,264	\$83,154	\$94,277
Average House Value	\$85,852	\$191,123	\$229,080

2020 American Community Survey (ACS)