EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

1700 Building

1700 West Big Beaver Troy, MI 48084



FOR LEASE

GetReal*quality*
248.476.3700

LISTED BY:

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WWW.THOMASDUKE.COM

FOR LEASE

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Lease Rate: Negotiable

DESCRIPTION

1700 West Big Beaver Road Office Center holds a prominent location in the heart of Troy, Michigan with convenient and immediate access to parking. This location also provides easy access to the I-75 / Big Beaver interchange. The contemporary architecture and sunlit lobby, along with a complete common area renovation, make for a fresh and comfortable business environment.

PROPERTY HIGHLIGHTS

- Prominent location in the heart of Troy
- Convenient access to parking & covered parking.
- Contemporary architecture and sunlit lobby
- 24/7 building access and security cameras
- Advanced connectivity offerings, and multiple fiber operators are available. Internal building connectivity has a fiber backbone, all building devices are on the IP network for modern administration, alarming, and future-proofing
- 2025 BOMA "The Outstanding Building of the Year" (TOBY) Award Winner

For more information, please contact: Jordan Schafer / 248.476.3700 / jschafer@thomasduke.com
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BUILDING INFORMATION

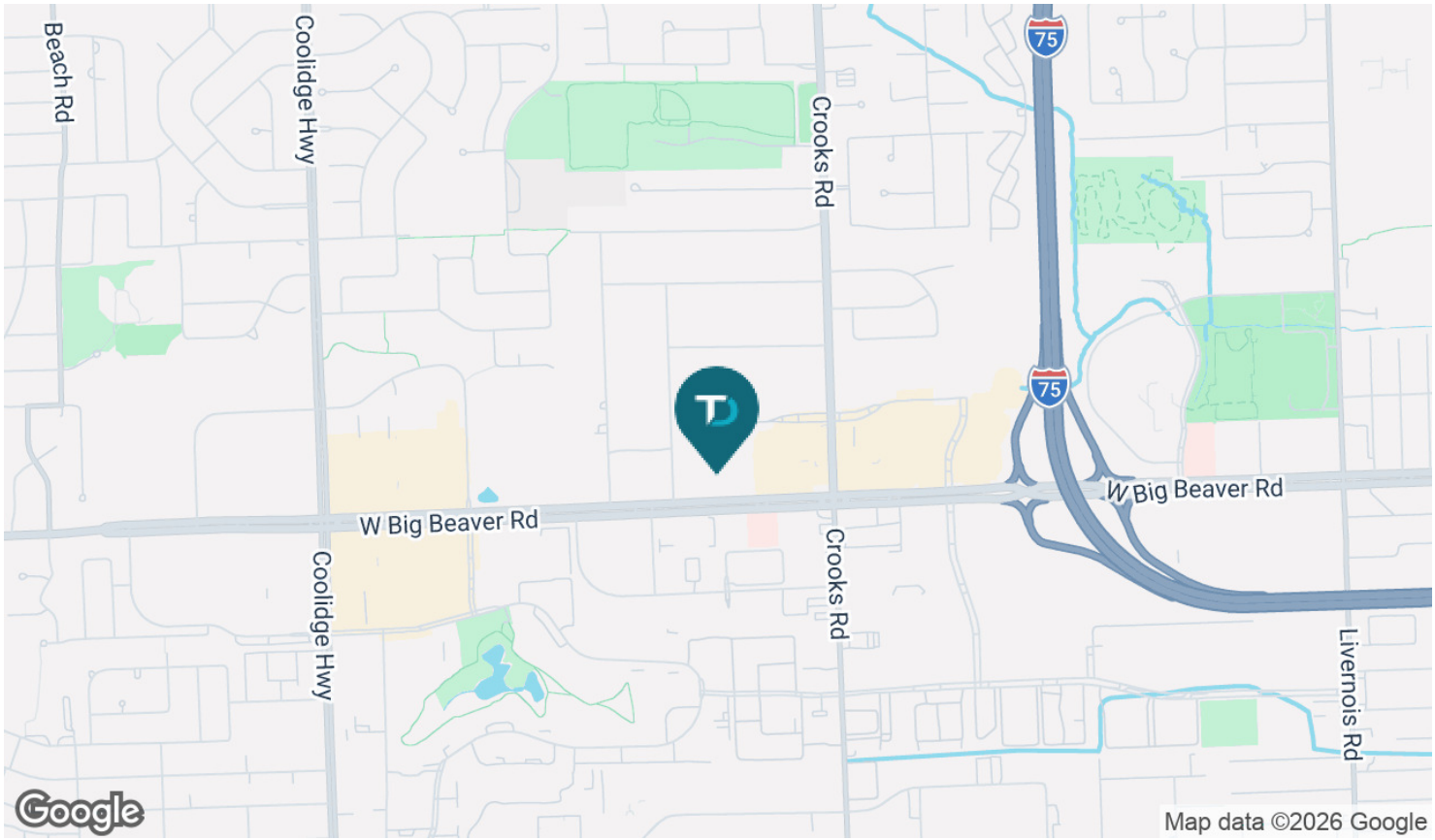
Building Size:	42,543 SF
Year Built:	1981
Last Renovated:	2018
Number of Floors:	3
Parking Spaces:	165
Base Tax:	$1.32 per RSF Landlord pays base tax, Tenant pays pro rata share of the actual tax overage

PROPERTY INFORMATION

Lot Size:	2 Acres
Property Type:	Office
Zoning	Office
Traffic Count:	54,880 VPD
APN:	20-20-476-043
Foundation:	Poured Concrete
HVAC:	Roof Mounted Units
Elevators:	1

LOCATION INFORMATION

1700 Building is located on the North side of West Big Beaver Road in the heart of Troy's office market, with over 54,000 VPD, and easy access to the I-75/ Big Beaver interchange.



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AVAILABLE SPACES

SPACE	RATE	LEASE TYPE	SIZE (SF)	COMMENTS

INTERIOR SUITE PHOTOS





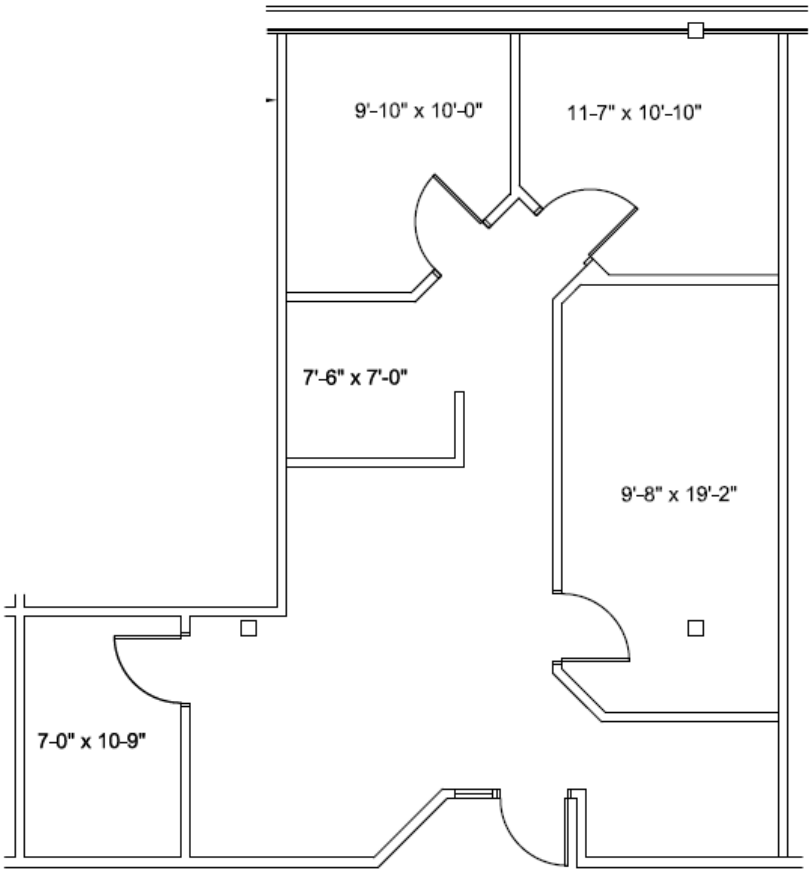




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1700 Building

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NORTH

1700 BUILDING, SUITE 240
1700 BIG BEAVER, TROY, MI
986 U.S.F. / 1,114 R.S.F

SCALE: 1/8" = 1'-0"
13% COMMON FACTOR

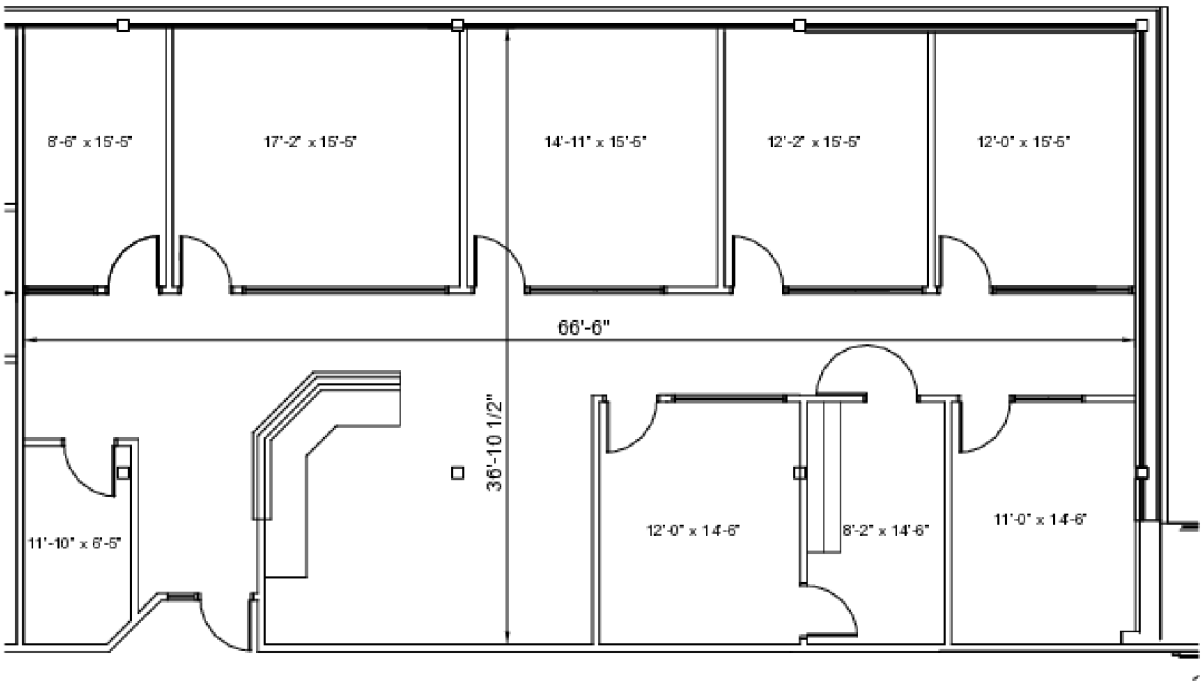
Suite is move-in ready or can be modified for Tenant needs.

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NORTH

1700 BUILDING, SUITE 310
1700 BIG BEAVER, TROY, MI
2,593 U.S.F. / 2,931 R.S.F

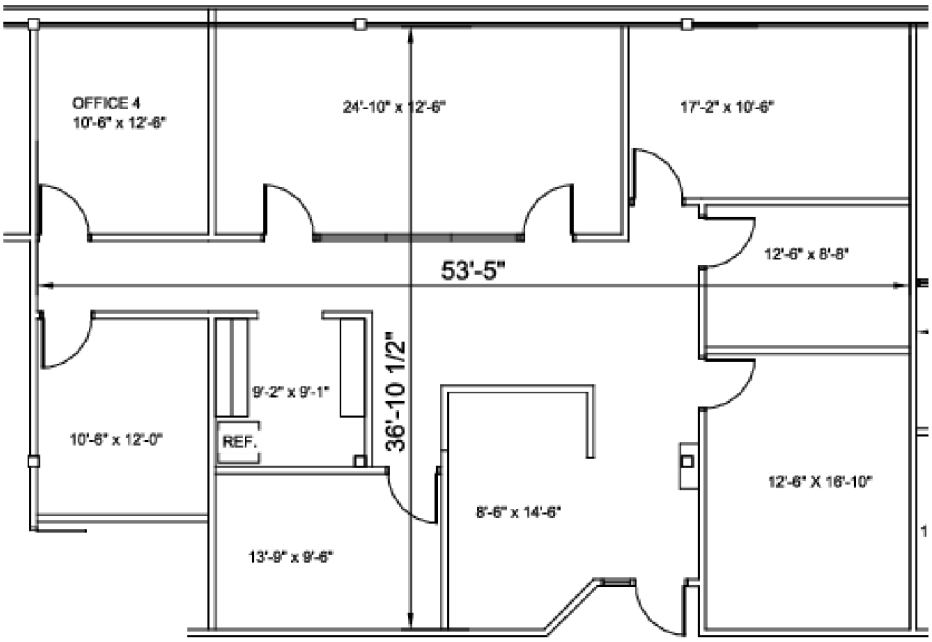
SCALE: 1/8" = 1'-0"
13% COMMON FACTOR

Ideal for attorney, wealth management, or other professional office users
Large reception area with oversized private offices and kitchenette
Excellent natural light throughout the suite from expansive window lines
Contiguous with ±2,233 SF

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NORTH

1700 BUILDING, SUITE 340
1700 BIG BEAVER, TROY, MI
1,976 U.S.F. / 2,233 R.S.F

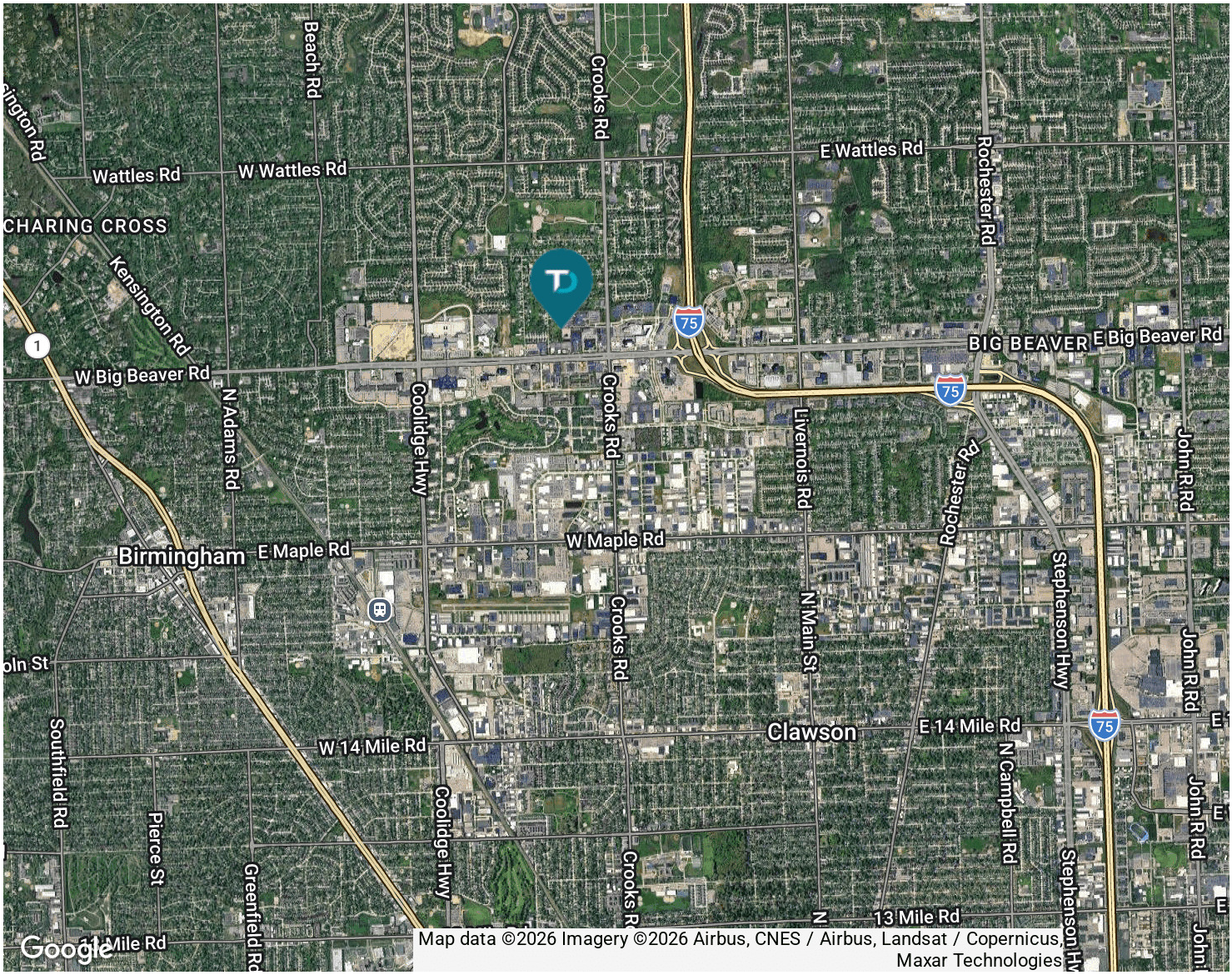
SCALE: 1/8" = 1'-0"
13% COMMON FACTOR

Large conference room with modern glass office features
Bright, professional office environment with strong natural light
Contiguous with ±2,931 SF

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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	7,718	82,320	234,237
Median age	38.9	40.2	41.3
Total households	3,171	35,935	100,092
Average HH income	$111,115	$98,950	$100,696
Average house value	$245,357	$307,121	$297,941

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