



**SIGNATURE
ASSOCIATES**
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Office For Lease

Property Name: North Troy Corporate Park
Location: 901 Tower Drive
City, State: Troy, MI
Cross Streets: Crooks Road & Long Lake Road
County: Oakland

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 123,488	Total Available Sq. Ft.: 67,446	Class: B
Typical Floor Plate: 30,872	Min / Max Cont. Sq. Ft.: 1,079 / 26,000	No. of Floors: 4

PROPERTY INFORMATION

Zoning: R-C	Parking: 444
Exterior Construction: N/A	Power: N/A
Structural System: Steel	Security Systems: Yes
Roof: N/A	Restrooms: Yes
Floors / Covering: Concrete / N/A	Sprinklers: Yes
Heating: Forced Air	Signage: No
Air-Conditioning: Yes	Delivery Area: N/A
Ceiling Height: N/A	Date Available: Immediate
Year Built: 1989 (Retrofit: 2020)	Acreage: 8.96

Current Tenants:

PRICING INFORMATION

Lease Rate: \$19.95 G + E	Rentable/Usable: N/A	Impr Allowance: N/A
Lease Term: N/A	Total Taxes: \$175,476.39 (2024)	Deposit: N/A
Options: N/A	Parcel #: 20-09-302-007	

Tenant Responsibility:

Comments: Amenities and updates underway. Short or long-term leases available. 1,250 - 26,000 sq. ft. available. Self-serve café on site. Other amenities/food adjacent.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.