

THE CENTENNIAL

100 E. BIG BEAVER ROAD | TROY, MI 48083

Office Building For Lease



PROPERTY HIGHLIGHTS

- 726-91,628 RSF available
- Second-tallest building in Troy, Michigan
- Full-floor opportunities available
- Prominent building signage available
- Significant recent capital improvements including common areas and all new elevators
- Covered parking available
- Professionally managed property
- On-site amenities include a fitness center, sauna, café, and conference room
- First floor retail spaces also available



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OFFERING SUMMARY

Lease Rate:	\$18.95 - \$21.95 PSF, Gross + Electric
Building Size:	317,280 SF
Parking:	Ample surface parking along with covered parking deck

AVAILABLE SPACES SIZE (RSF)

210	7,953
220	8,569 RSF
330	1,960 RSF
5th Floor	22,834 RSF
7th Floor	22,906 RSF
810	4,571 RSF
826	2,658 RSF
840	1,275 RSF
850 - B	4,000 RSF
880	726 RSF
900	1,521 RSF
970	6,386 RSF
1000	12,220 RSF
1050	9,838 RSF
12th Floor	22,907 RSF
13th Floor	22,907 RSF
14th Floor	22,907 RSF
15th Floor	22,907 RSF

FLOOR PLANS

Contact Brokers for Individual Floor Plans

*See Stacking Plan Pg. 6

PROPERTY DESCRIPTION

Premier office space ranging from 726 to 91,628 RSF is available in the second-tallest building in Troy, Michigan. The property offers flexible suite configurations, including full-floor opportunities, along with prominent building signage and covered parking. Significant capital improvements and upgrades have recently been completed, providing a modern and professional environment for tenants. The professionally managed building also features an impressive amenity package, including an on-site fitness center, sauna, café, and conference room. First floor retail spaces also available.

LOCATION DESCRIPTION

Located on the south side of E. Big Beaver Road just east of Livernois Road in Troy, MI

SURROUNDING BUSINESSES

The property is strategically located along Troy's premier Big Beaver Road commercial corridor and is surrounded by a strong mix of national and luxury retailers, including Target, Nordstrom Rack, REI, Fresh Thyme Market, Macy's, Nordstrom, Saks Fifth Avenue, Neiman Marcus, Apple, Zara, Nike, Gucci, Louis Vuitton, Tiffany & Co., Lululemon, Sephora, Pottery Barn, and Restoration Hardware. The Big Beaver corridor is also home to numerous national and upscale restaurants, with additional shopping and dining options located within Somerset Collection, making the area one of Metro Detroit's most prominent retail, dining, and business destinations.

TRAFFIC (VEHICLES PER DAY)

E. Big Beaver Road	51,110
(2WAY/ADT/CoStar 2026)	



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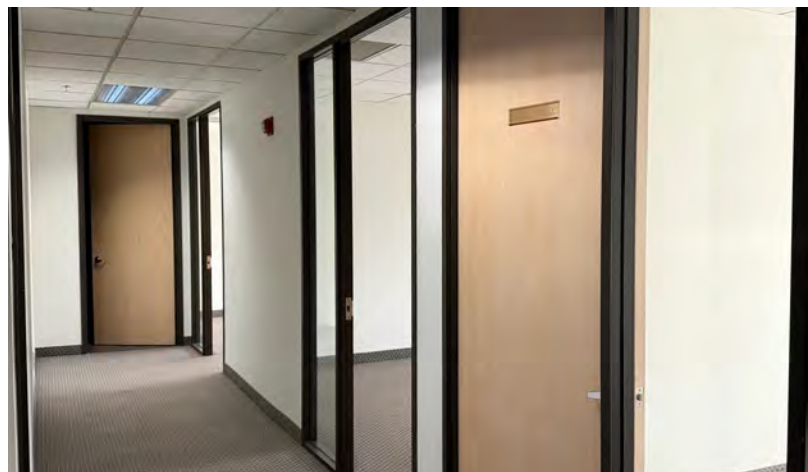
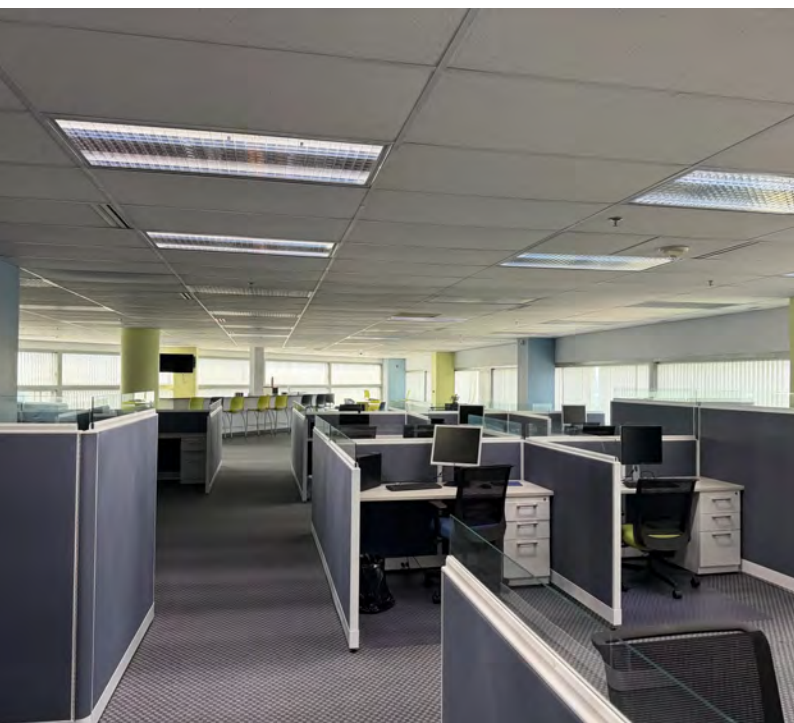
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100 East Big Beaver Road | Troy, MI 48083

STACKING PLAN

NOT TO SCALE

15 th FLOOR	AVAILABLE 22,907 SF				
14 th FLOOR	AVAILABLE 22,907 SF				
13 th FLOOR	AVAILABLE 22,907 SF				
12 th FLOOR	AVAILABLE 22,907 SF				
11 th FLOOR					
10 th FLOOR	Suite 1000 12,220 SF		Suite 1050 9,838 SF		
9 th FLOOR	Suite 900 1,521 SF	Suite 970 6,386 SF			
8 th FLOOR	Suite 810 4,571 SF	Suite 826 2,658 SF	Suite 840 1,275 SF	Suite 850-B 4,000 SF	Suite 880 726 SF
7 th FLOOR	AVAILABLE 22,906 SF				
6 th FLOOR					
5 th FLOOR	AVAILABLE 22,834 SF				
4 th FLOOR					
3 rd FLOOR	Suite 330 1,960 SF				
2 nd FLOOR	Breakroom	Suite 210 7,953 SF	Suite 220 8,569 SF		
1 st FLOOR					



AVAILABLE



LEASED

Availability shown is as of August 26, 2026 and subject to change.



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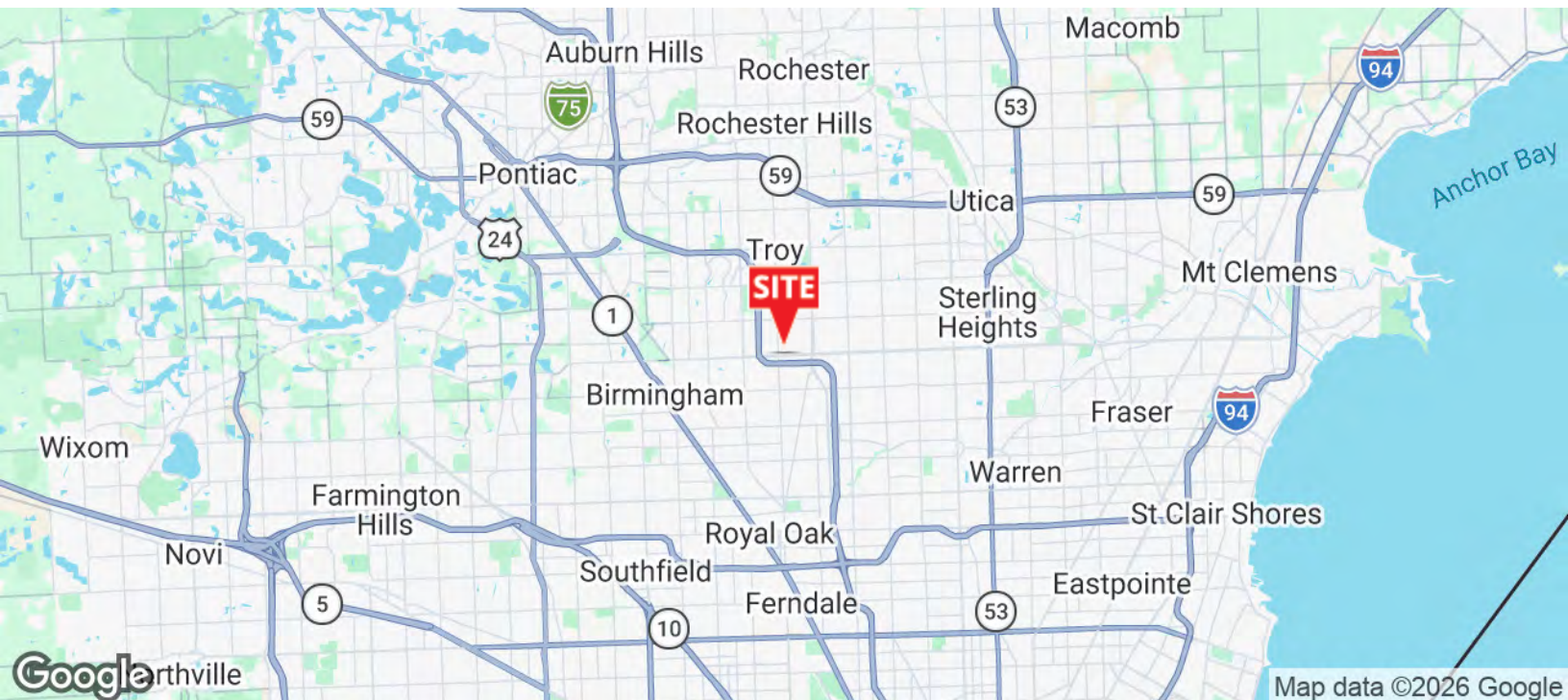
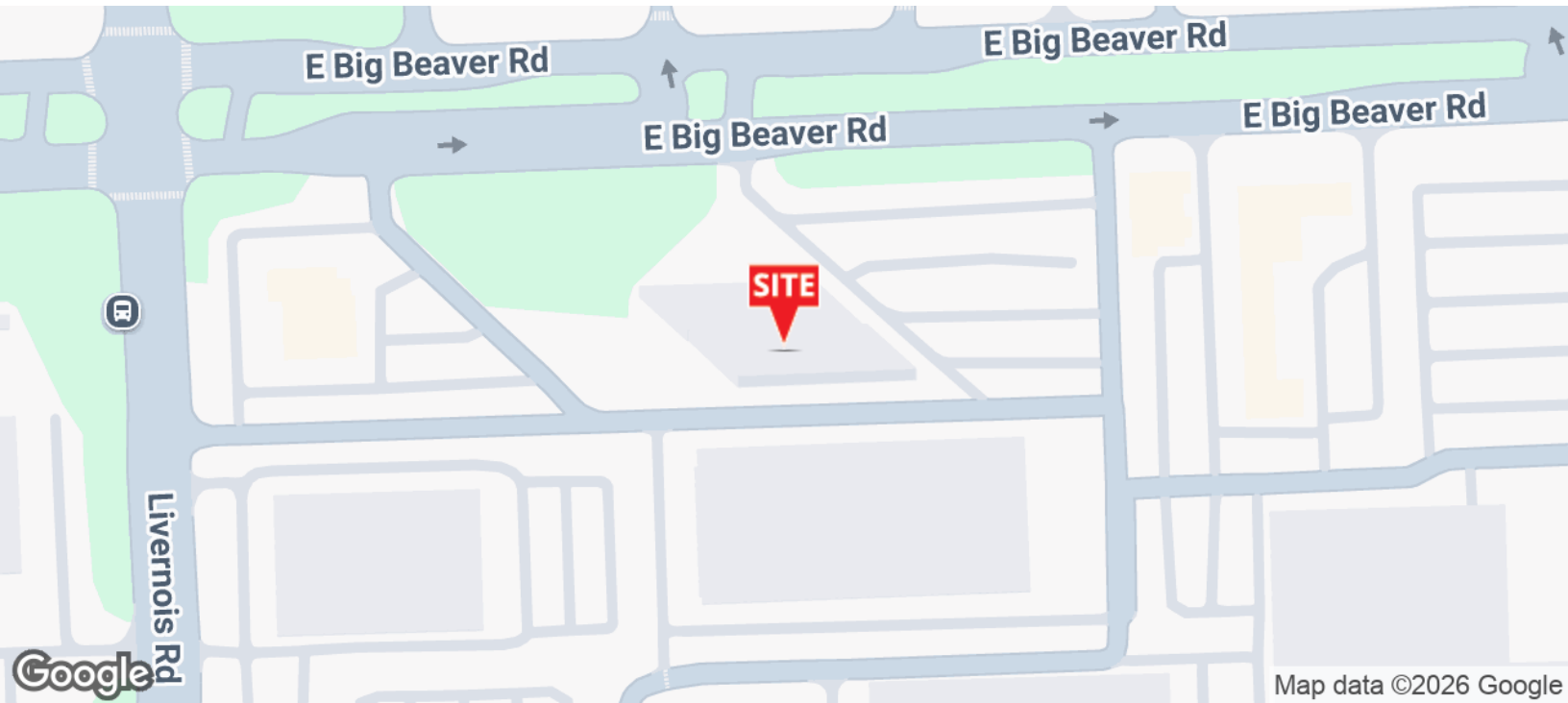
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KJ COMMERCIAL
REAL ESTATE ADVISORS

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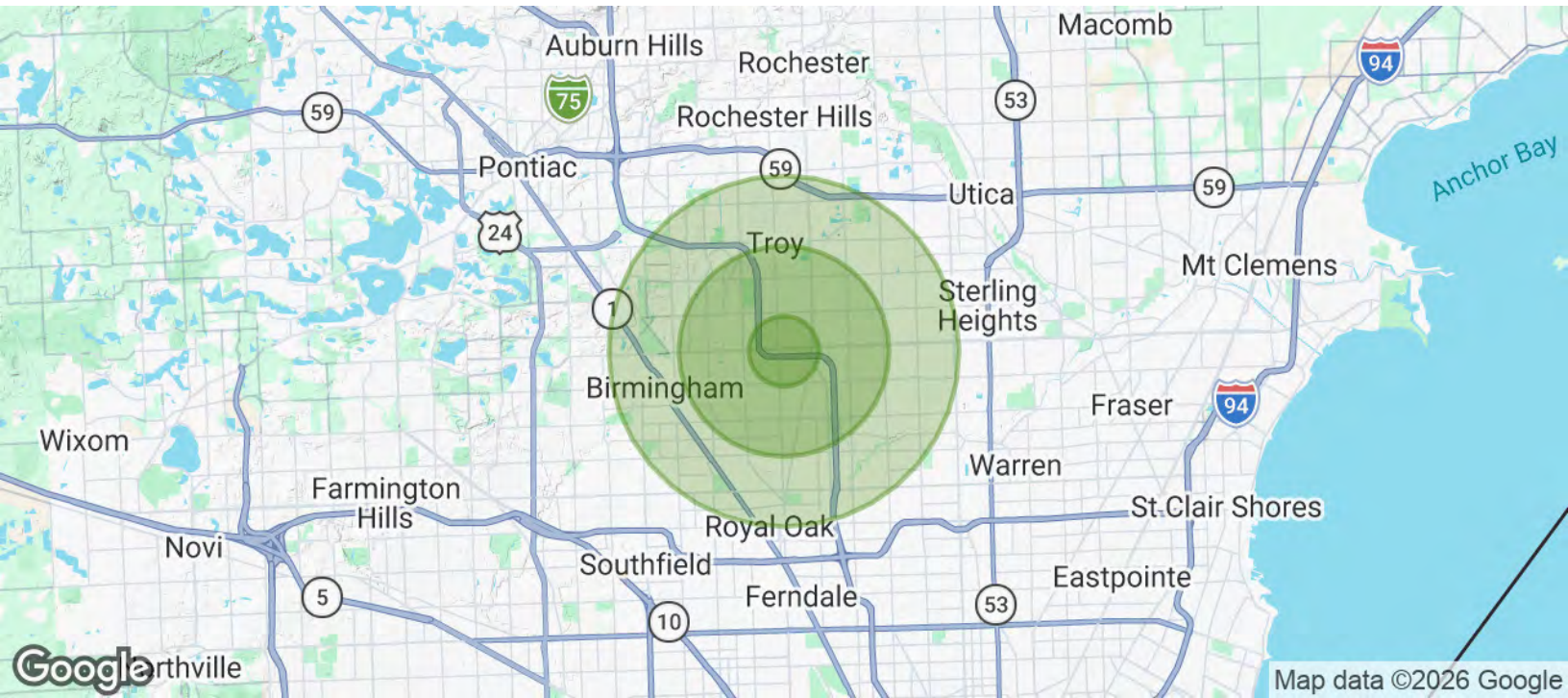
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,091	86,484	266,489
Average Age	39.0	41.0	41.8
Average Age (Male)	36.3	40.0	40.7
Average Age (Female)	42.1	42.1	42.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,638	37,275	110,638
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$112,375	\$123,162	\$134,180
Average House Value	\$352,981	\$359,265	\$385,424

2023 American Community Survey (ACS)



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