



Office For Sale or Lease

Property Name:

Location: 431 Stephenson Highway

City, State: Troy, MI

Cross Streets: Fourteen Mile Road

County: Oakland

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	22,752	Total Available Sq. Ft.:	22,752	Class:	B
Typical Floor Plate:	22,752	Min / Max Cont. Sq. Ft.:	22,752 / 22,752	No. of Floors:	1

PROPERTY INFORMATION

Zoning:	Office	Parking:	Ample
Exterior Construction:	N/A	Power:	Ample
Structural System:	Steel	Security Systems:	No
Roof:	N/A	Restrooms:	Yes
Floors / Covering:	Concrete / N/A	Sprinklers:	No
Heating:	FA/RTU's	Signage:	N/A
Air-Conditioning:	Yes	Delivery Area:	N/A
Ceiling Height:	8' - 9'	Date Available:	Immediate
Year Built:	1971	Acreage:	1.745

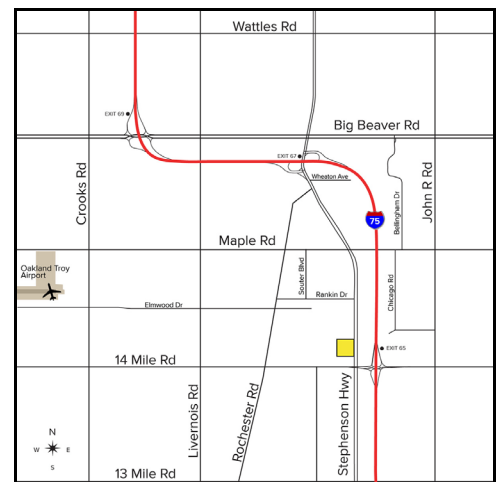
Current Tenants:

PRICING INFORMATION

Lease Rate:	\$14.00 G+U	Rentable/Usable:	N/A	Lease Term:	N/A
Sale Price:	\$2,350,000 (\$103.29/sqft)	Total Taxes:	TBD	Impr Allowance:	N/A
Options:	N/A	Parcel #:	20-35-326-011	Deposit:	N/A

Tenant Responsibility: Utilities & Janitorial

Comments: Beautifully finished office/high tech building, office walls can be removed. Excellent location at I-75, north of 14 Mile Road. Ample parking and excellent visibility.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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