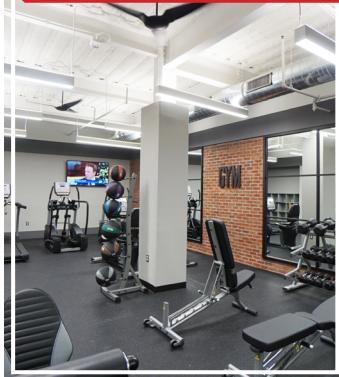


900 TOWER DRIVE

TROY



COMING SOON: FITNESS CENTER AND GRAB N' GO!



PREMISES

- Fourteen-story, 281,000 SF office tower with two-story annex
- North Troy's only landmark building
- Floor to ceiling glass line

AVAILABILITY

- Suites from 2,500 SF up to 50,000 SF (contiguous*)

RENTAL RATE

- \$18.50 psf
- 2021 Base Year, plus electricity

FEATURES AND AMENITIES

- COMING SOON: Fully-equipped fitness center and grab n' go
- Recently renovated; impressive two-story lobby detailed with hardwood panels and granite floors
- Efficient and flexible floor plates accommodate a variety of space requirements
- Lower level can accommodate office storage
- Numerous nearby amenities including fine and casual dining, hotels, retail services, day-care, and fitness center
- Immediate freeway access to I-75
- Ample, well-lit, high-ratio parking
- Signage available



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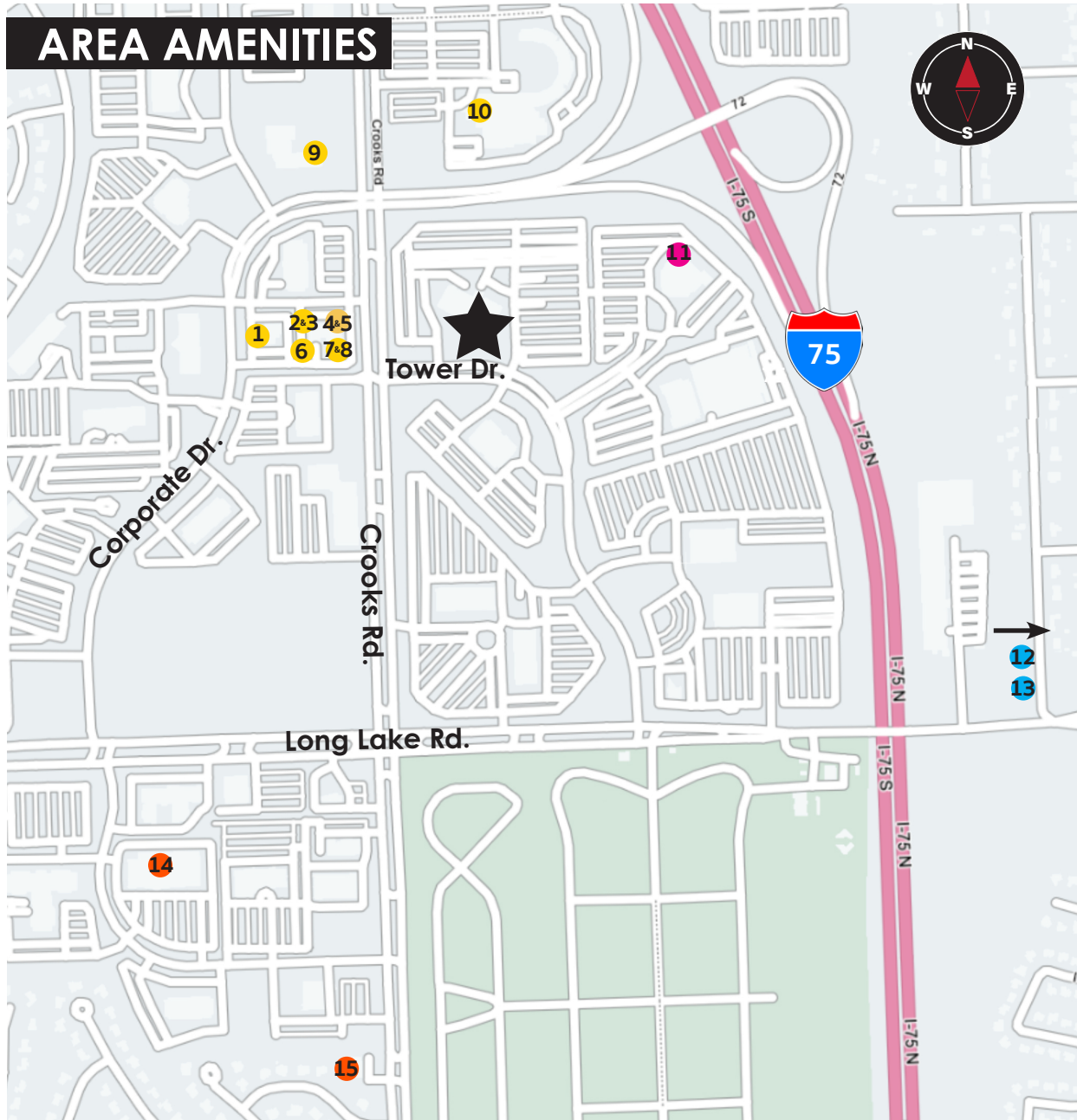
MORE THAN
BUILDINGS

LOCATION | BUSINESS | IMAGE | SUCCESS



900 TOWER DRIVE

TROY



● RESTAURANTS

- | | |
|-----------------|--------------------------|
| 1 RED ROBIN | 6 CEDAR GRILL |
| 2 KERBY'S | 7 JIMMY JOHN'S |
| 3 PAPA ROMANO'S | 8 SUSHI YA |
| 4 BAGEL FACTORY | 9 PANERA |
| 5 STARBUCKS | 10 LOCCINO ITALIAN GRILL |

● HOTELS

- 11 EMBASSY SUITES

● RETAILERS

- 12 KROGER
13 CVS

● SERVICES

- 14 LIFETIME FITNESS
15 CHILDCARE CENTER



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