

FOR LEASE TROY TOWER



900 TOWER DRIVE

TROY, MI 48098

PROPERTY FEATURES:

- 14-Story office tower / 2-story annex
- 303,000 square foot facility
- Spaces available from 3,442 SF to 53,380 SF
- Full floors ready for occupancy
- Outstanding freeway visibility
- Main road monument signage available
- Professionally managed and operated
- Expansive and convenient parking
- New "grab & go" food service
- Electric automotive charging station on-site
- New fitness center
- Immediate access to I-275
- Numerous nearby amenities include fine and casual dining

FOR MORE INFORMATION PLEASE CONTACT:



STEVE EISENSHTADT
steve.eisenshtadt@freg.com

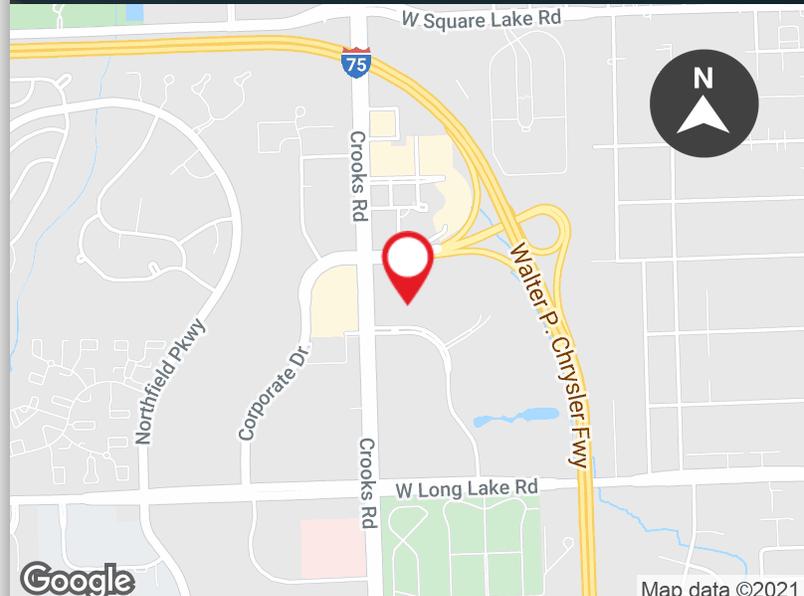


TODD HAWLEY
todd.hawley@freg.com

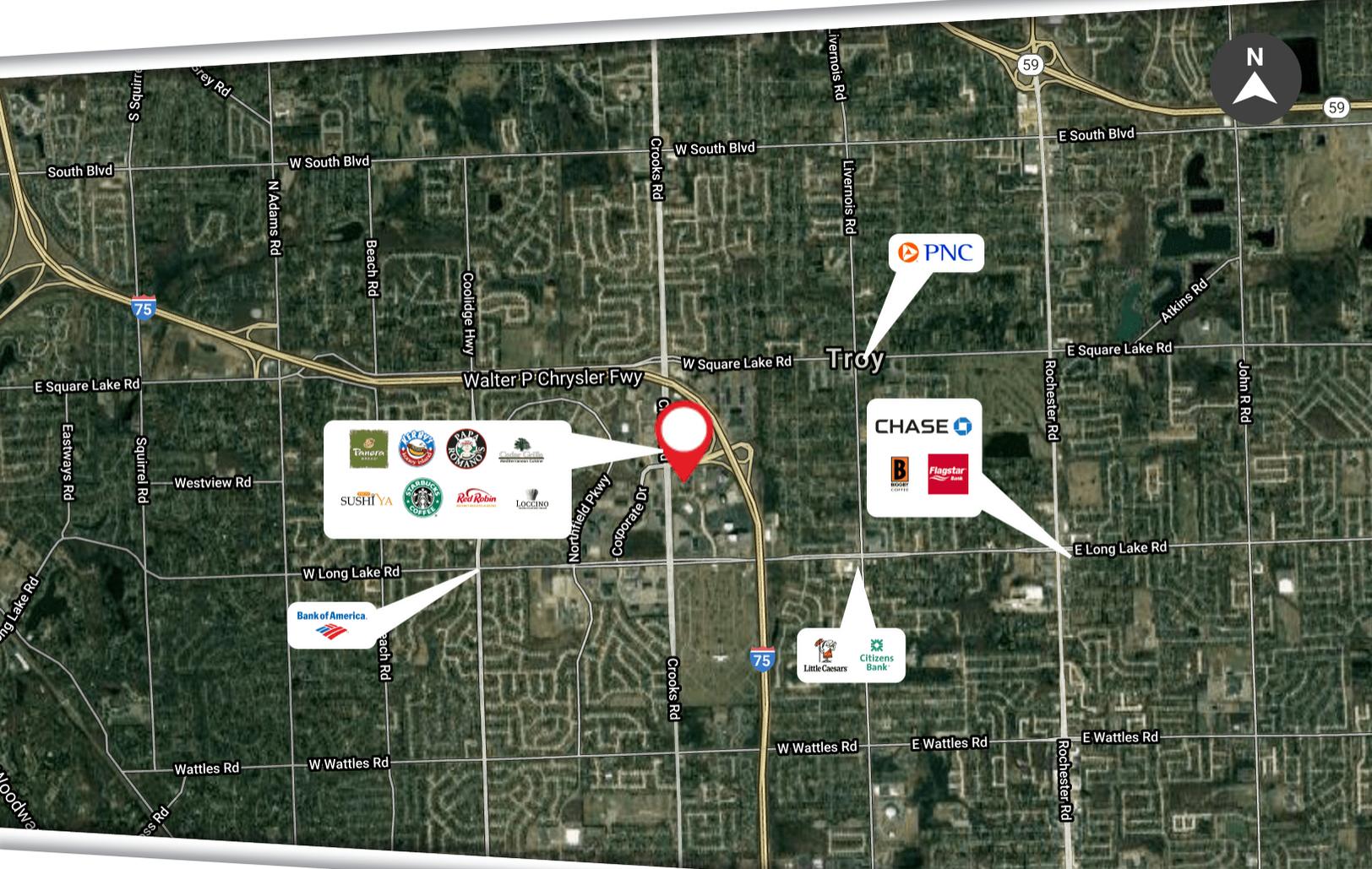
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TROY TOWER LOCATION OVERVIEW



Mapbox Technologies, U.S. Geological Survey, USDA Farm Service Agency

TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
Cook Rd & Tower Dr S	24,042
Crooks Rd & Corporate Dr SE	22,407
Corporate Dr & Crooks Rd W	17,442
Crooks Rd & W Long Lake Rd S	20,407

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	6,509	59,013	189,159
Total Households	2,398	21,852	77,063
Average HH Income	\$136,144	\$123,043	\$104,097