

OFFICE/FLEX FOR SALE/LEASE

400 W. Maple Rd

Troy, Michigan 48084

LEASE RATE	SALE PRICE	SIZE	ACREAGE
$15.00/SF	$6,450,000.00	40,350 SF	3.93 Acres

About the Property

Approximately 10,000 SF Shop / 30,000 SF Office in current configuration. Can demise space as needed for Tenant (50/50 with current owner or less). Full staff kitchen and bar with break room seating.

Property Highlights

- 214 parking spaces
- Office/Flex Property (clear span)
- Zoning: MRF Maple Road (“Form Based Zones”)
- Vehicle access to the shop, open office floor, and studio
- Possible out lot available
- Large overhead door leading to shop space
- Renovated in 2017, high-end finishes throughout
- Studio photo booth with two overhead doors for vehicle access



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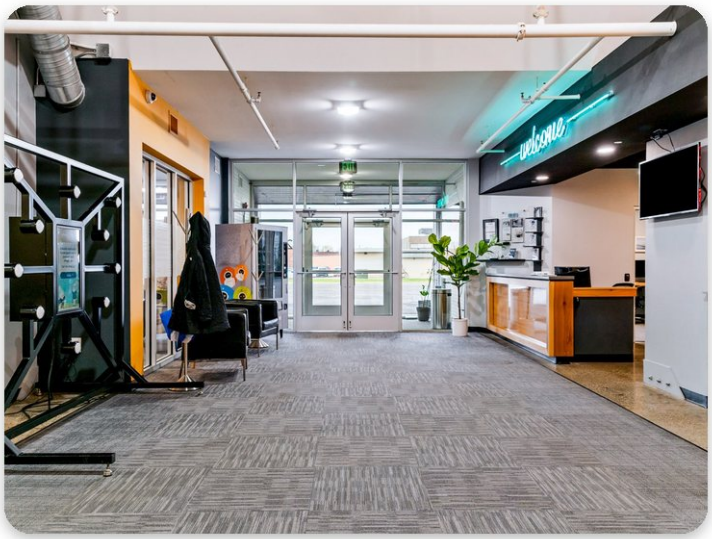
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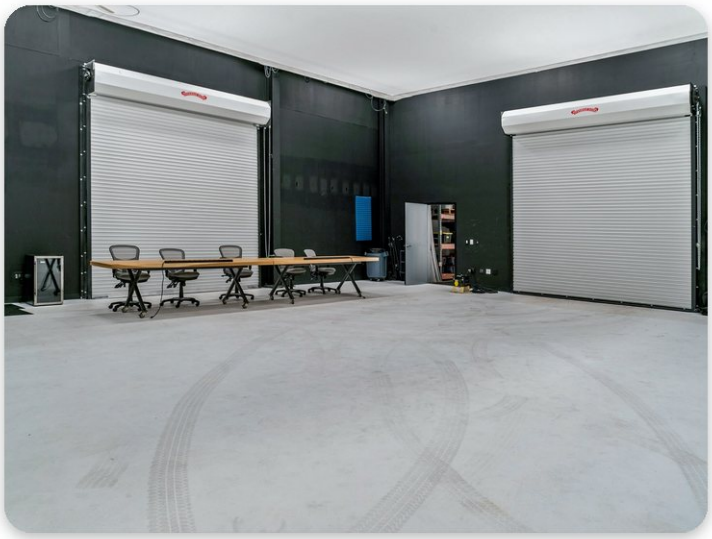
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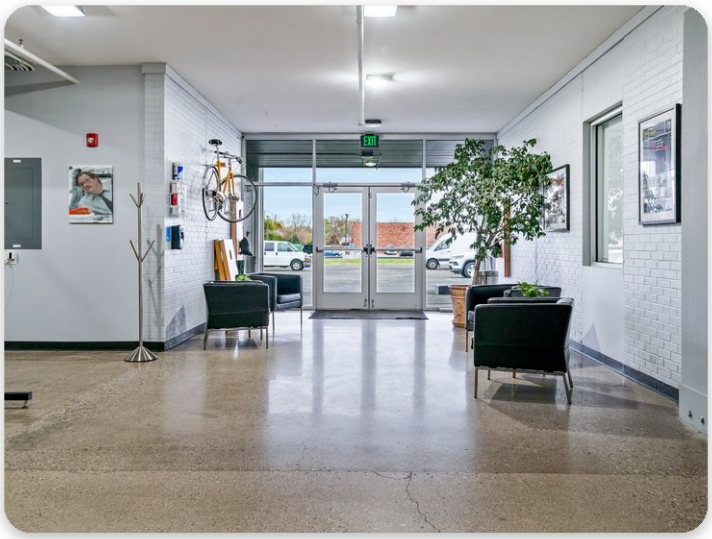














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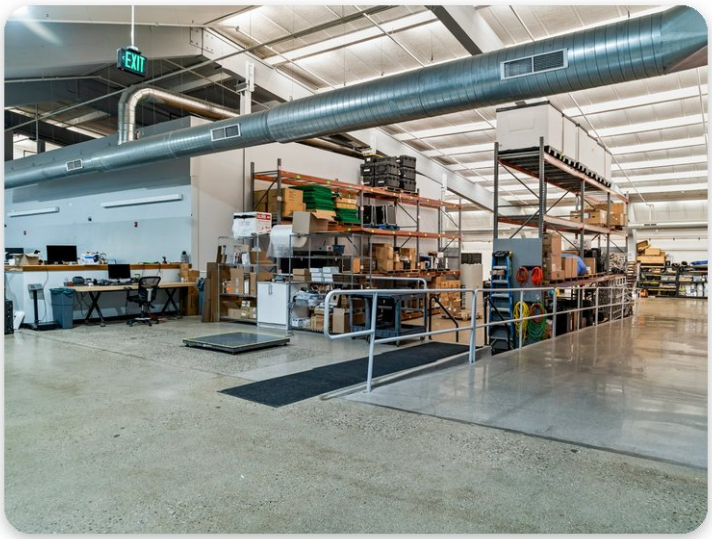


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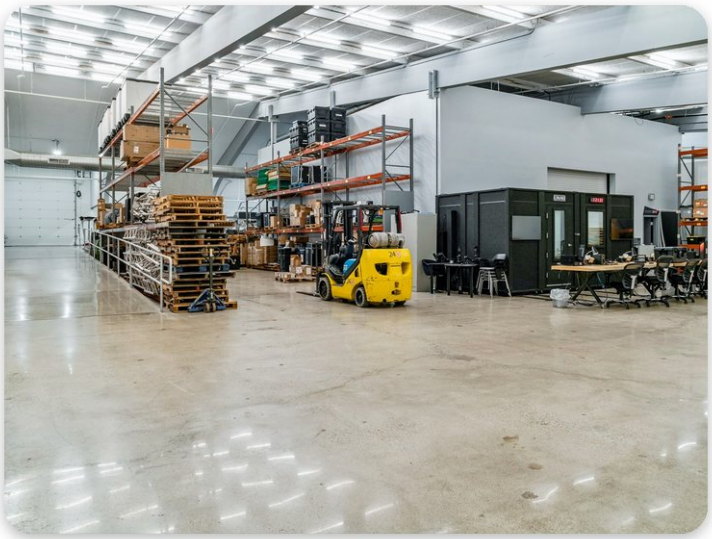
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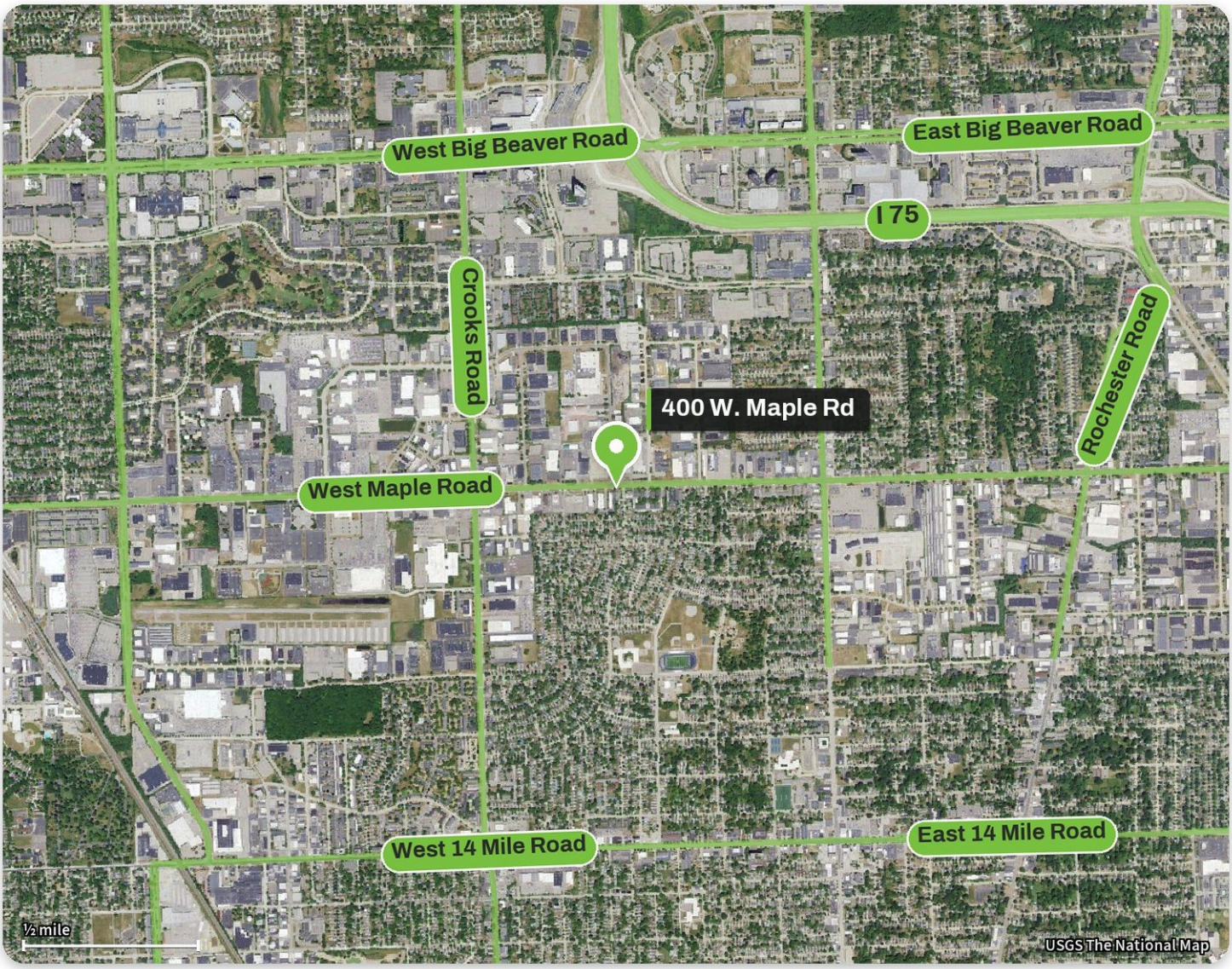


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Location

400 W. Maple Rd sits in Troy, with quick access to the surrounding Oakland County business corridor and the dining, services and amenities that go with it.

Ready When You Are

Currently sale price $6,450,000.00, lease rate $15.00/SF NNN. Team CORE owns, manages and leases across Southeast Michigan, so tours, questions and paperwork are handled by the same team.

Schedule a tour

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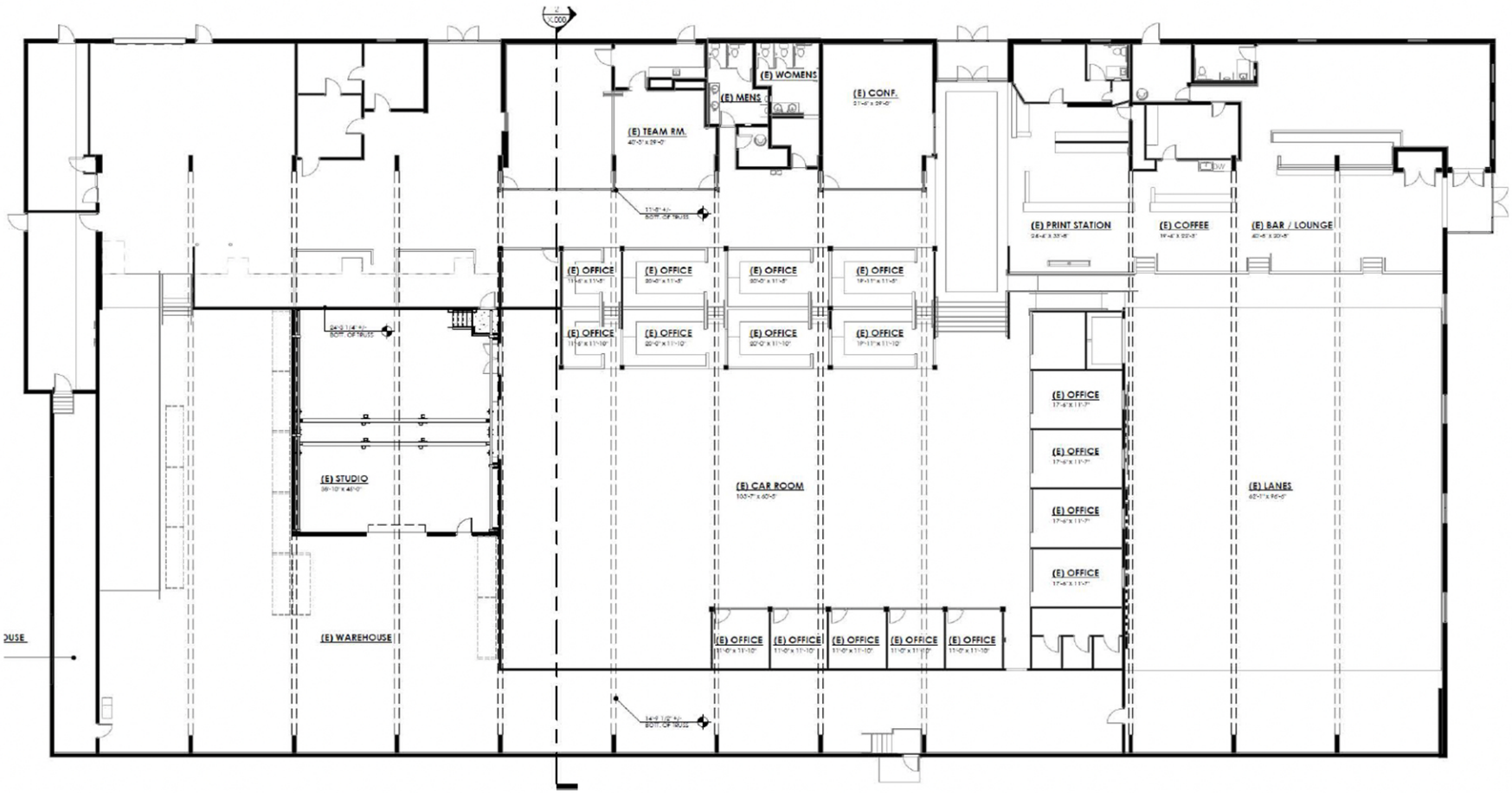


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DO NOT SCALE

TEAM CORE
consultants of real estate

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For More Information Please Call:
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NORTH