



FOR LEASE

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248.476.3700

LISTED BY:

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FOR LEASE

1150 Stephenson Hwy

1150 Stephenson Hwy Troy, MI 48083



Lease Rate: \$16 SF/yr (Gross + Electric)

DESCRIPTION

Prominently located in a professional office park on Stephenson Hwy. This 18,131 SF office/flex R&D building boasts high end finishes and unmatched visibility on the I-75 expressway.

PROPERTY HIGHLIGHTS

- Two suites available: 2,000 SF and 3,000 SF
- All furniture is available
- High quality interior buildouts and finishes
- Excellent I-75 expressway frontage (Over 131,000 vehicles/day on I-75)
- Close proximity to the Big 3 automotive suppliers
- Ample parking
- Prominent signage opportunity for a business user

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BUILDING INFORMATION

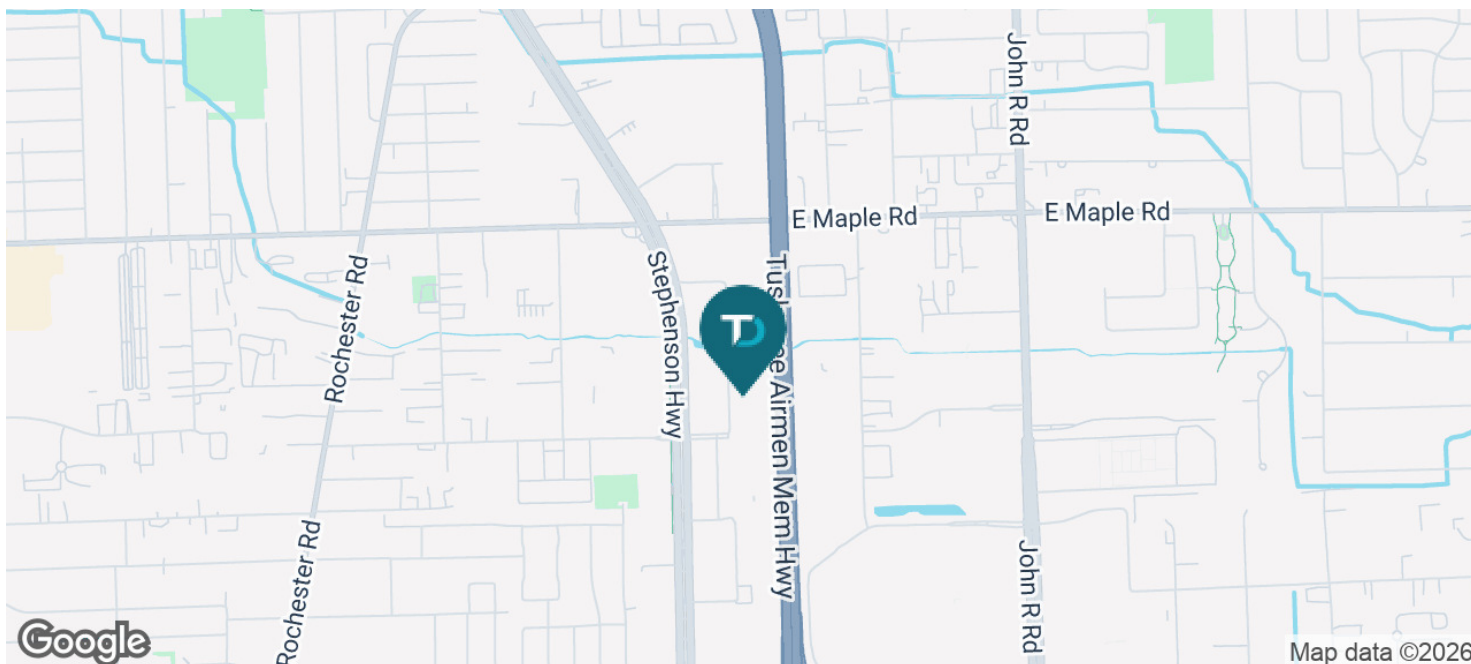
Price/SF:	\$16.00/SF Gross + Electric
Building Size:	18,131 SF
Year Built:	1982
Last Renovated:	2018
Number of Floors:	1
Utilities:	City water and sewer
Parking Spaces:	72

PROPERTY INFORMATION

Lot Size:	1.70 AC
Property Type:	Office
Property Subtype:	Office Building
Zoning	RC - Research Center District
Traffic Count:	28,446 Vehicles/Day on Stephenson Hwy; 131,926 Vehicles/Day on I-75 (Costar, 2020)
Legal Description:	Available upon request
APN:	20-35-126-019

LOCATION INFORMATION

Located on the east side of Stephenson Hwy between 14 Mile and 15 Mile Roads in Troy, MI.



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LEASE INFORMATION

Lease Type:	Gross + Electric	Lease Term:	Negotiable
Total Space:	2,000 - 3,000 SF	Lease Rate:	\$16 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A	Available	2,000 SF	Gross + Electric	\$16.00 SF/yr	-
B	Available	3,000 SF	Gross + Electric	\$16.00 SF/yr	-

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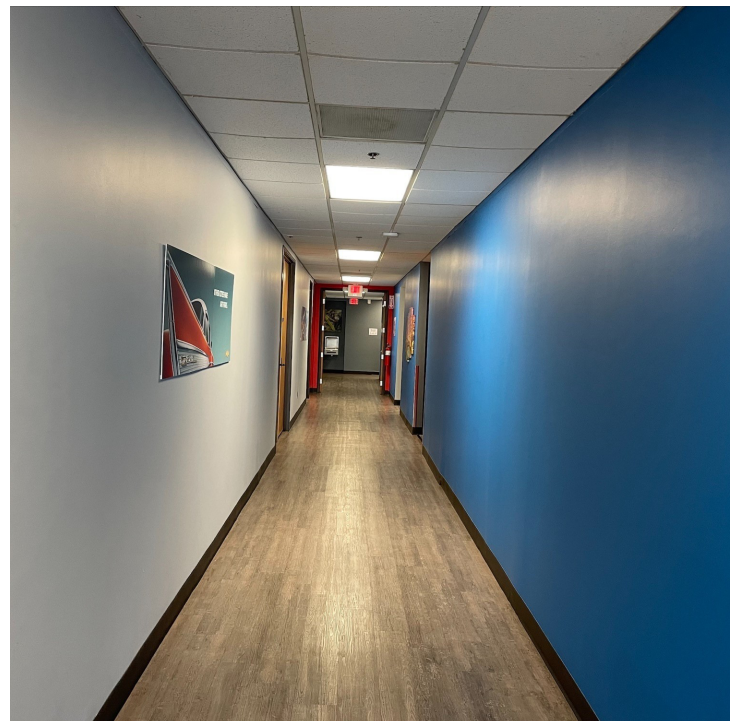
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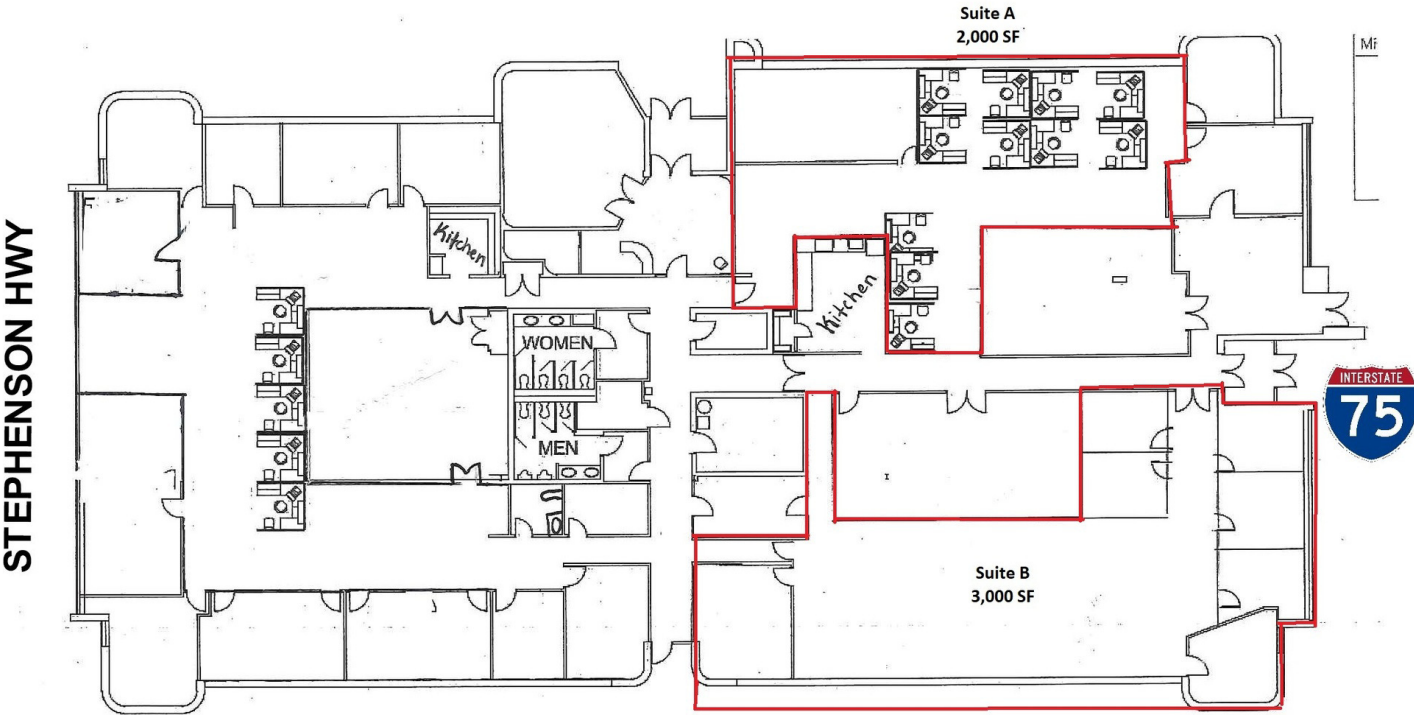
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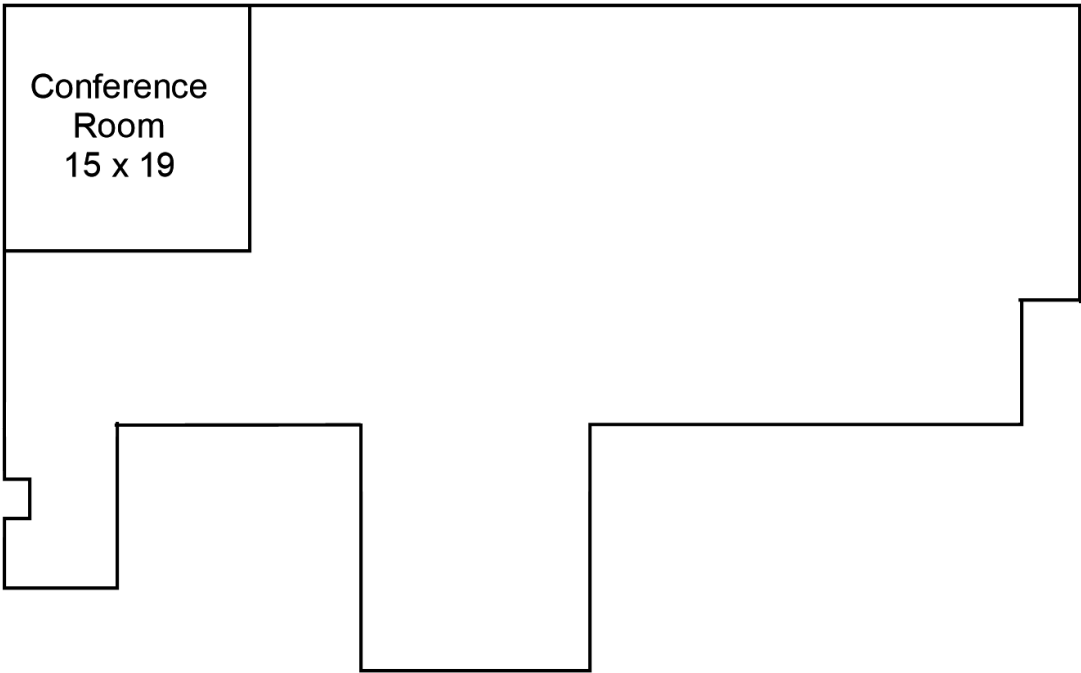


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Approximately 2,000 SF

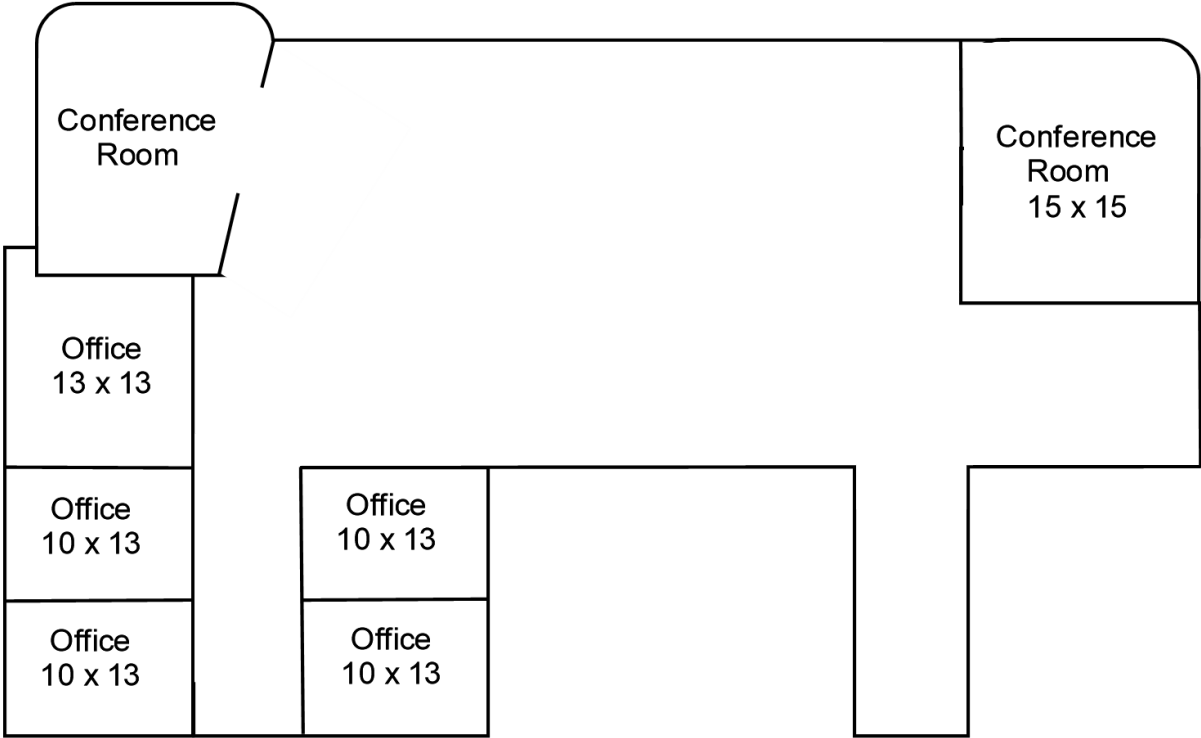


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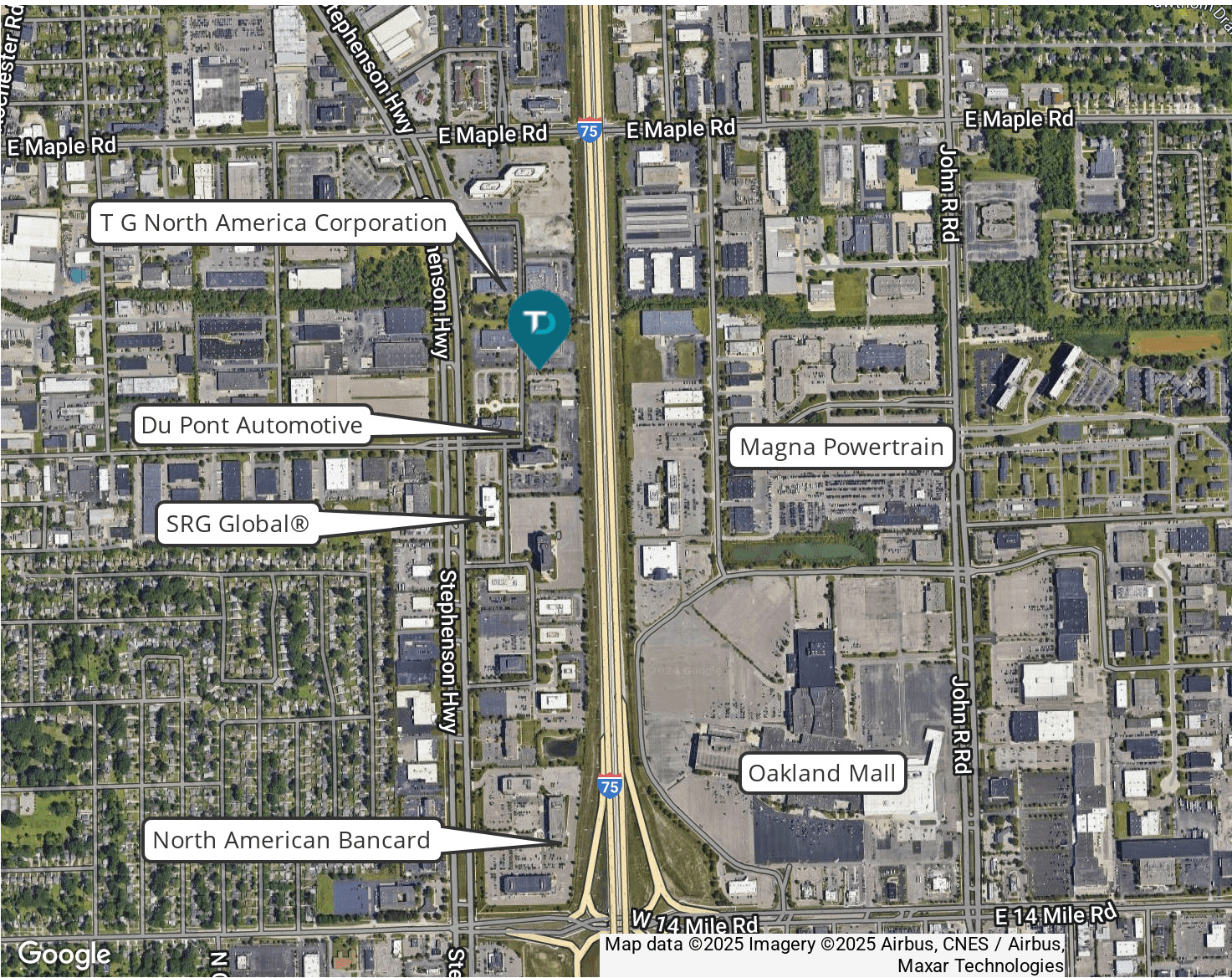
Approximately 3,000 SF



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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	6,345	102,599	286,860
Median age	44.3	40.2	40.5
Total households	3,520	45,609	126,633
Average HH income	\$61,264	\$83,154	\$94,277
Average house value	\$85,852	\$191,123	\$229,080