

TROY CENTER SQUARE

Troy, Michigan



BUILDING OVERVIEW

- Built:

For Lease: Built-to-Suit Headquarters
- Approximate Total Square Footage:

255,000 SF
- Floor plans

Ground Floor Plan: 34,000 SF
Typical Floor Plan: 36,833 SF
* 20' Ceiling Height on the First Floor
- Stories:

Seven (7)
- Parking:

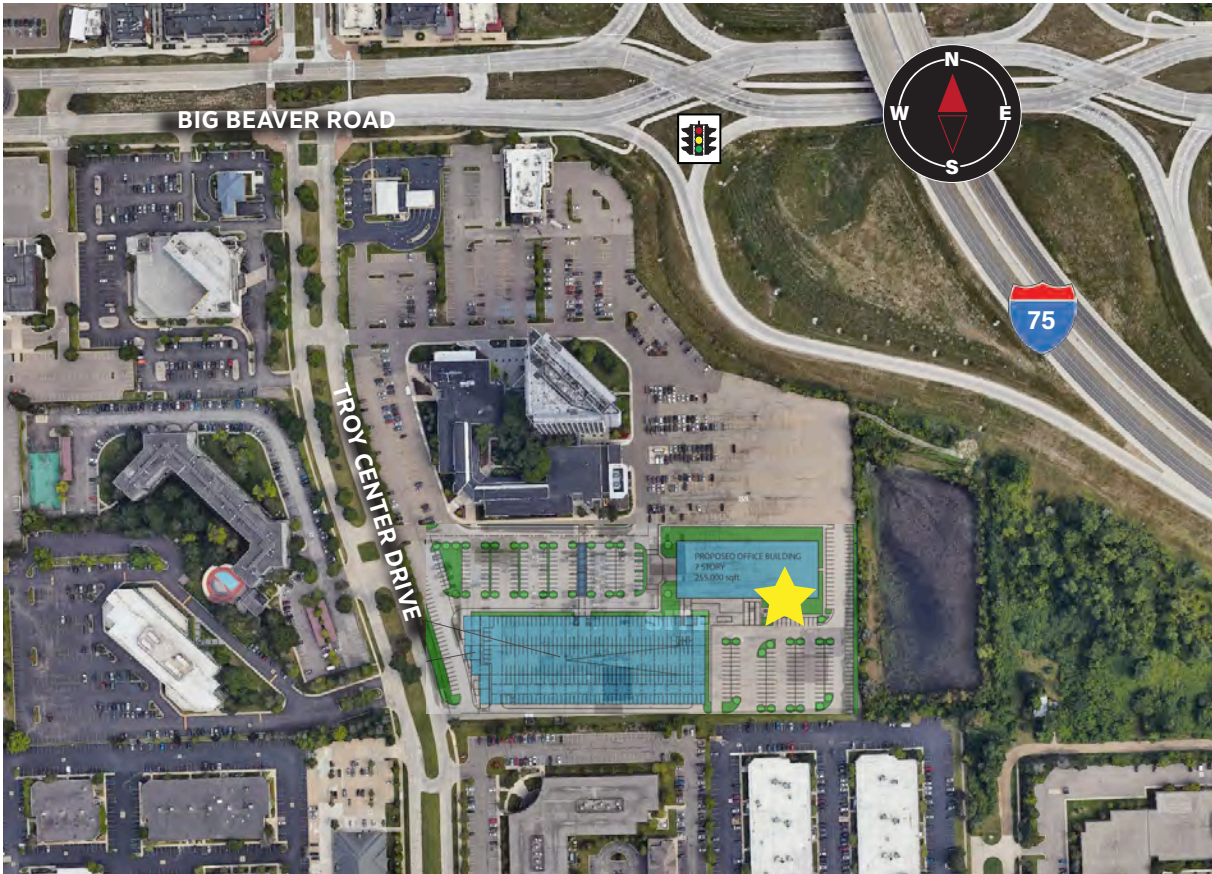
Ground Level
Parking Deck
- Signage

I-75 Building Signage
Monument Signage
- Amenities:

Located in PNC Center
Friends Cafe, Ruth's Chris
24/7 Grab N' Go Food Service
Fitness Center
Conference/Training Room
ATM, Mother's Room, Dry Cleaner Lockers
- Surrounding Amenities:

Granite City Bar & Grill, Carraba's, Shake Shack,
Somerset Mall, Multiple Daycare Centers
- Proximate Hotels:

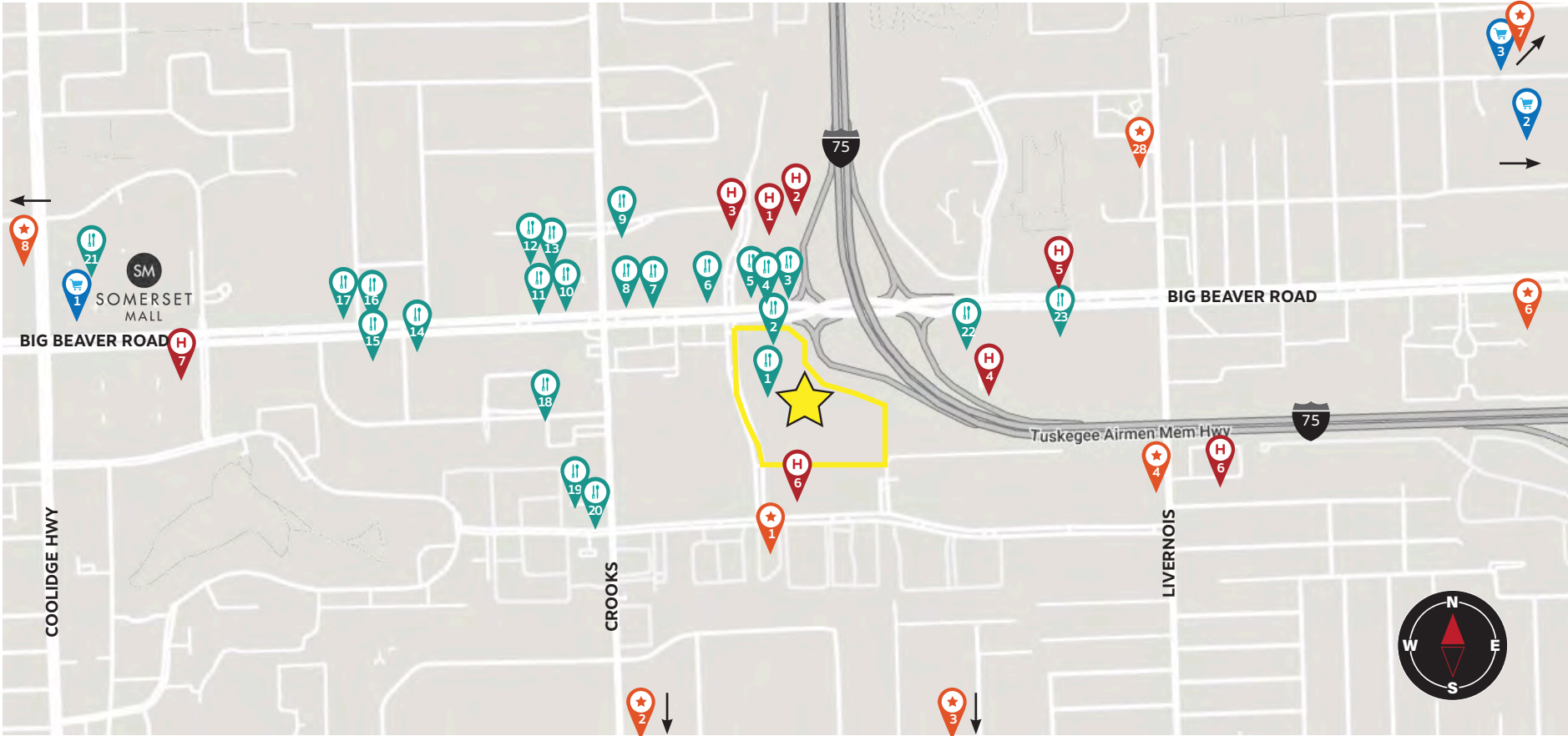
Hampton Inn & Suites, Hilton Garden Inn,
Home2Suites by Hilton, Drury Inn & Suites



TROY CENTER SQUARE

Troy Center Drive and Big Beaver| TROY, MI

SURROUNDING AMENITIES



RESTAURANTS

1.

Ruth's Chris Steak House
2.

Granite City Bar & Grill
3.

Carraba's Italian Grill
4.

Jersey Mike's Subs
5.

Dave's Hot Subs
6.

City Barbeque
7.

Condado Tacos
8.

Pokeworks
9.

Great Greek Med.Grill
10.

Shake Shack
11.

Bonefish Grill
12.

Kura Revolving Sushi Bar
13.

Melting Pot
14.

Morton's Steak House
15.

Yardhouse
16.

Seasons 52
17.

Buddy's Pizza
18.

Savvy Sliders
19.

Einsteins Bros.
20.

Flaming Thai Café
21.

Papa Romano's Pizza
22.

Chipotle Mexican Grill
23.

Noodles & Company
24.

Potbelly Sandwich Shop

14.

Benihana
15.

Maggiano's Little Italy
16.

PHO-SHI
17.

Mr. Kabob Express
18.

Eddie V's Prime Seafood
19.

Recipes Restaurant
20.

Detroit Taco Company
21.

La Saj Lebanese Bistro
22.

J. Alexander's Restaurant
23.

California Pizza
24.

Starbucks
25.

Fogo de Chão Brazillian
26.

Steakhouse
27.

Stoney River Steakhouse



RETAILERS

1.

Somerset Mall
2.

Macy's
3.

Sephora
4.

Apple Store
5.

Fabletics
6.

Blue Nile
7.

Peloton
8.

Nordstrom
9.

White House Black Market
10.

Urban Outfitters
11.

Ted Baker
12.

Aveda
13.

Troy Market Place
14.

REI
15.

Nordstrom Rack
16.

Men's Warehouse
17.

Petsmart
18.

Troy Commons Shopping Center
19.

Carter's
20.

Fresh Thyme
21.

Tuesday Morning
22.

New Balance
23.

The Container Store



FITNESS & CHILDCARE

1.

Tiny Geniuses Preschool & Daycare
2.

Sunny Skies Child Care
3.

Wee Ones Only Daycare
4.

Country Days Child Care Development Center
5.

Powerhouse Gym
6.

IXL Learning Center
7.

Marvelous Child Daycare
8.

LA Fitness
9.

Troy Community Center
10.

Becker Family Daycare
11.

Discovery Corner Academy
12.

North Hills Child Care Center



HOTELS

1.

Hampton Inn & Suites
2.

Hilton Garden Inn
3.

Home2Suites by Hilton
4.

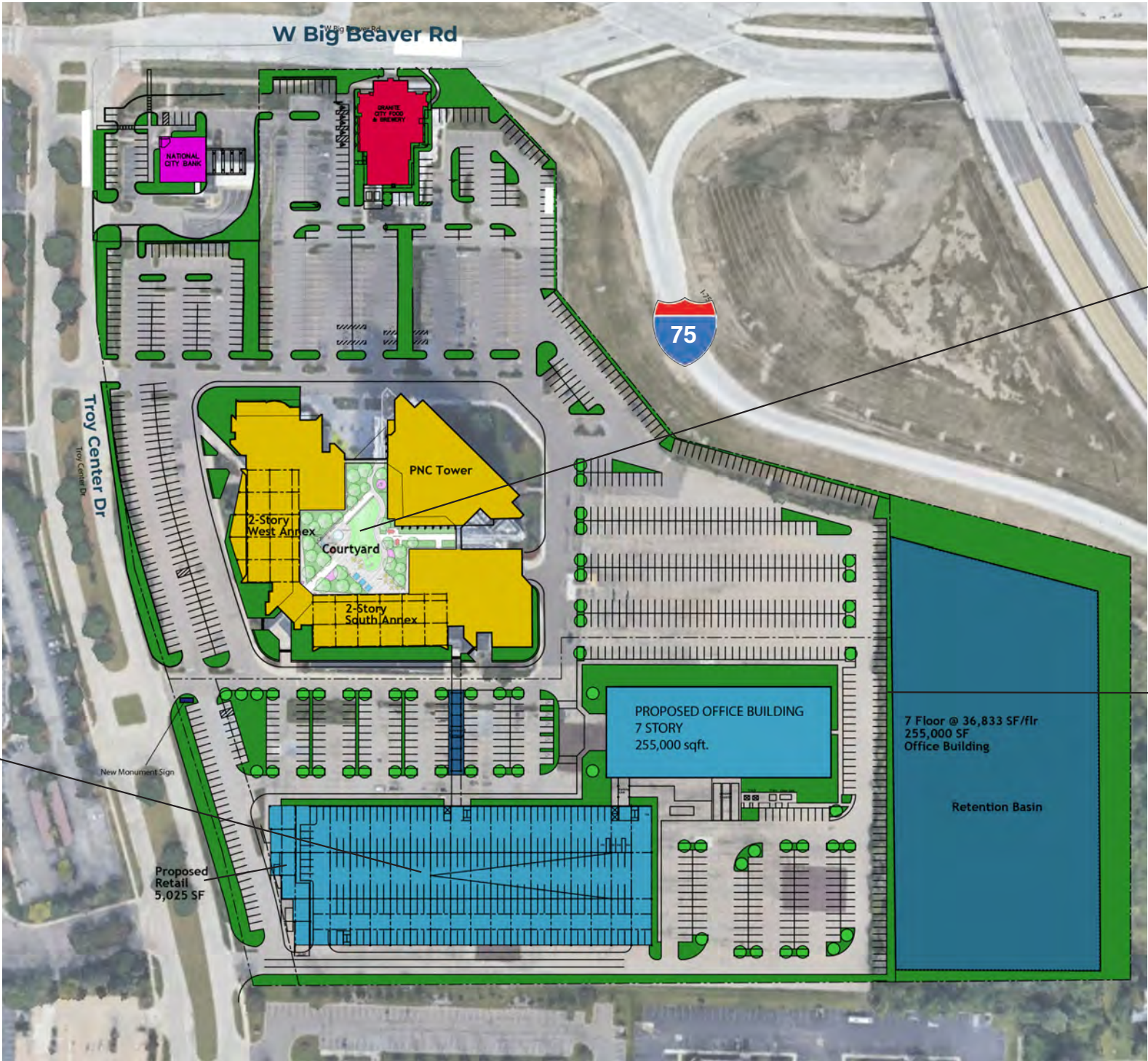
Drury Inn & Suites
5.

Detroit Marriott
6.

Sonesta Simply Suites
7.

Somerset Inn

SITE PLAN WITHIN CAMPUS



PROPOSED PARKING DECK
4 FLOOR AT 86,825 SF/272 CARS/FLOOR
347,300 SF / 1072 CARS

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Troy Center Drive and Big Beaver| TROY, MI

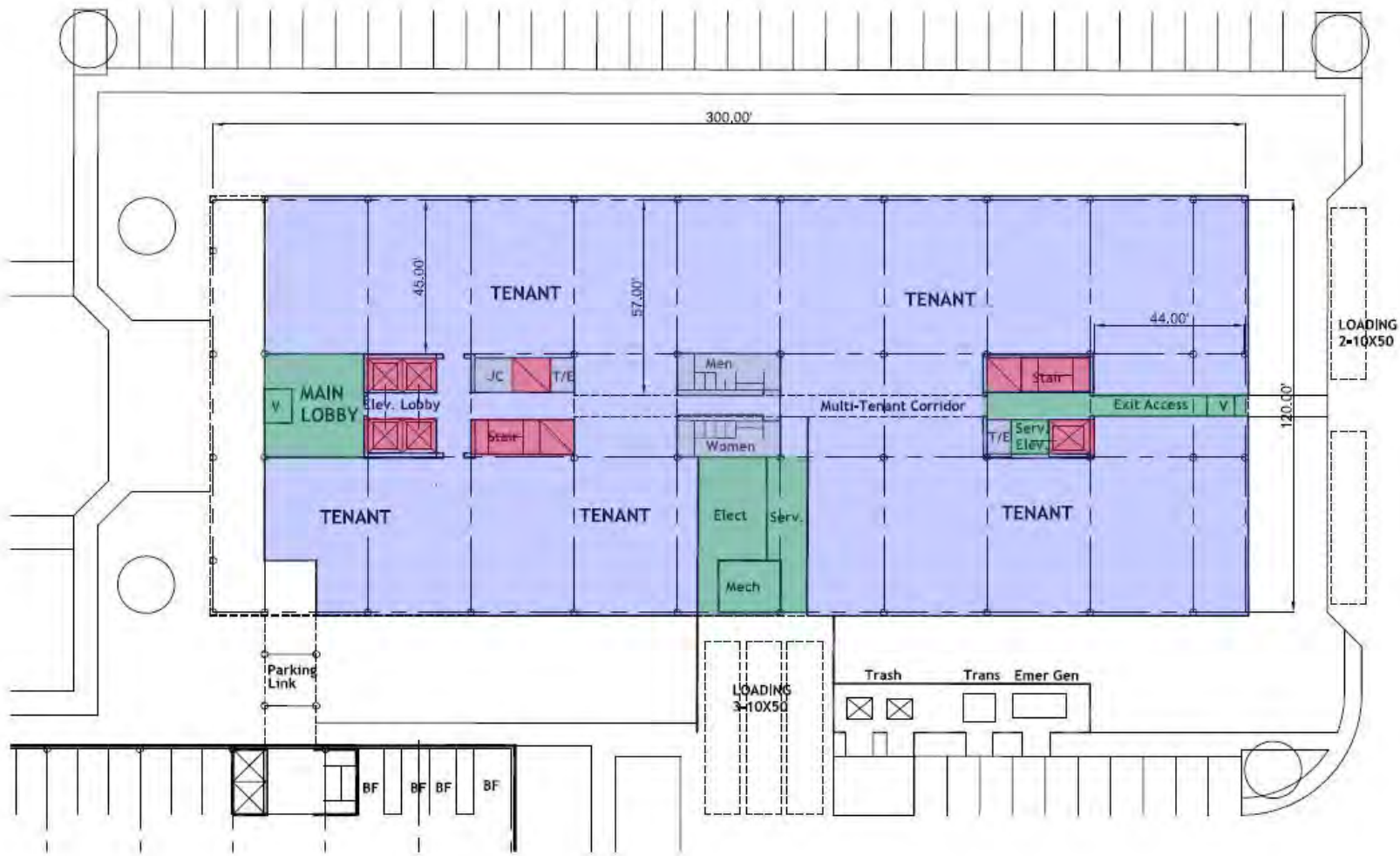
BUILDING EXTERIOR



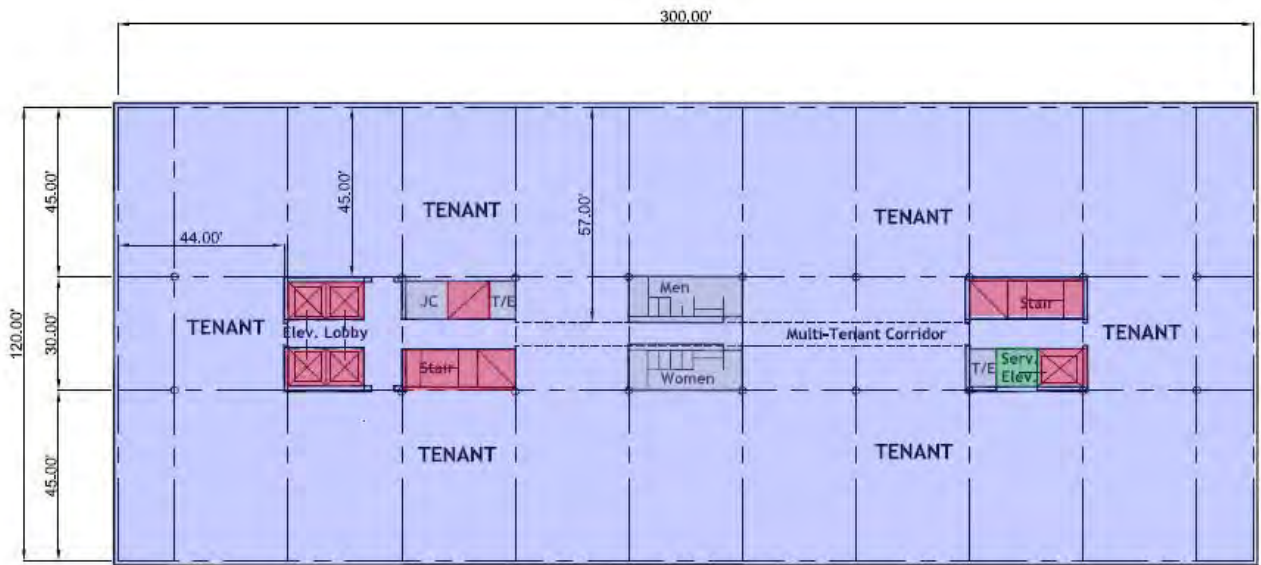
* Design subject to change based on Tenant feedback.

FLOOR PLANS

GROUND FLOOR - 34,000 SF



TYPICAL FLOOR - 36,833 SF



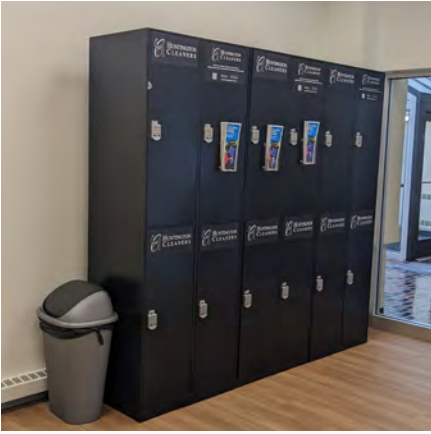
BUILDING INTERIOR - AMENITIES (PNC CENTER)



GRAB N' GO FOOD SERVICE



ONSITE CAFETERIA (FRIEND'S CAFE)



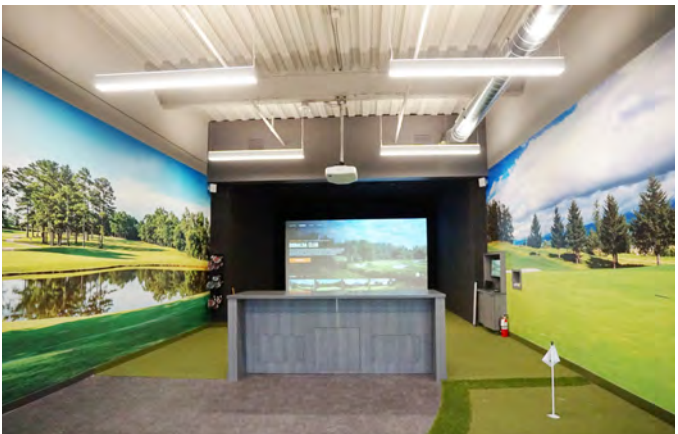
DRY CLEANING SERVICE



TRAVEL AGENCY



RUTH'S CHRIS STEAK HOUSE



GOLF SIMULATOR



MOTHER'S ROOM



GRANITE CITY (WALKING DISTANCE)



FITNESS CENTER



CONFERENCE ROOMS