

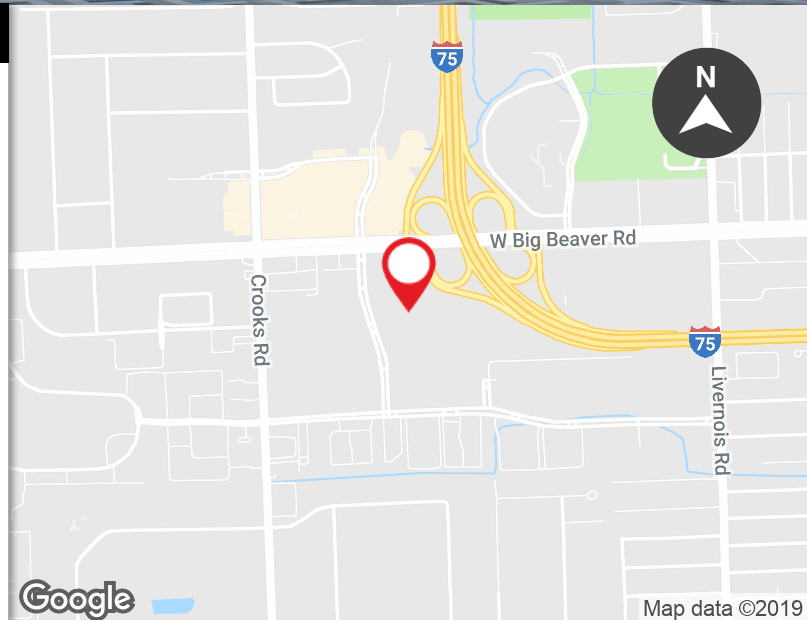
FOR LEASE

PNC CENTER
755 W BIG BEAVER
TROY, MI 48084



PROPERTY FEATURES:

- Twenty-five story, landmark, high-rise office tower including a two-story attached annex, with attractively landscaped courtyard
- High-profile office suites with extensive glass and impressive views
- Recently renovated lobby accented with polished granite, glass and cherry wood
- On-site café, sundry, banking, ATM, travel agency, large conference room (available to rent), Ruth's Chris Steak House, and Granite City Food & Brewery
- On-site professional property management and 24-hour manned security
- Abundant, well-lit parking
- Outstanding location at I-75 and Big Beaver Road featuring immediate access to the freeway
- Superbly landscaped outdoor atrium with walking paths, benches and tables
- Off-site amenities: Starbucks, Somerset Collection, several restaurants and hotels
- Lease rates: \$17.50-\$22.50/SF plus electric and 2019 base year



FOR MORE INFORMATION PLEASE CONTACT:

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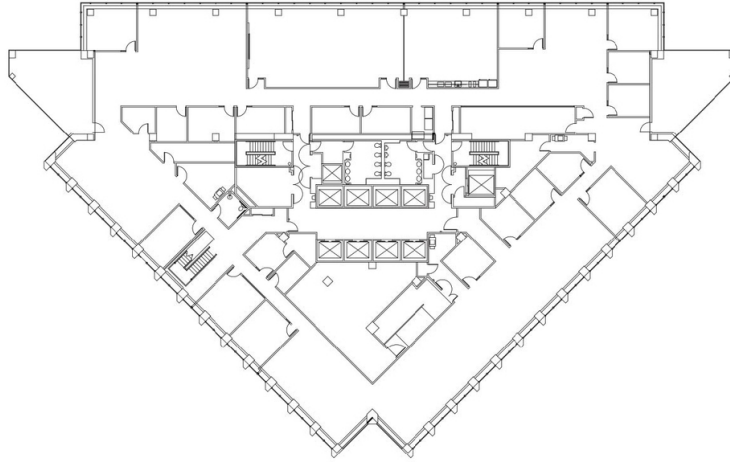
eCODE 609

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Full Floors Available up to ±19,828 SF



9TH FLOOR PLATE: ±19,624 SF AVAILABLE



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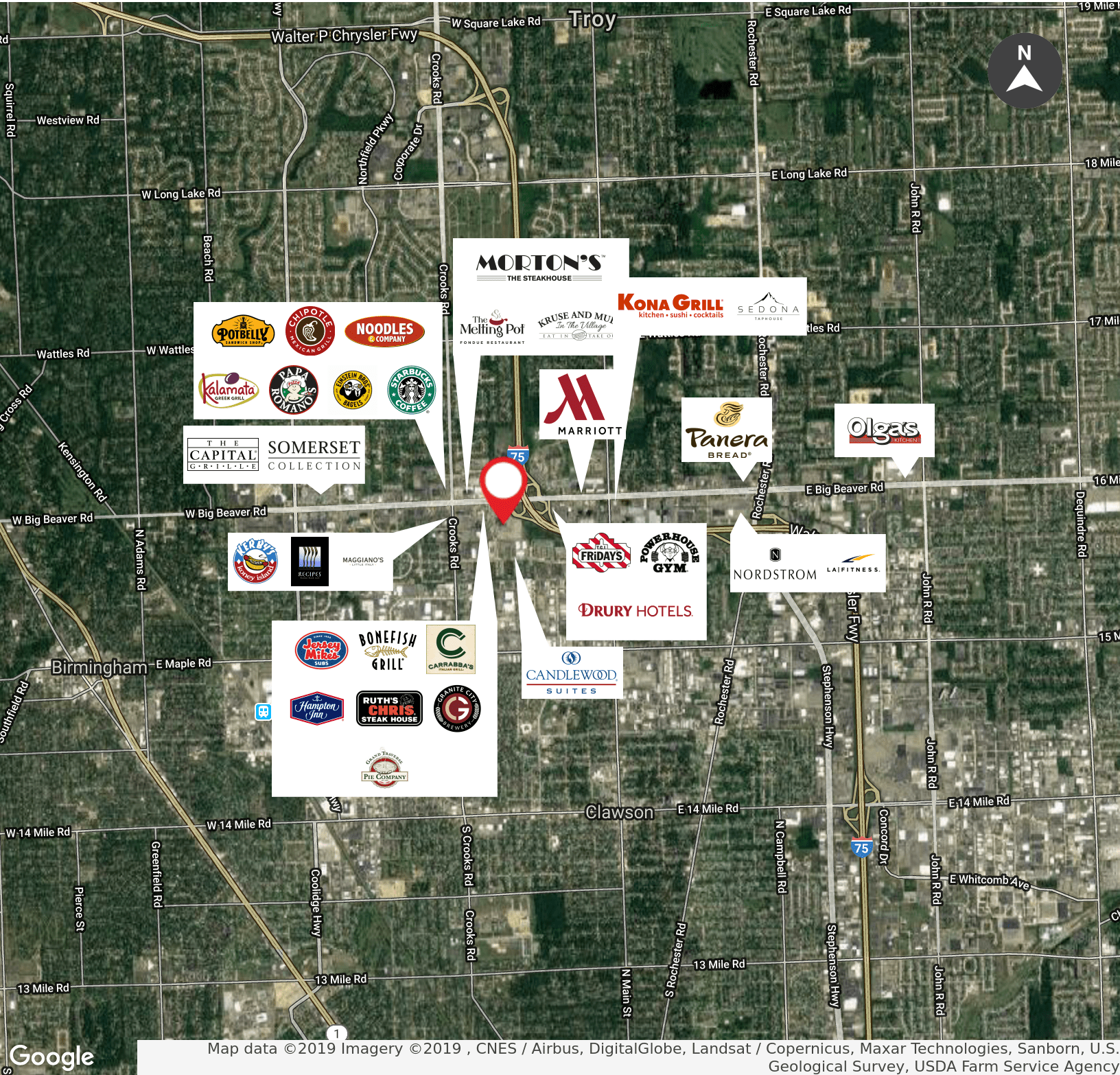
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TOWER RSF AVAILABLE

21ST FLOOR
±11,552 RSF AVAILABLE

20TH FLOOR
±4,205 RSF AVAILABLE

19TH FLOOR
±19,828 RSF AVAILABLE

12TH FLOOR
±7,011 RSF AVAILABLE

11TH FLOOR
±1,959 RSF AVAILABLE

10TH FLOOR
±19,624 RSF AVAILABLE

9TH FLOOR
±19,624 RSF AVAILABLE

7TH FLOOR
±19,624 RSF AVAILABLE

5TH FLOOR
±19,624 RSF AVAILABLE

4TH FLOOR
±10,181 RSF AVAILABLE

3RD FLOOR
±9,297 RSF AVAILABLE

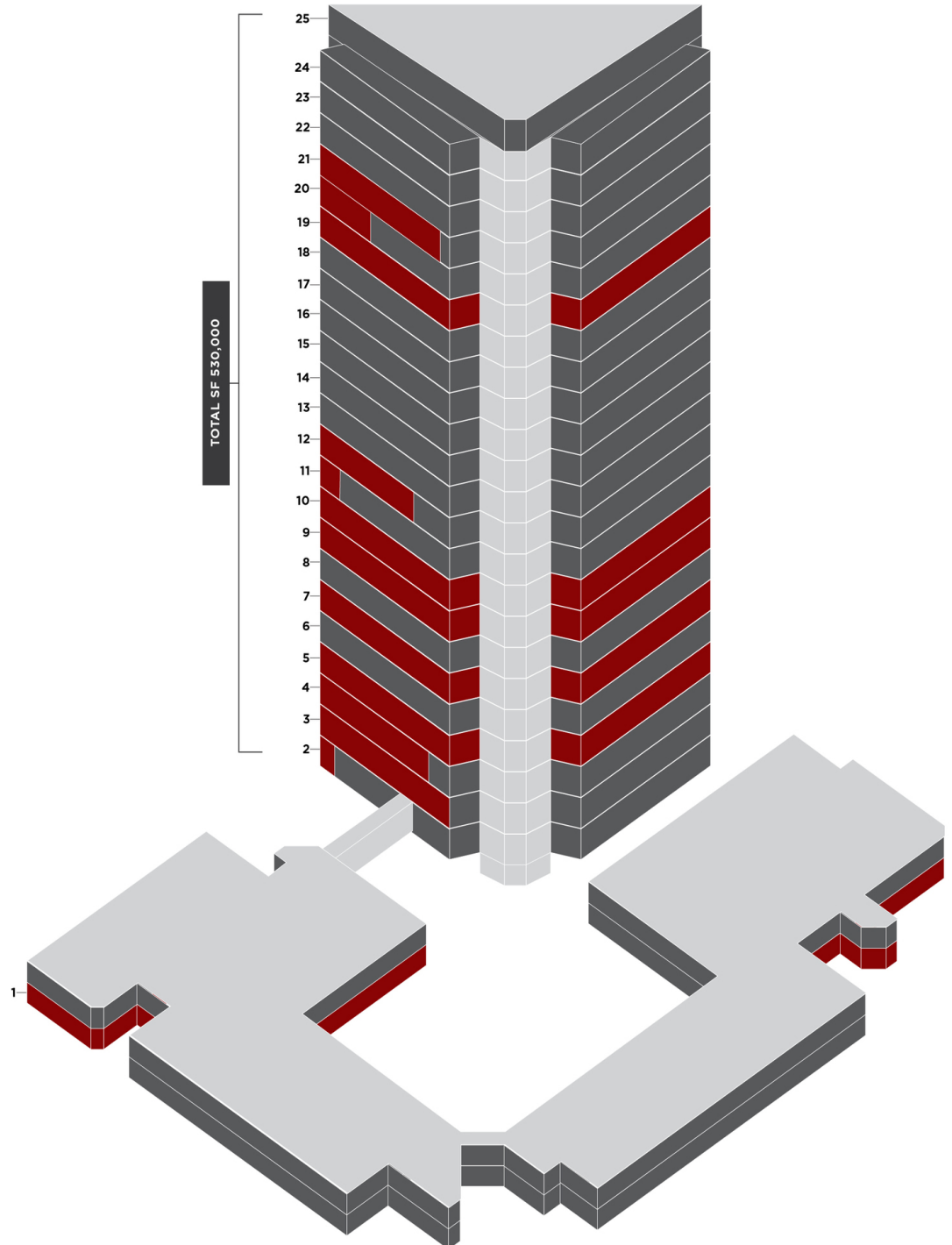
2ND FLOOR
±612 RSF AVAILABLE

ANNEX RSF AVAILABLE

1ST FLOOR
±22,367 RSF AVAILABLE

TOTAL BUILDING RSF

±165,508 RSF AVAILABLE



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