

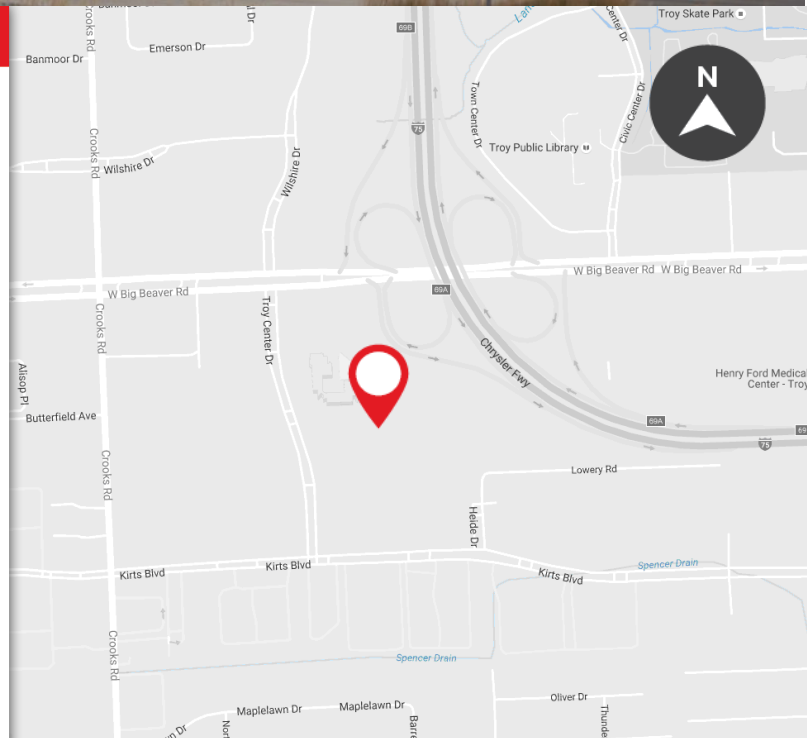
FOR LEASE

PNC CENTER
755 WEST BIG BEAVER ROAD
TROY, MICHIGAN 48084



UP TO 60,000 SF AVAILABLE

- 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
- Energy Star rated by the United States Environmental Protection Agency and Energy Department
- 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 2018 base year



FOR MORE INFORMATION PLEASE CONTACT:

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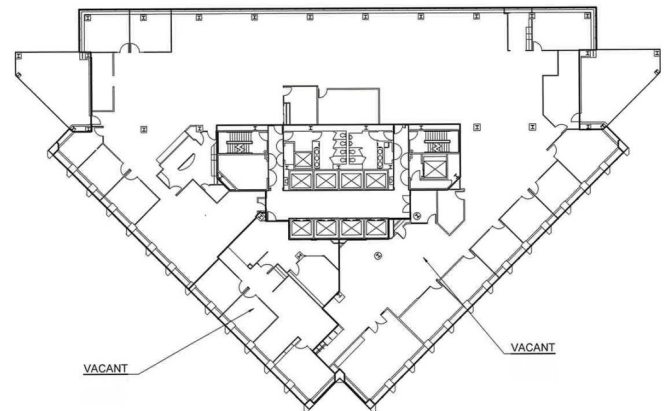
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7TH FLOOR PLATE: 19,624SF AVAILABLE



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RESTAURANTS

1 RUTH'S CHRIS STEAK HOUSE	7 MELTING POT	12 EINSTEIN BROS.	17 CHIPOTLE MEXICAN GRILL
2 GRANITE CITY	8 MORTON'S STEAK HOUSE	13 PAPA ROMANO'S PIZZA	18 RECIPES RESTAURANT
3 PANERA	9 KRUSE & MUER	14 NOODLES & COMPANY	19 KERBY'S KONEY ISLAND
4 CARRABA'S ITALIAN GRILL	10 T.G.I. FRIDAY'S	15 POTBELLY SANDWICH	20 OLGA'S KITCHEN
5 BONEFISH GRILL	11 STARBUCKS	16 KALAMATA GREEK CAFE	21 CAPITAL GRILLE
6 JERSEY MIKE'S SUBS			

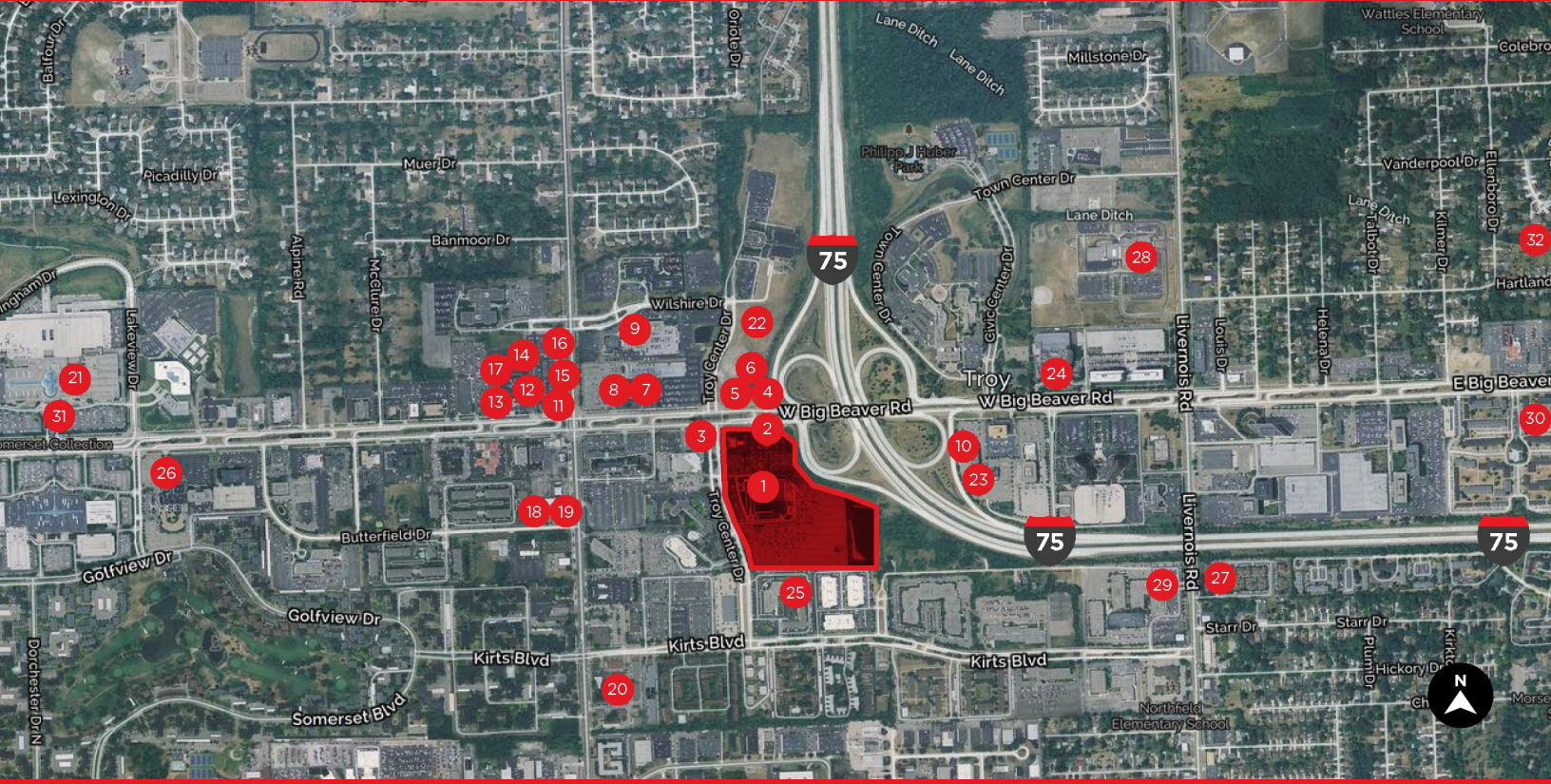
HOTELS

22 HAMPTON INN & SUITES	25 CANDLEWOOD SUITES	28 TROY COMMUNITY CENTER	31 SOMERSET MALL
23 DRURY INN & SUITES	26 SOMERSET INN	29 POWERHOUSE GYM	32 TROY MARKET PLACE
24 MARRIOTT- TROY	27 HAWTHORN SUITES	30 LA FITNESS	

FITNESS FACILITIES

SHOPPING

LOCAL AMENITIES



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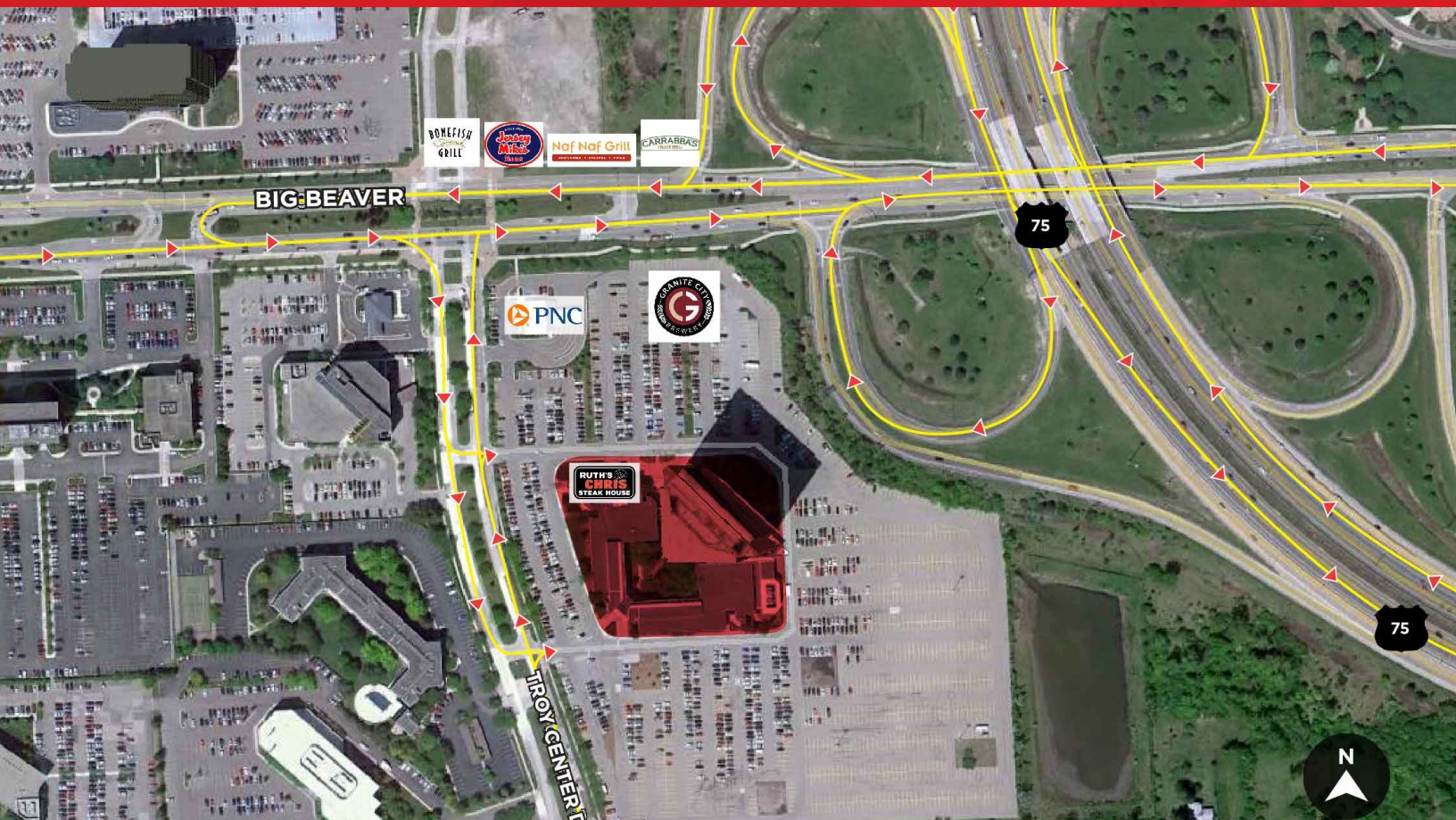
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EASY ACCESS FROM I-75



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TOWER RSF AVAILABLE

3RD FLOOR

±9,297 RSF AVAILABLE

4TH FLOOR

±3,748 RSF AVAILABLE

5TH FLOOR

±10,918 RSF AVAILABLE
±11,000 RSF CONTIGUOUS

6TH FLOOR

±4,915 RSF AVAILABLE

7TH FLOOR

±19,624 RSF AVAILABLE

±24,539 RSF
CONTIGUOUS

11TH FLOOR

±19,624 RSF AVAILABLE

12TH FLOOR

±7,011 RSF AVAILABLE

±26,635 RSF
CONTIGUOUS

17TH FLOOR

±8,856 RSF AVAILABLE

19TH FLOOR

±19,828 RSF AVAILABLE

20TH FLOOR

±8,778 RSF AVAILABLE

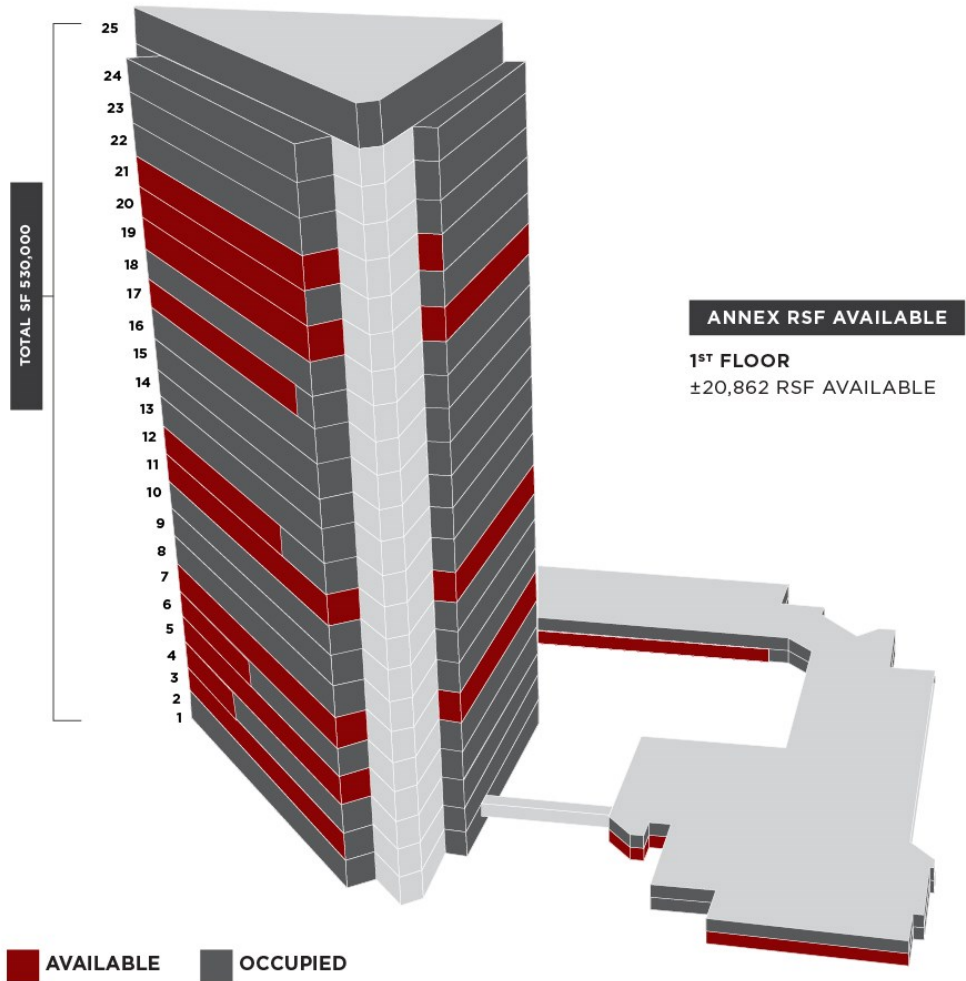
±40,309 RSF
CONTIGUOUS

21ST FLOOR

±11,603 RSF AVAILABLE

TOTAL RSF

±135,302 RSF AVAILABLE



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