

CLASS A OFFICE SPACE FOR LEASE

TIMBERLANDS IV

1450 LONG LAKE ROAD | TROY, MI 48098



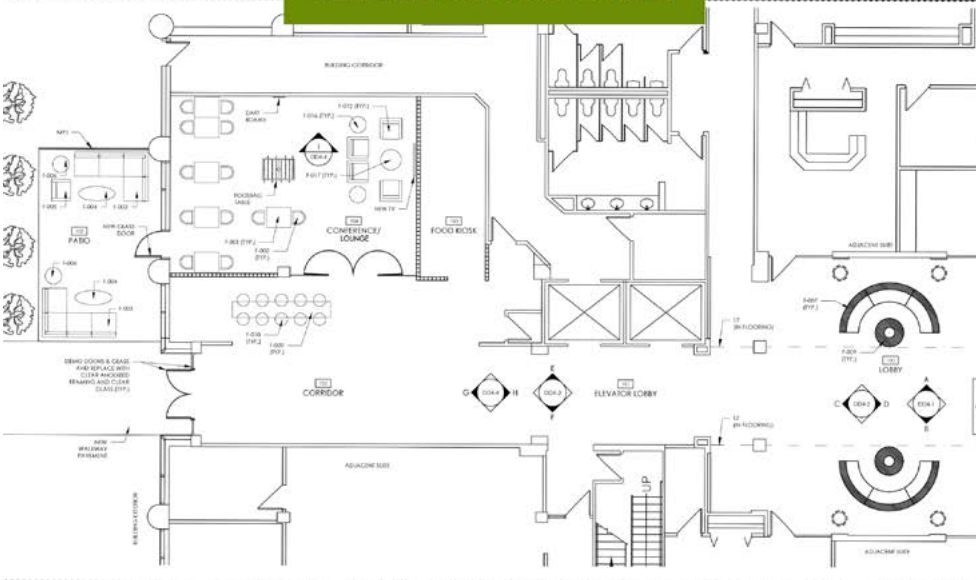
Owned by FD Stonewater

FD | STONewater

WASHINGTON, DC / LOS ANGELES / NEWPORT BEACH



**TOTAL COMMON AREA
RENOVATIONS UNDERWAY**



AMENITIES

- Convenient Access to I-75
- Card Access
- Close to Hotels, Dining & Shopping
- On-Site Management

RENOVATIONS UNDERWAY

- Total Common Area Renovations
- Food Service
- Conference Center/Tenant Lounge
- Outdoor Seating Area w WIFI

AVAILABILITIES

- **FULL FLOOR AVAILABLE**
- Ground Floor (1,304 SF)
- Second Floor (2,298 SF & 4,410 SF)
- Third Floor (4,073 SF - 9,248 SF)
- Contiguous (13,321 SF)
- Fourth Floor (34,473 SF) - FULL FLOOR

BUILDING SPECS

- 4-Story Class A Office Building
- Lofted 12.6' Ceiling Heights Available
- Prominent Building Signage Available
- Natural Wooded Setting

MARKET LEASE RATE

\$20.50 RSF - \$21.50 RSF

LEASING CONTACT

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