

# FOR LEASE

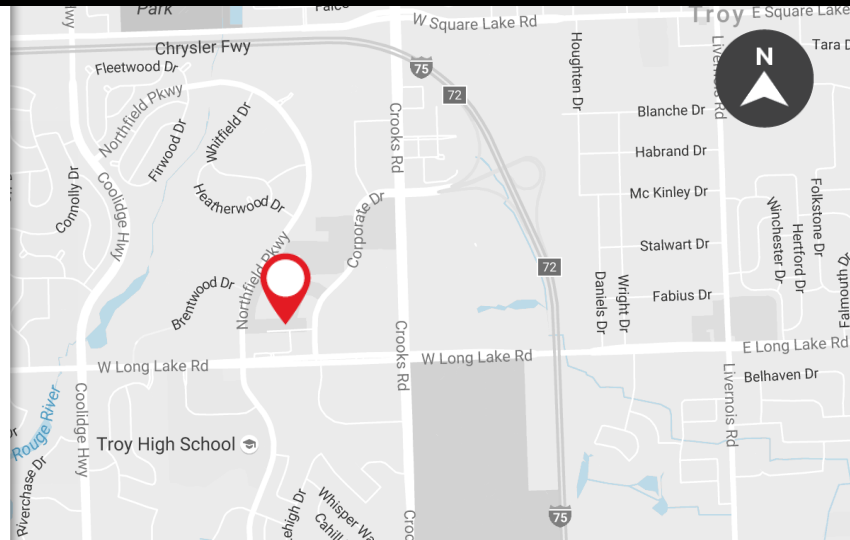
TIMBERLAND OFFICE PARK II, III, IV  
TROY, MICHIGAN



5435 & 5445 CORPORATE DRIVE • 1450 LONG LAKE ROAD • TROY, MICHIGAN

## PROPERTY INFORMATION

- Available suites from 1,092 SF to 34,732 SF contiguous
- Excellent parking ratio with subterranean garages
- Prominent building signage available
- Beautiful views in natural wooded setting
- Impeccably designed office buildings with impressive atriums and common areas
- Full service café/Sundry Shop
- Close proximity to area amenities: hotels, restaurants, and shopping centers
- Convenient access to I-75
- Covered parking available



FOR MORE INFORMATION PLEASE CONTACT:

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Information is subject to verification and no liability for errors or omissions is assumed. We have no reason to doubt its accuracy, but we do not guarantee it.





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TIMBERLAND OFFICE PARK II, III, IV  
TROY, MICHIGAN



**TIMBERLAND II**  
5435 CORPORATE DRIVE

Building SF: 98,346  
Load Factor: 12%  
Rental Rate: \$17.95 + gross electric

SUITE	RSF	MONTHLY RENT	AVAILABILITY
100	15,963	-	IMMEDIATE
150	13,140	-	IMMEDIATE
		<b>29,103 SF</b>	
220	1,092	\$1,633.45	IMMEDIATE
285	2,378	\$3,557.09	IMMEDIATE
300	34,732	-	IMMEDIATE
<b>TOTAL</b>	<b>67,305</b>		



**TIMBERLAND III**  
5445 CORPORATE DRIVE

Building SF: 132,145  
Load Factor: 12%  
Rental Rate: \$19.95 + gross electric

SUITE	RSF	MONTHLY RENT	AVAILABILITY
110	5,843	\$9,713.99	IMMEDIATE
125	3,506	\$5,828.73	IMMEDIATE
155	2,316	\$3,850.35	IMMEDIATE
175	3,870	\$6,433.88	IMMEDIATE
305	4,115	\$6,841.19	IMMEDIATE
310	3,163	\$5,258.49	IMMEDIATE
		<b>7,278 SF</b>	
340	5,892	\$9,795.45	IMMEDIATE
<b>TOTAL</b>	<b>28,705</b>		



**TIMBERLAND IV**  
1450 LONG LAKE ROAD

Building SF: 162,353  
Load Factor: 12%  
Rental Rate: \$18.95 + gross electric

SUITE	RSF	MONTHLY RENT	AVAILABILITY
180	1,381	\$2,180.83	2/1/2018
230	9,103	-	IMMEDIATE
320	3,879	\$6,125.59	IMMEDIATE
330	4,292	\$6,777.78	IMMEDIATE
		<b>12,812 SF</b>	
390	8,933	-	IMMEDIATE
400	34,520	-	IMMEDIATE
<b>TOTAL</b>	<b>62,108</b>		