



# L. MASON CAPITANI

## CORFAC INTERNATIONAL



# OFFICE SUITES FOR LEASE

## BUTTERFIELD OFFICE CENTER TROY, MICHIGAN

### FOR MORE INFORMATION:

**Mason L. Capitani, SIOR**  
248.637.7795  
MLCapitani@Lmcap.com

### PREMISES:

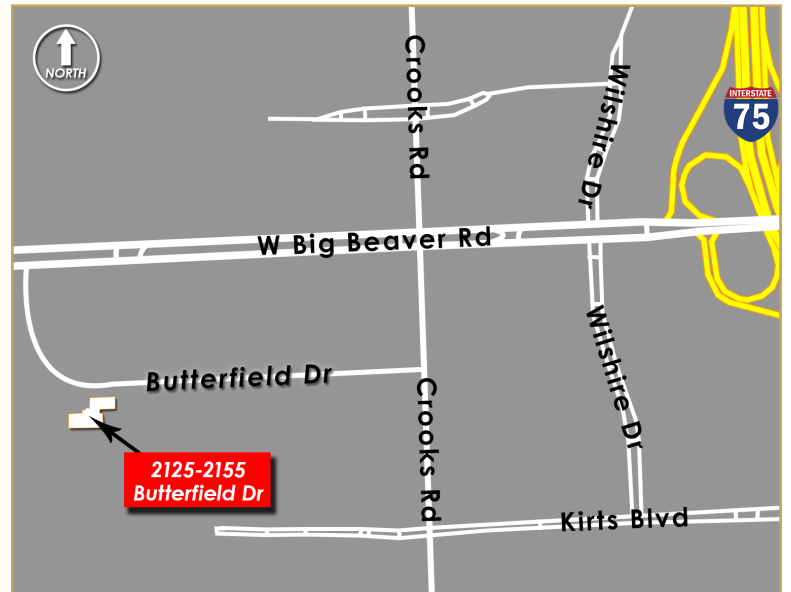
- 3-Story Contemporary Office Building
- 111,941 Square Foot Facility

### AVAILABILITY:

- Up to 15,753 Sq Ft Available

### PROPERTY FEATURES:

- Centrally Located in Troy's "Golden Corridor"
- Functional Layouts / Extensive Window Line
- On-site Deli/Restaurant
- Building Training Facilities & Auditorium
- Shipping & Receiving Area with Loading Dock
- Building Signage Available for Larger Tenant
- Expansive Parking Ratio of 5.56 Cars/1,000 SF
- Extremely Aggressive Rental Rates Offered



### CONNECT WITH US:



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# 248.637.9700 | www.Lmcap.com





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# BUTTERFIELD OFFICE CENTER

TROY, MICHIGAN



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CORFAC INTERNATIONAL

2301 West Big Beaver  
Suite 950  
Troy, MI 48084-3329

(248) 637-9700  
Facsimile (248) 637-9897  
www.Lmcap.com

## PROPERTY INFORMATION



**PROPERTY NAME:** Butterfield Office Center

**LOCATION:** 2125-2155 Butterfield Drive

**CITY:** Troy

**COUNTY:** Oakland

**PROPERTY TYPE:** Office

**YEAR BUILT:** 1988

**LOCATION DESCRIPTION:** Crooks/W Big Beaver

**GROSS SF:** 111,941

**AVAILABLE SF:** 31,593

**MAX. AVAILABLE:** 15,753

**MIN. AVAILABLE:** 2,495

**FLOORS:** 3

**PARKING:** 5.56/1000

**ZONING:** Office

**PROPERTY DESCRIPTION:** Full service office building located in Troy's "Golden Corridor". Building offers an on-site deli, auditorium, and a common area break room.

## ECONOMIC DATA

**MIN RENTAL RATE:** \$15.50

**MAX RENTAL RATE:** \$15.50

**OPERATING EXPENSES:**

**ANNUAL ESCALATIONS:** \$0.50

**TERMS:** +Elec.

**LOAD FACTOR:** 12.00%

**PARTITION ALLOWANCE:** Negotiable

**SALE PRICE:**

**AGENT:** M. L. Capitani



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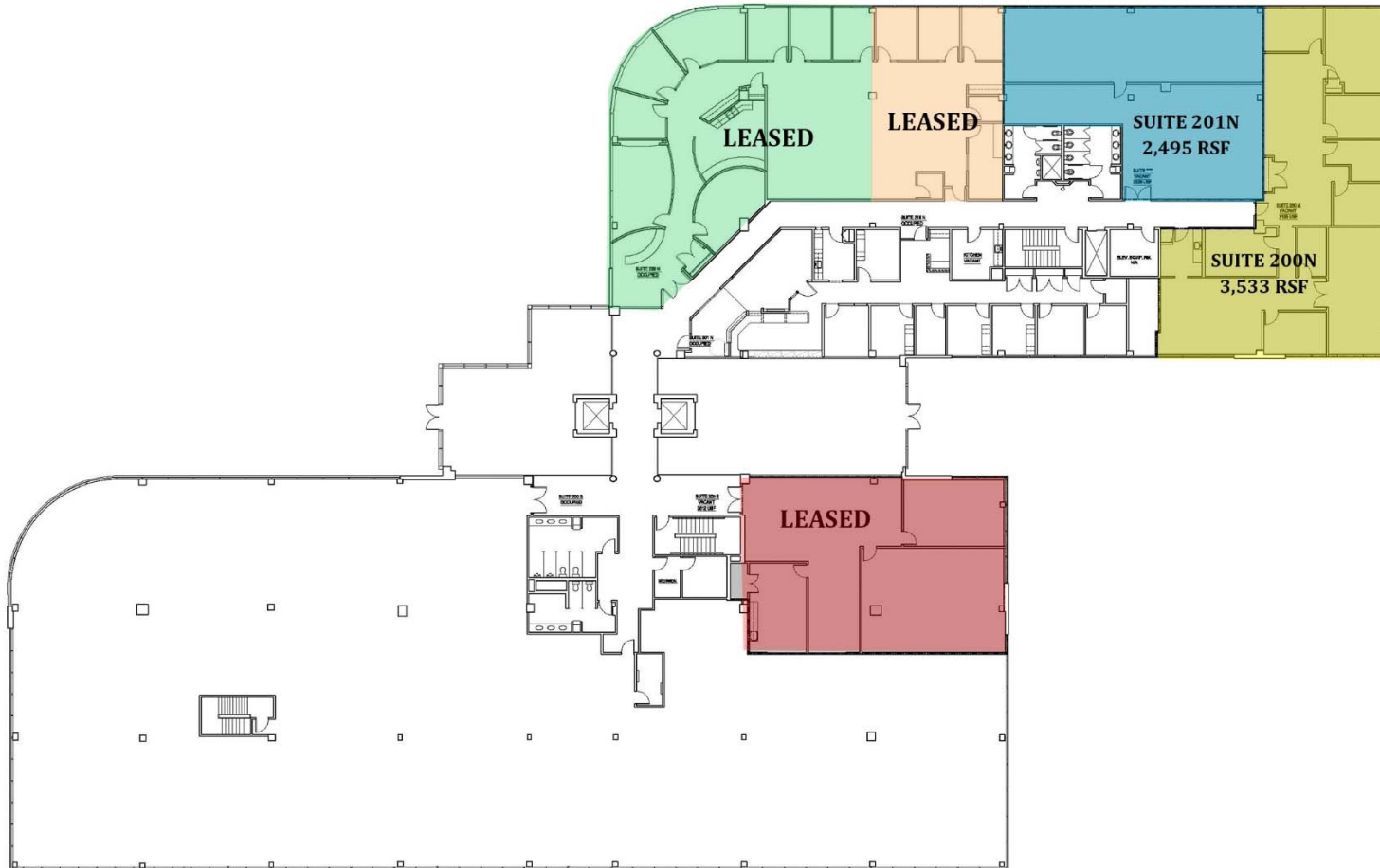
Butterfield Office Center \* 2125-2155 Butterfield Drive \* Troy

**SPACE AVAILABLE**

<u>Suite</u>	<u>Space Available [SF]</u>	<u>Lease Rate [\$/SF]</u>	<u>Occupancy</u>
2125 - 200N	3,533	\$15.50	Immediate
2125 - 201N	2,495	\$15.50	Immediate
2125 - 200N/201N	6,028	\$15.50	Immediate
2125 - 300N	15,753	\$15.50	Immediate
2155 - 300S	9,812	\$15.50	Immediate

AGENT: M. L. Capitani

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subject to prior sale, change of price or withdrawal.



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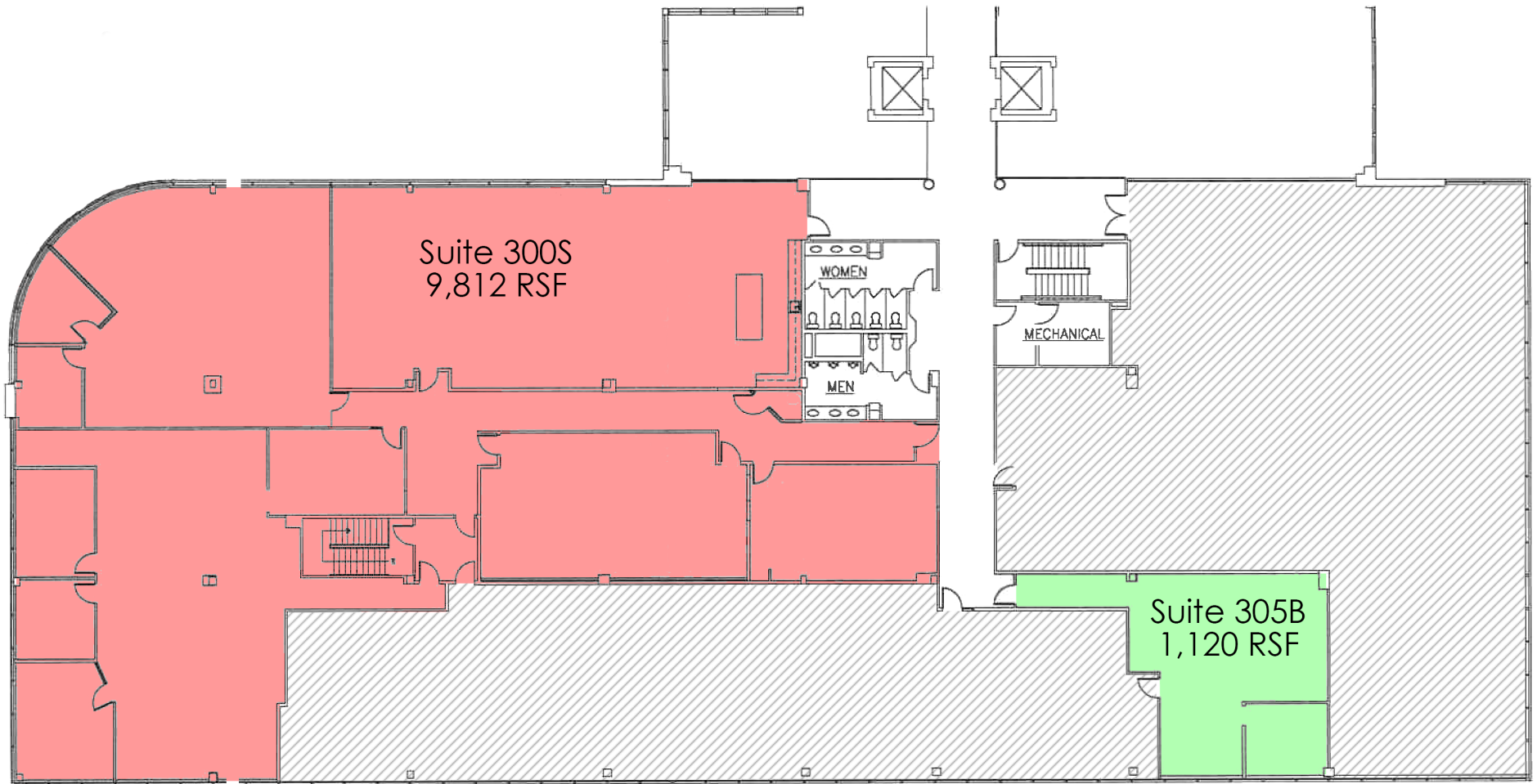
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BUTTERFIELD OFFICE CENTER  
2125-2155 Butterfield Drive  
Troy, Michigan 48084

Second Floor

*(Drawing Not to Scale)*

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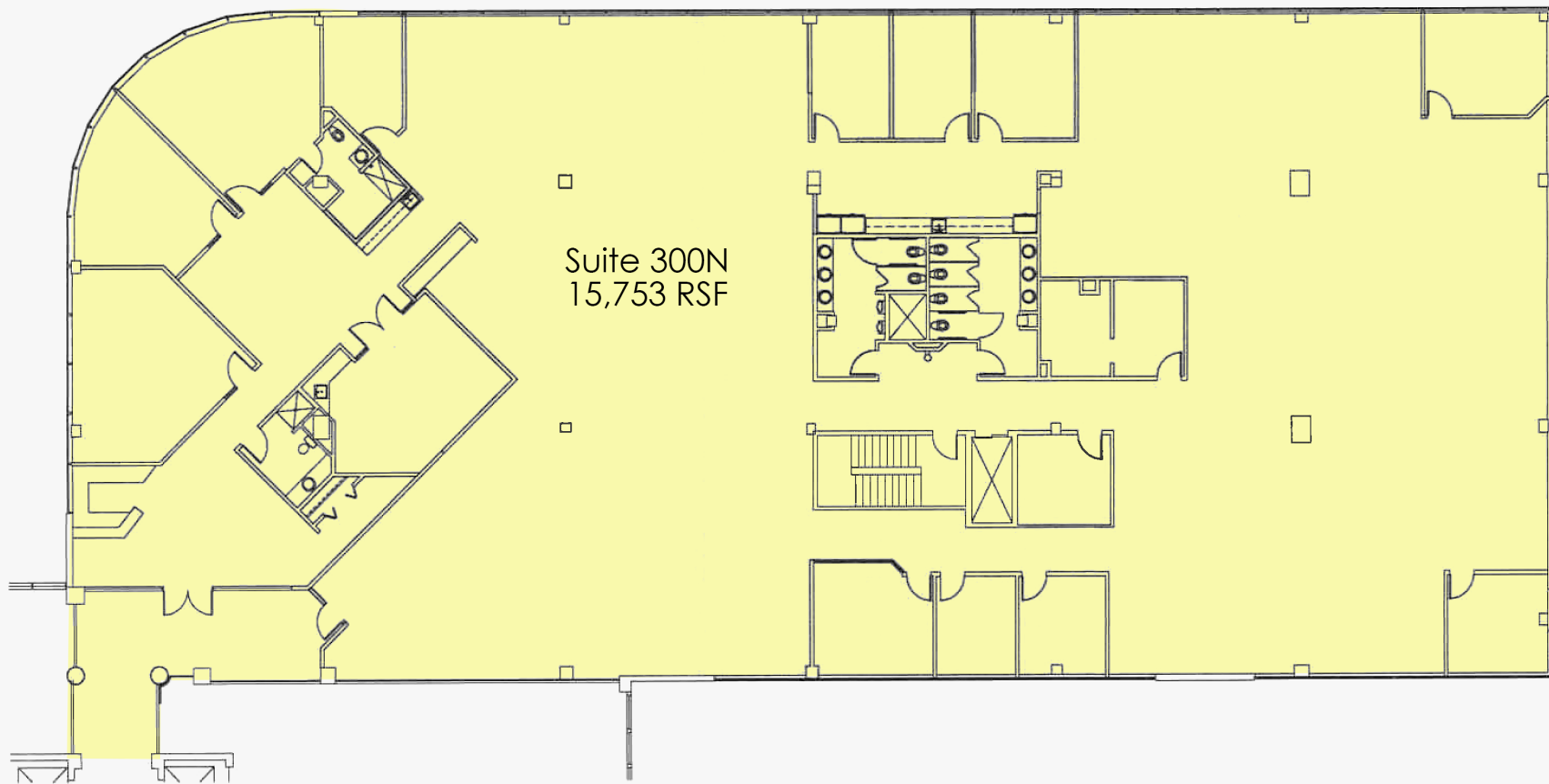
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**BUTTERFIELD OFFICE CENTER**  
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Third Floor - South Area

*(Drawing Not to Scale)*



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**BUTTERFIELD OFFICE CENTER**  
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**Third Floor - North Area**

*(Drawing Not to Scale)*