

PNC Center

Troy, Michigan



PREMISES

- Twenty-five-story, approximately 530,000 SF, landmark office tower
- Two-story Annex, attached, with attractively landscaped courtyard

AVAILABILITY

- From 2,000 SF up to 15,450 SF
- Immediate occupancy for many suites

RENTAL RATE

- \$21.50 psf (Flrs 1 to 2: Office Only)
- \$23.50 psf (Flrs 3 to 6)
- \$25.50 psf (Flrs 7 to 16)
- \$27.50 psf (Flrs 17 to 20)
- \$29.50 psf (Flrs 21 to 25)

All rates 2026 Base Year plus electric

FEATURES AND AMENITIES

- NEW AMENITIES: FULLY-EQUIPPED FITNESS CENTER, GOLF SIMULATOR, 24/7 GRAB N' GO FOOD SERVICE AND CONFERENCE/TRAINING ROOMS
- Newly renovated plaza entry and recently renovated lobby accented with polished granite, glass and cherry wood
- On-site cafeteria, banking, ATM, travel agency, Ruth's Chris Steak House, and Granite City Food & Brewery
- On-site 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 metro area freeway system
- The immediate area abounds with nearby hotels, restaurants and retail districts including the prestigious Somerset Collection
- Nearby I-75 grants freeway access



Steve Eisenshtadt | steve.eisenshtadt@freg.com
Robert Gagniuk | robert.gagniuk@freg.com
Friedman Real Estate
248.848.3535 | FriedmanRealEstate.com



Zach Burk
Leasing@Kojanian.com
Kojanian Management Corporation
248.644.7600 | Kojanian.com

PNC Center

Troy, Michigan

STACKING PLAN

FLOOR	AVAILABILITIES	RSF
25		
24		
23		
22		
21		1,441 RSF
20		
19		
18		
17		
16		6,058 RSF
15		
14		
13		
12		4,850 RSF
11		2,069 RSF
10		
9		
8		
7		
6		4,588 RSF
5		9,329 RSF
4		4,903 RSF
3		9,297 RSF
2		UP TO 13,906 RSF
1	(Tower and Annex)	UP TO 19,147 RSF



AVAILABLE



LEASED



Steve Eisenshtadt | steve.eisenshtadt@freg.com
 Robert Gagniuk | robert.gagniuk@freg.com
 Friedman Real Estate
 248.848.3535 | FriedmanRealEstate.com



Zach Burk
Leasing@Kojaian.com
 Kojaian Management Corporation
 248.644.7600 | Kojaian.com