



Immediate Occupancy

**1775 Research Drive
Troy, MI**

For Sale or Lease



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Accelerating success.



Property Overview



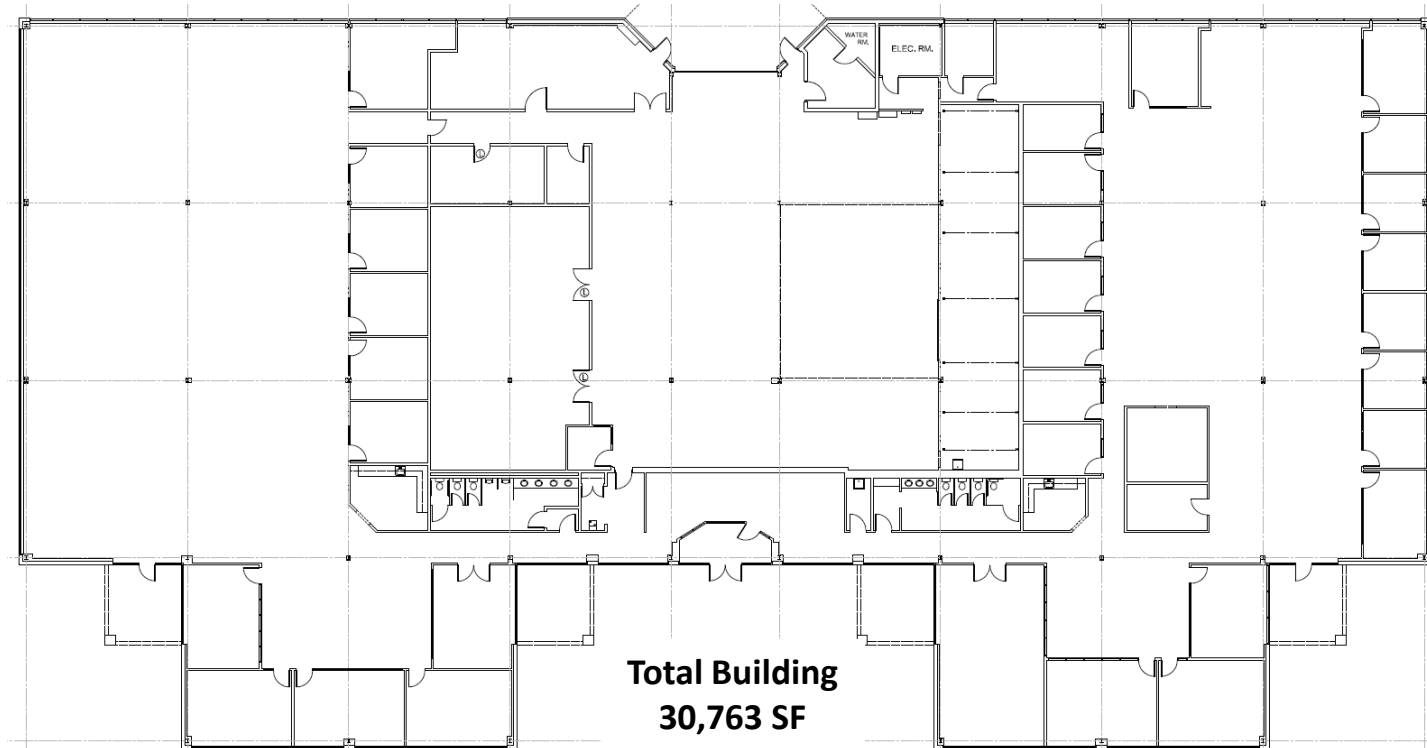
- 30,763 SF Total Building
- Divisible – Two-Unit Configuration Possible
 - Suite 100 – 14,578 SF
 - Suite 200 – 16,185 SF
- Flexible Layout – Office / Flex Mix Available
- Ideal for Tech, R&D, Engineering, Light Industrial or Automotive Users
- Office Furniture Available – in Great Condition
- Power: 2,000 amps at 480v
- \$8.95/SF NNN (As-Is) | 5-Year Minimum Term
*rate is for full building use with 5-year minimum term
- Sale Opportunity Available – Call for Pricing
- Ample Parking & Campus Setting
- Signage Opportunity
- Excellent I-75 Access & Visibility

Maple Research Park 1775 Research Drive, Troy, MI

Interior Property Photos



Building Site Plan

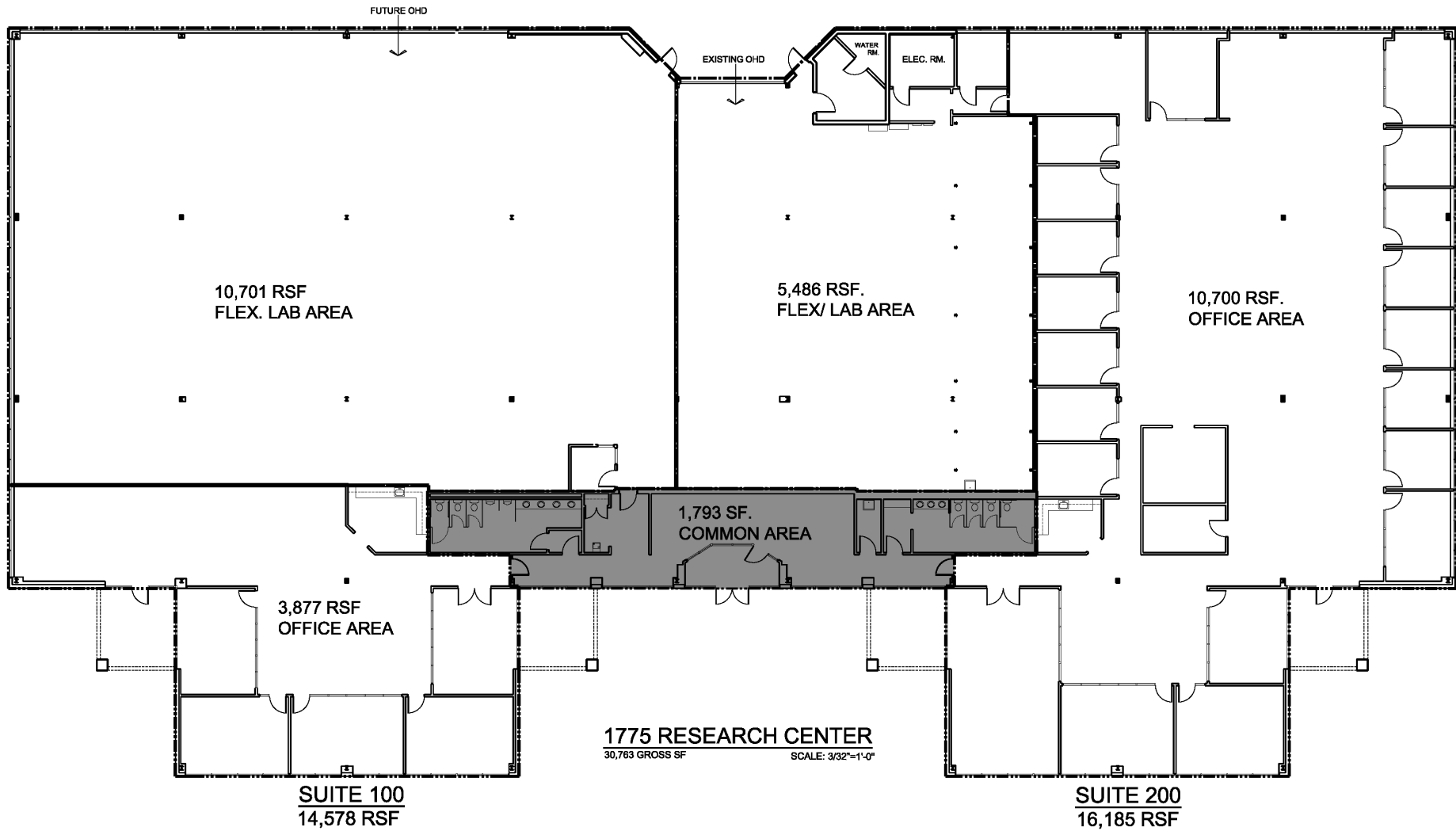


**Total Building
30,763 SF**

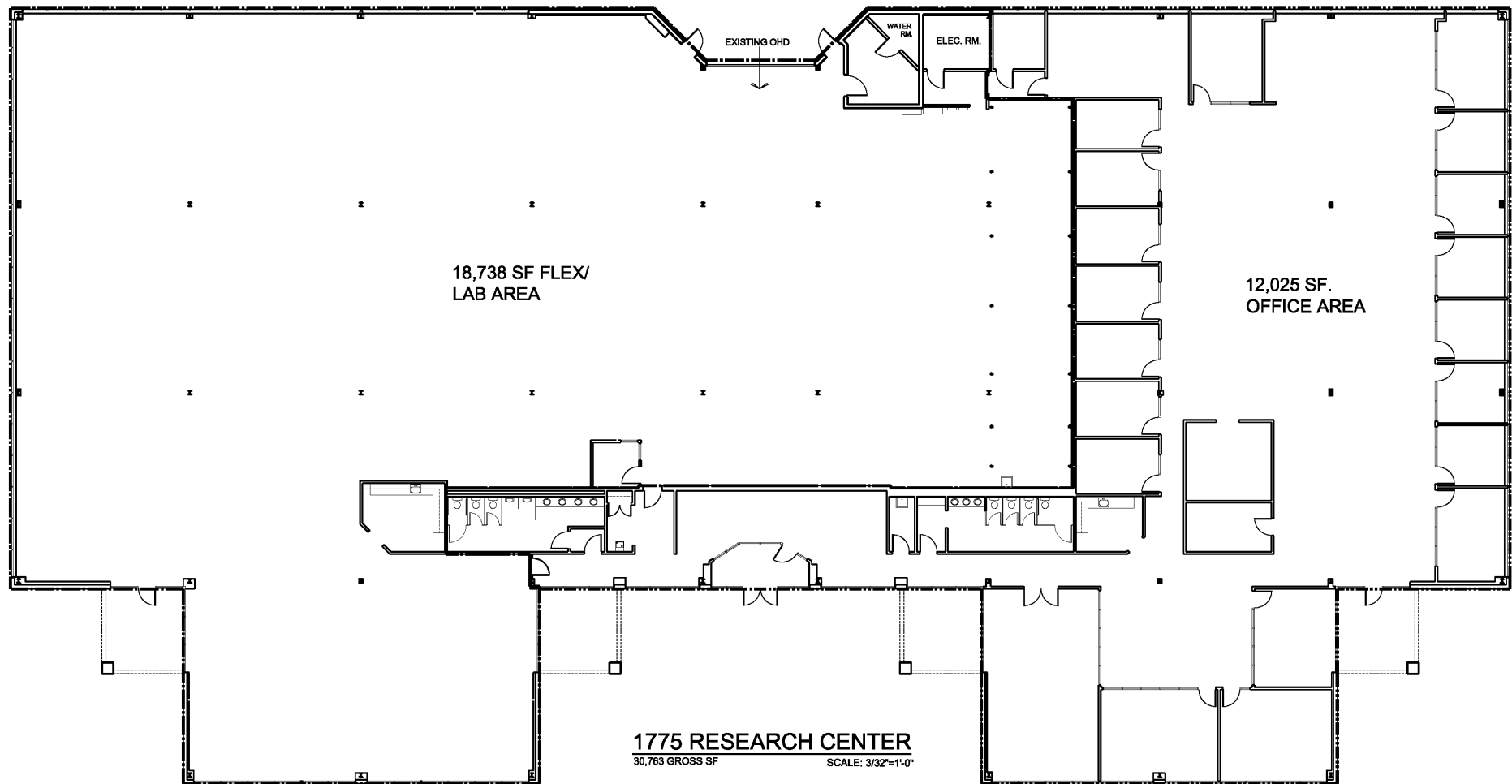


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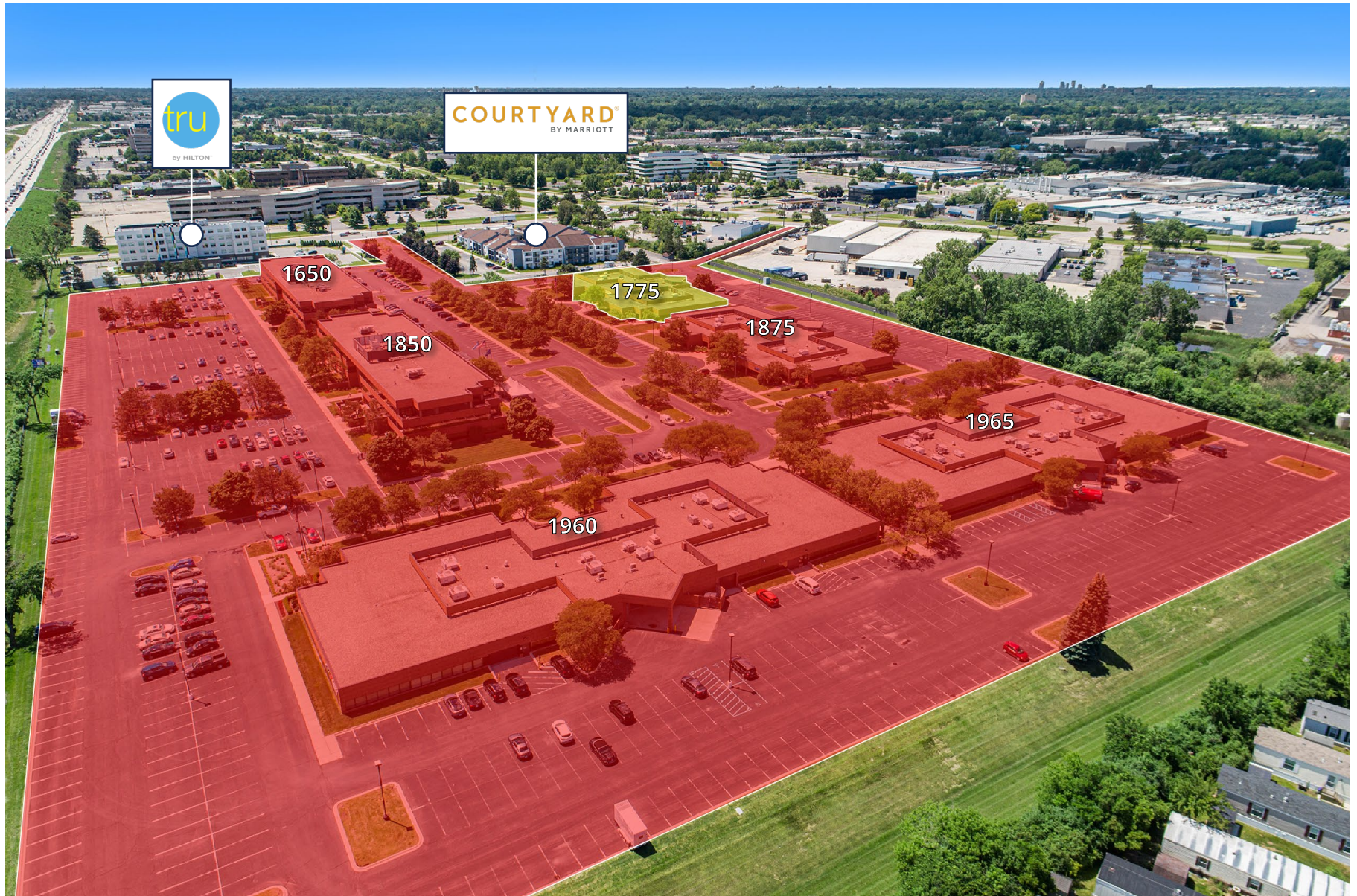
Floor Plan – Option 1



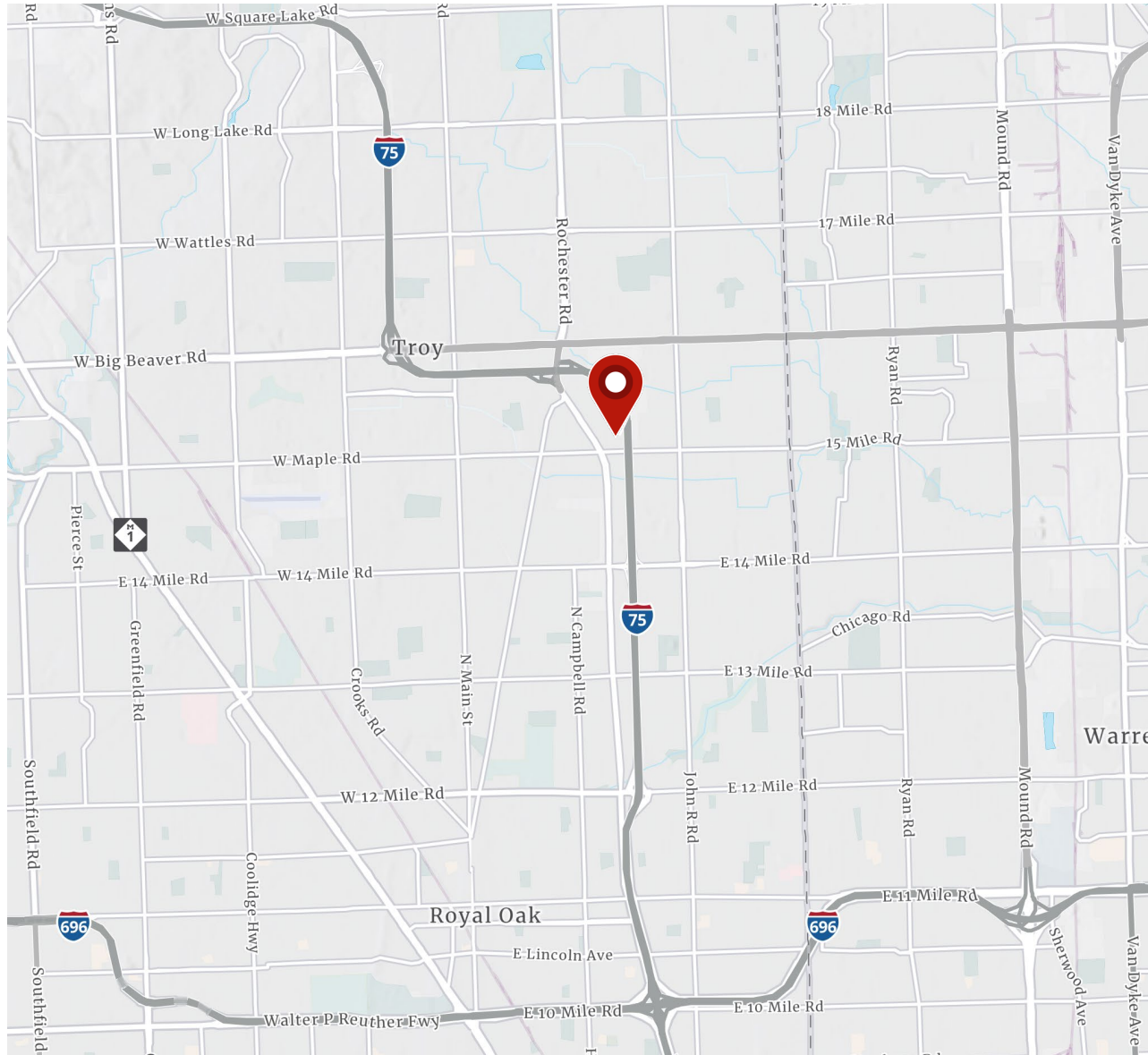
Floor Plan – Option 2



Aerial Map

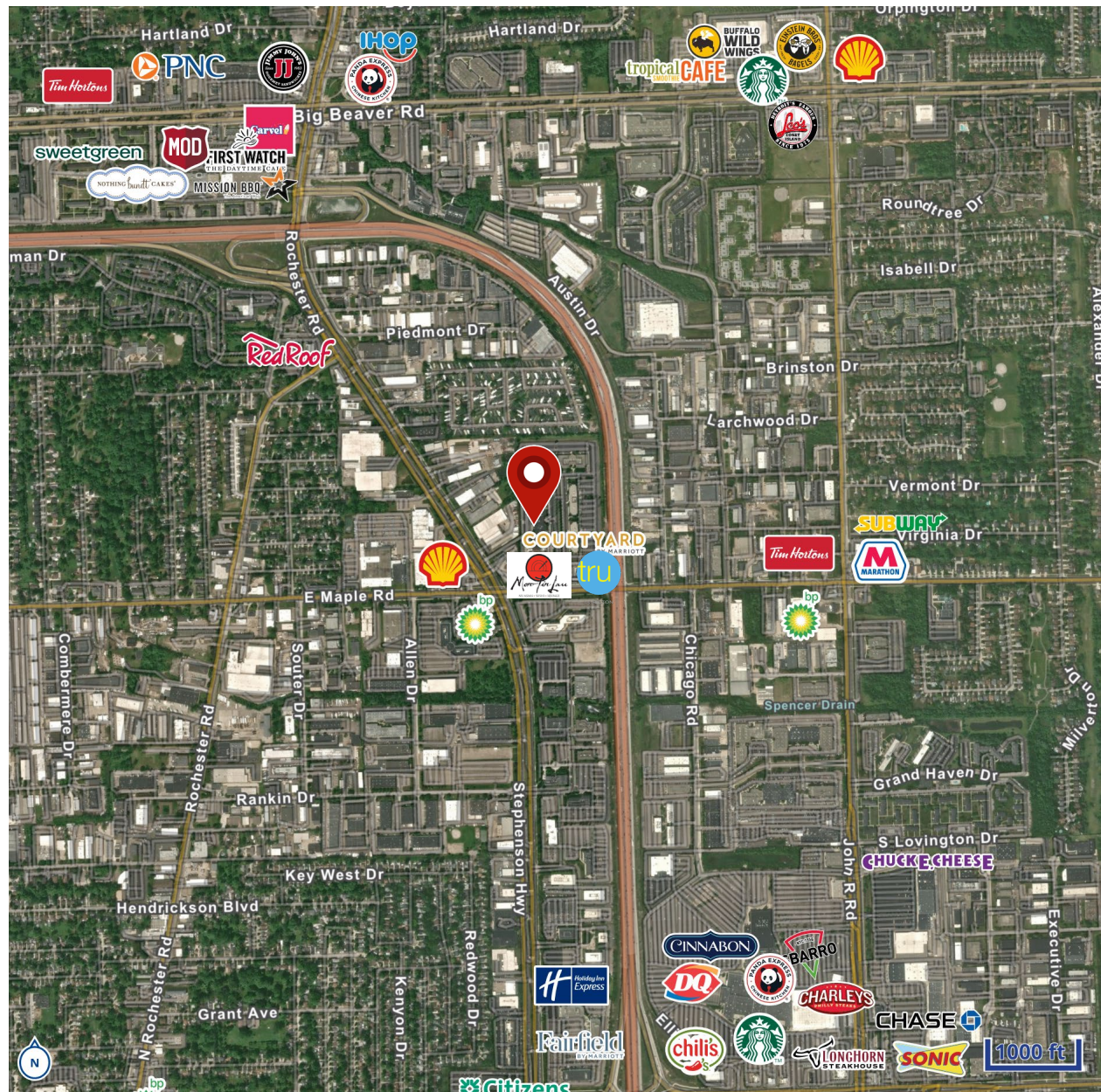


Property Location



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Nearby Merchants



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Troy, MI

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