

CLASS A OFFICE SPACE FOR LEASE

TIMBERLANDS II

5435 CORPORATE DRIVE | TROY, MI 48098

AMENITIES

- Convenient Access to I-75
- Alluring Atrium & Common Areas
- Card Key Access
- Close to Hotels, Dining & Shopping
- On-Site Management

AVAILABILITIES

▪ FULL BUILDING AVAILABLE

GREAT OWNER / USER OPPORTUNITY

- Ground Floor (13,140 SF & 15,963 SF)
- Contiguous 29,103 SF (Ground Floor)
- Second Floor (1,092 SF & 2,800 SF)
- Third Floor (34,732 SF) - FULL FLOOR

BUILDING SPECS

- 3-Story Class A Office Building
- Lofted 12.6' Ceiling Heights Available
- Parking Ratio: 5.46:1,000
- Executive Underground Parking Available
- Prominent Building Signage Available
- Natural Wooded Setting

MARKET LEASE RATE

Call for rate



COMMON AREA & CAMPUS RENOVATIONS COMING SOON TO INCLUDE:

- Food Service
- Conference Centers
- Tenant Lounges
- Upgraded Lobbies
- Outdoor Seating Areas with WIFI

Owned by FD Stonewater

FD | STONEWATER

WASHINGTON, DC / LOS ANGELES / NEWPORT BEACH



LEASING CONTACT

3000 Town Center
Suite 2500
Southfield, MI 48075

BILL HARVEY

248.797.9455
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CHARLES HOWARD

248.821.7722
charles.howard@transwestern.com

CLASS A OFFICE SPACE FOR LEASE

TIMBERLANDS III

5445 CORPORATE DRIVE | TROY, MI 48098

AMENITIES

- Convenient Access to I-75
- Dramatic Atrium Featuring 2-Story Glass Wall
- Card Key Access
- Close to Hotels, Dining & Shopping
- On-Site Management

AVAILABILITIES

- Ground Floor (2,316 SF - 5,843 SF)
- Third Floor (3,163 SF - 5,892 SF)
- Contiguous 7,278 SF (Third Floor)

BUILDING SPECS

- 4-Story Class A Office Building
- Lofted 12.6' Ceiling Heights Available
- Parking Ratio: 5.46:1,000
- Executive Underground Parking Available
- Prominent Building Signage Available
- Natural Wooded Setting

MARKET LEASE RATE

Call for rate



TIMBERLANDS
III

COMMON AREA & CAMPUS RENOVATIONS COMING SOON TO INCLUDE:

- Food Service
- Conference Centers
- Tenant Lounges
- Upgraded Lobbies
- Outdoor Seating Areas with WIFI

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CLASS A OFFICE SPACE FOR LEASE

TIMBERLANDS IV

1450 LONG LAKE ROAD | TROY, MI 48098



Owned by *FD Stonewater*

FD | STONEWATER
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AMENITIES

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

2019 RENOVATIONS

- 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



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