



CLASS A OFFICE SPACE FOR LEASE

TIMBERLANDS OFFICE PARK

TIMBERLANDS II, TIMBERLANDS III, TIMBERLANDS IV | TROY, MI 48098

5435 CORPORATE DRIVE, TROY



5445 CORPORATE DRIVE, TROY



1450 LONG LAKE ROAD, TROY



The Opportunity



3 OFFICE BUILDINGS
358,397 SF OFFICE SPACE
186,390 SF AVAILABLE OFFICE SPACE



1,161 SF SMALLEST SPACE AVAILABLE
93,000 SF LARGEST SPACE AVAILABLE



83,000 CITY OF TROY POPULATION
170,500 CITY OF TROY WORKDAY POPULATION
58% OBTAINED BACHELOR DEGREE OR HIGHER



TROY HAS LOWEST TAX RATES IN MICHIGAN
4TH BEST SMALL CITY IN U.S. TO START A BUSINESS
(2015) NERDWALLET

TOP RATED HOTELS

- Embassy Suites by Hilton
- Hilton Garden
- Hampton Inn
- Marriot Troy
- Somerset Inn

TOP EATS

- Red Robin
- Starbucks
- Chick Fil A
- Mod Pizza
- Subway
- Kerby's Coney
- Jimmy Johns
- Mr. Pita
- Troy Sushi Ya
- Cedar Grille
- Orange Leaf
- Honeybaked Ham

TOP TIER RESTAURANTS

- Capital Grille
- Ocean Prime
- Mon Jin Lau
- Ruth Chris
- Maggiano's
- Kona Grill
- Loccino Italian Grill
- Sedona Taphouse

WORLD CLASS RETAILERS

- Somerset Mall

PARKS & RECREATION FACILITIES

- Live In Fitness
- so much more-

Community

Timberlands Office Park

QUICK EASY
ACCESS TO
I-75 AND M-59

GREAT
PARKING
RATIO
UNDERGROUND
PARKING

NEW
FOOD
SERVICE

NEW
TENANT
LOUNGE

SIGNAGE
AVAILABLE

CAMPUS
SETTING
WITH PARK
ATMOSPHERE

FULL
BUILDING
AVAILABLE

NEW
COMMON
AREA/LOBBY

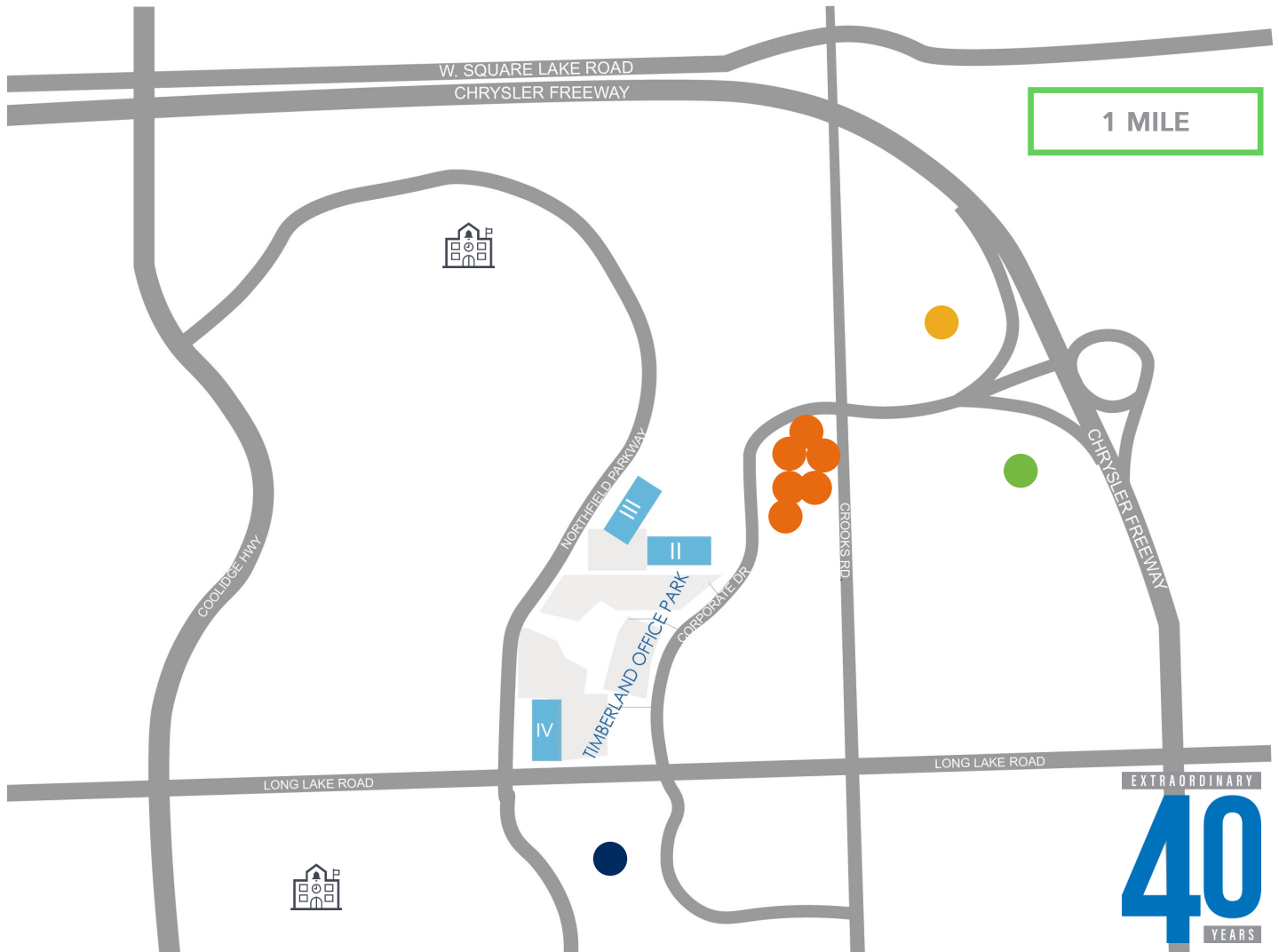
ON-SITE
MANAGEMENT

SECURITY
CARD ACCESS

NEW
OUTDOOR
SEATING

PUBLIC
WIFI

For Business



Several small and large corporate and regional headquarters call Troy home. Let Transwestern find the perfect fit for your company within Timberlands Office Park. Together we can build the ideal office environment for your team in a building with a campus atmosphere and park like surroundings that will flourish with positive changes and new amenities. You will want to be part of this change.

Once you have chosen Timberlands Office Park, Troy's building permit and inspection process is fast, allowing you more time to be open for business in a class A office building, in a first class city.

Take advantage of Timberlands Office Park's progressive home for business.

CONTACT TRANSWESTERN

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**MAKE
YOUR
MOVE
HERE**