



**LARGEST
CONTINGUOUS
SPACE IN
NORTH TROY**

**UP TO
106,028
SQUARE
FEET**

**IDEAL FOR
LARGE TENANT
TO LEASE
OR OWN**



**ON-SITE
MANAGEMENT**



**EXECUTIVE
UNDERGROUND
PARKING**



**BUILDING SIGNAGE
AVAILABLE**



**LOFTED CEILING
UP TO 12'6" HEIGHT**



**NATURAL WOODED
PARK LIKE SETTING**



**CONVENIENT
ACCESS TO I-75**



**EXECUTIVE
AIRPORT WITHIN
5 MILES**



**IMMEDIATE AREA
INCLUDES HOTELS**



**IMMEDIATE AREA
INCLUDES DINING**



**IMMEDIATE AREA
INCLUDES RETAIL
+ SHOPPING MALL**



5445 CORPORATE DRIVE | TROY, MI 48098

OFFICE
LEASE

CLASS A
OFFICE SPACE

NORTH TROY
SUBMARKET

AMAZING
ATRIUM



TIMBERLANDS III

5445 Corporate Drive - Troy, MI 48098
timberlandsofficepark.com

FD | STONewater
WASHINGTON, DC / LOS ANGELES / NEWPORT BEACH



Availability:

- Main Floor (2,000-5,000sf)
- Second Floor (34,000sf)
- Third Floor (3,000-7,000sf)
- Fourth Floor (34,000sf)

106,000sf Available

Features

- Convenient access to I-75
- Immediate area: hotels, dining, & retail
- Oakland/Troy Executive Airport (5 miles)
- Prominent building signage available
- Natural wooded park-like setting

Building Amenities:

- On-site management
- Natural wooded park-like setting
- Lofted 12.6" Ceiling Heights Available
- Executive Underground Parking
- Security card access



Leasing Information:

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