

# 363 W BIG BEAVER

## OFFICE SPACE FOR LEASE

### TROY, MI

**AVAILABLE:**

Suite 215: 1,411 SF

**USE:**

Office

**LEASE RATE:**

\$19.50/ SF/ YR, Gross + Electric

**JOIN TENANTS:**

Superior National Bank, Fast Braces, Infusion Associates, IPS Technology Solutions, and more.

**LOCATION:**

Easy access on W Big Beaver Road across from new DMC Children's Hospital, City offices, and Marriott Hotel. Situated between Fogo de Chao and Drury Inn Hotel. Close to I-75.

**SUMMARY:**

Suite 215: Second floor office space with reception, four offices, conference room, and kitchenette.

**FORWARD COMMERCIAL GROUP**  
6785 TELEGRAPH RD, SUITE 250  
BLOOMFIELD HILLS, MI 48301  
[www.forwardcommercial.com](http://www.forwardcommercial.com)

**Emil Cherkasov**  
Principal Broker  
248.662.5066 Office  
[emil@forwardcommercial.com](mailto:emil@forwardcommercial.com)



# OVERVIEW

363 W BIG BEAVER

ACROSS FROM  
DMC CHILDREN'S  
HOSPITAL

DEMOGRAPHICS AND TRAFFIC	
POPULATION	261,216 (5 Mile Radius)
MEDIAN HOME VALUE	\$216,309 (5 Mile Radius)
TRAFFIC COUNTS	57,018 CARS DAILY

## PROPERTY HIGHLIGHTS

- Great visibility on Big Beaver Rd & NB I-75
- Floor to ceiling windows
- Signage rights
- 286 surface parking spaces
- Reserved parking spaces included

## PROPERTY SUMMARY

- 52,636 SF four-story high-end office building
- Renovated 2021 / Built 1978
- 2 Elevators
- Across from DMC Children's Hospital
- Close to Somerset Collection



FORWARD COMMERCIAL GROUP  
6785 TELEGRAPH RD, SUITE 250  
BLOOMFIELD HILLS, MI 48301  
[www.forwardcommercial.com](http://www.forwardcommercial.com)

Emil Cherkasov  
Principal Broker  
248.662.5066 Office  
[emil@forwardcommercial.com](mailto:emil@forwardcommercial.com)



# AERIAL MAP

363 W BIG BEAVER  
GREAT VISIBILITY  
FROM I-75



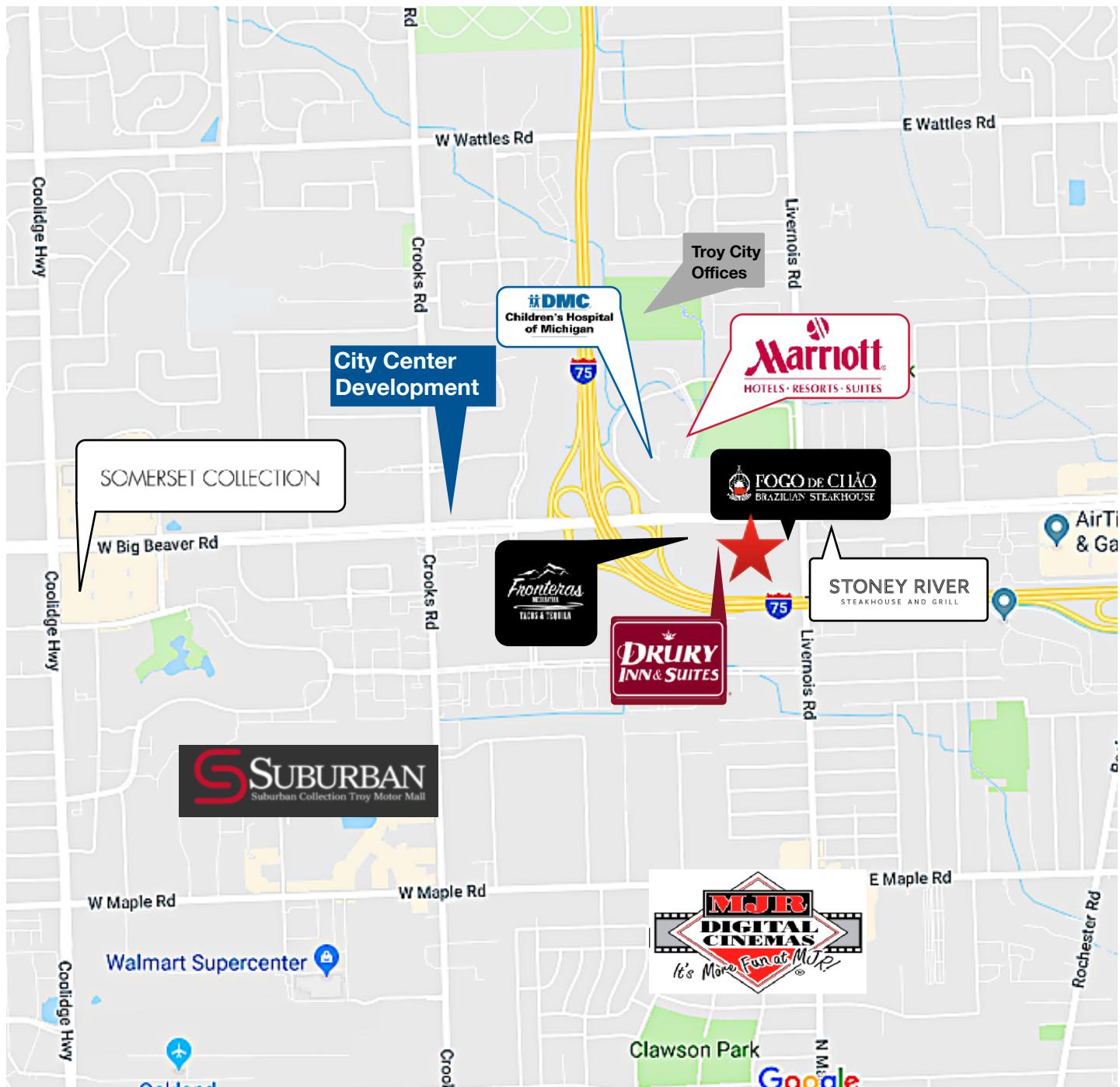
FORWARD COMMERCIAL GROUP  
6785 TELEGRAPH RD, SUITE 250  
BLOOMFIELD HILLS, MI 48301  
[www.forwardcommercial.com](http://www.forwardcommercial.com)

**Emil Cherkasov**  
Principal Broker  
248.662.5066 Office  
[emil@forwardcommercial.com](mailto:emil@forwardcommercial.com)



# STREET MAP

363 W BIG BEAVER  
CENTRAL TROY  
LOCATION



FORWARD COMMERCIAL GROUP  
6785 TELEGRAPH RD, SUITE 250  
BLOOMFIELD HILLS, MI 48301  
[www.forwardcommercial.com](http://www.forwardcommercial.com)

**Emil Cherkasov**  
Principal Broker  
248.662.5066 Office  
[emil@forwardcommercial.com](mailto:emil@forwardcommercial.com)



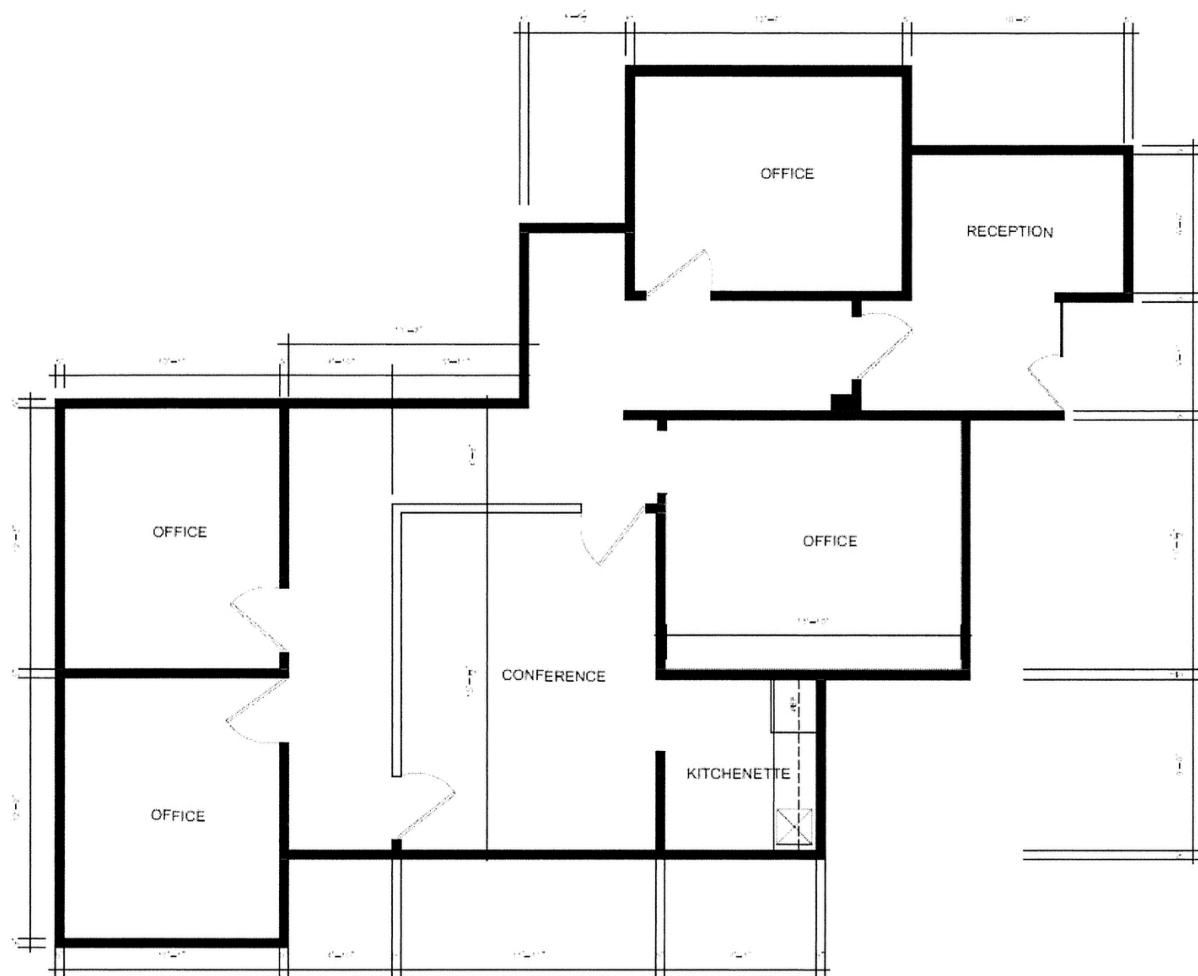
# FLOOR PLAN

363 W BIG BEAVER

1,411 SF

FOR LEASE

SUITE 215



FORWARD COMMERCIAL GROUP  
6785 TELEGRAPH RD, SUITE 250  
BLOOMFIELD HILLS, MI 48301  
[www.forwardcommercial.com](http://www.forwardcommercial.com)

**Emil Cherkasov**  
Principal Broker  
248.662.5066 Office  
[emil@forwardcommercial.com](mailto:emil@forwardcommercial.com)

