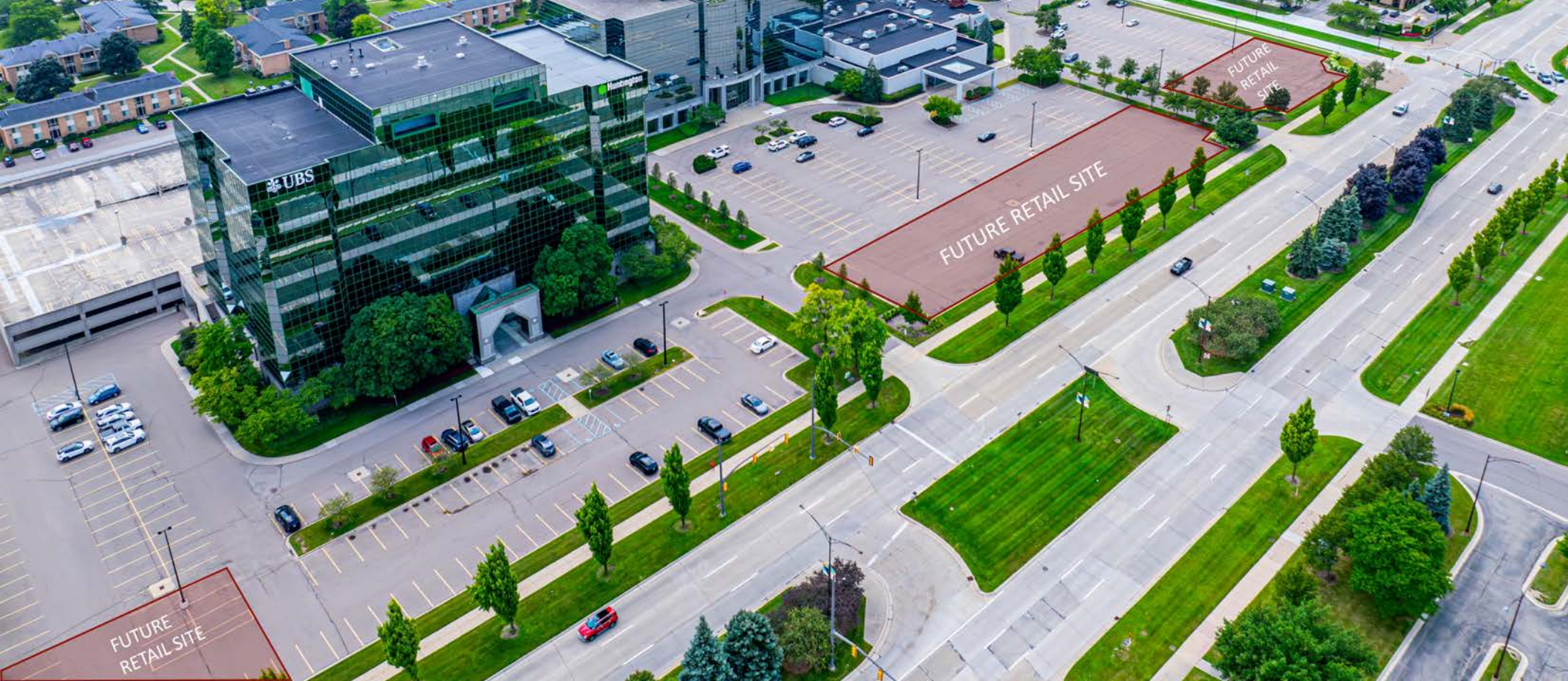


2301 & 2401 WEST BIG BEAVER RD
SOMERSET CAMPUS
TROY, MICHIGAN



Under New Ownership





THE OPPORTUNITY

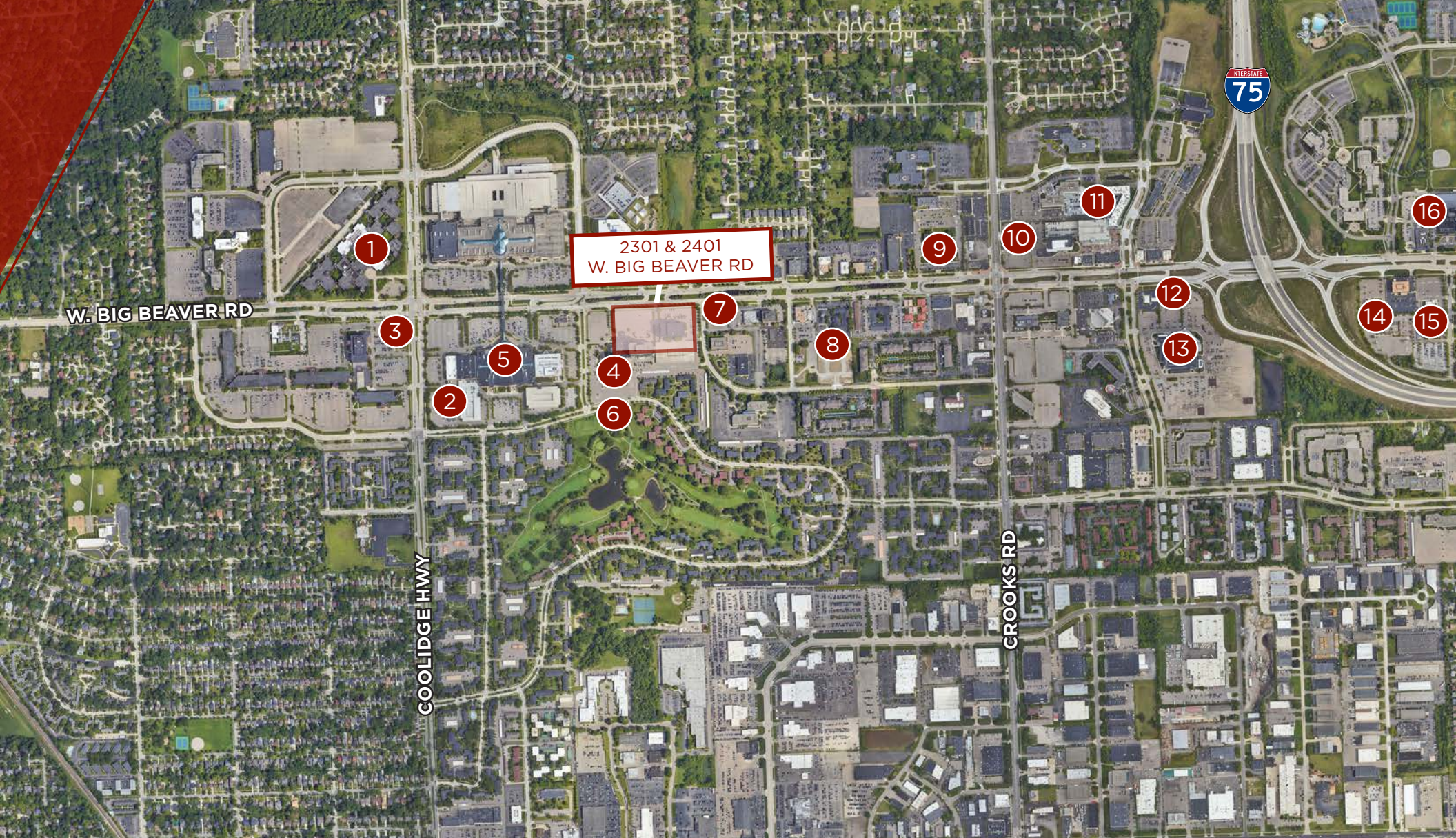
Recently acquired by A.F. Jonna, Somerset Campus is set to undergo a complete redevelopment featuring new Class A amenities, on-site retail, new lobbies, upgraded common areas, and more. Comprised of two buildings, Somerset Campus offers Class A premium office space, ideal for businesses looking to establish or expand their presence in this vibrant commercial hub.

- Up to 300,000 SF available
- 21,062 and 23,448 SF floor plates
- Future on-site retail and Class A amenities
- Building signage
- Access and proximity to Somerset Inn
- On-site deck parking

Troy's Golden Corridor is renowned for its thriving business community, and this opportunity is within walking distance to upscale shopping, diverse dining options, high-end hotel accommodations, and a plethora of entertainment options, just to name a few.



TROY'S GOLDEN CORRIDOR



LIVE WORK PLAY

1. FORBES/ U OF M REDEVELOPMENT
2. DRAFT KINGS SPORTS & SOCIAL
3. OCEAN PRIME
4. SOMERSET INN
5. SOMERSET COLLECTION
6. SOMERSET GOLF CLUB
7. MAGGIANO'S LITTLE ITALY

8. BENIHANA
9. PAPA ROMANO'S
10. SEASON'S 52
11. HILTON GARDEN INN
12. GRANITE CITY
13. RUTH'S CHRIS STEAKHOUSE
14. DRURY INN

15. FOGO DE CHAO BRAZILIAN STEAKHOUSE
16. DETROIT MARRIOTT OF TROY

2301 W. Big Beaver Rd
117,559 SF

● LEASED
○ AVAILABLE

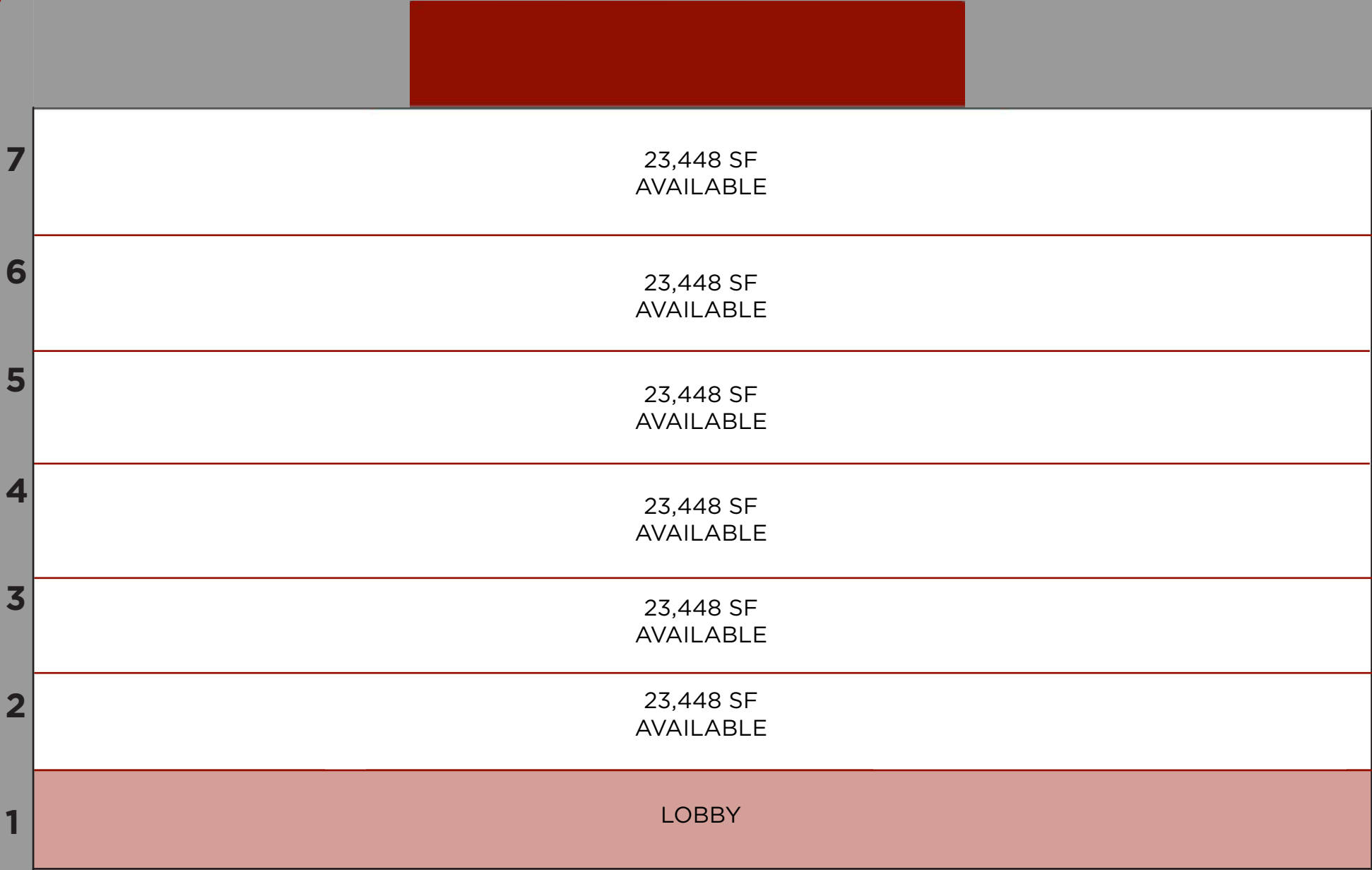


9		16,036 SF AVAILABLE	
8		22,748 SF AVAILABLE	
7		22,748 SF AVAILABLE	
6		LEASED	
5		LEASED	
4		LEASED	
3		22,748 SF AVAILABLE	
2		22,748 SF AVAILABLE	
1	FUTURE AMENITIES	10,531 SF AVAILABLE	

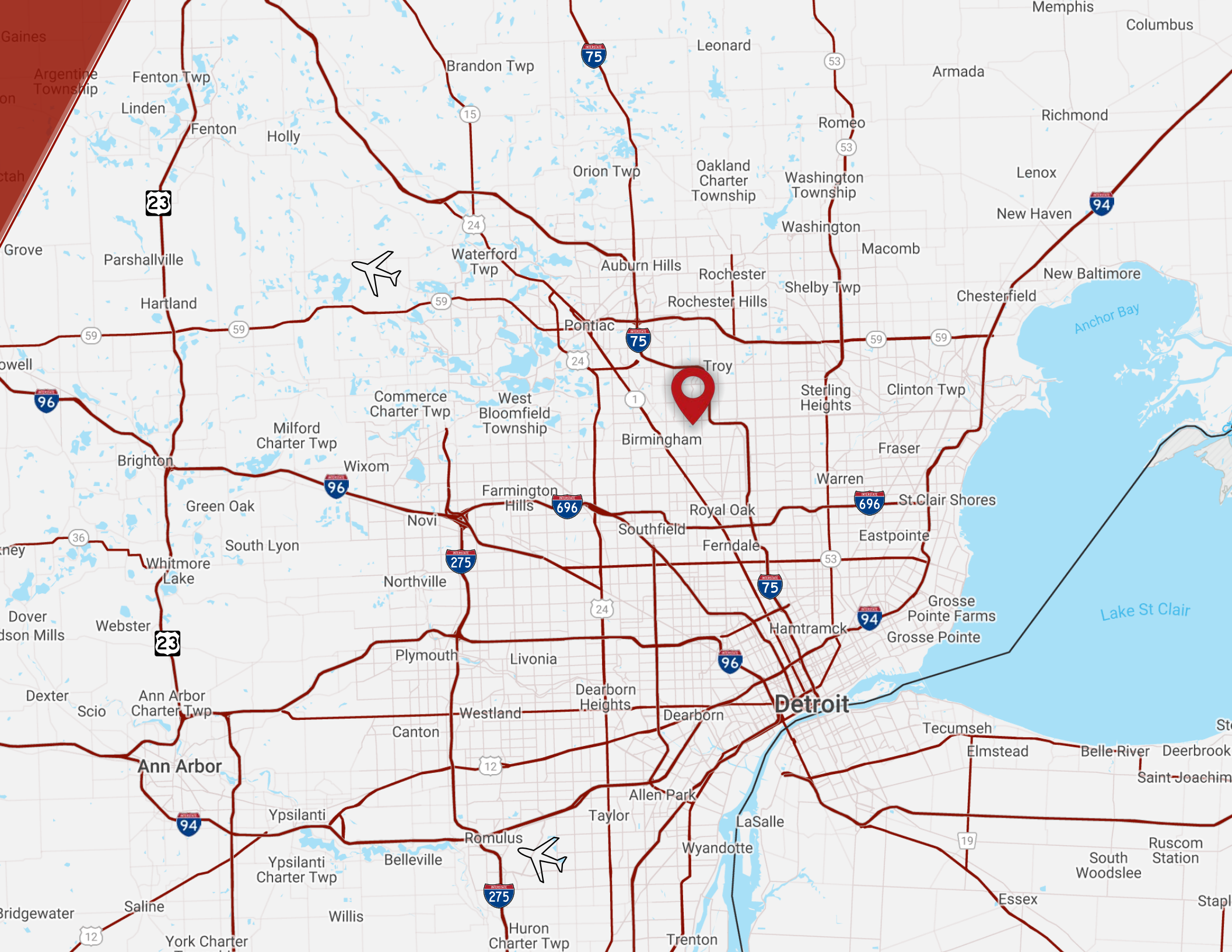
STACKING PLAN I

2401 W. Big Beaver Rd
163,866 SF

- LEASED
- AVAILABLE



STACKING PLAN II





CONTACT:

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**CUSHMAN &
WAKEFIELD**


A.F. JONNA