

OFFERING MEMORANDUM

Multi-Tenant Office Investment · Troy, Michigan

West Maple Office Center

2820 W Maple Rd, Troy, MI 48084

\$2,950,000

OFFERING PRICE

89%

LEASED

16,600 SF

BUILDING SIZE

\$177.71

PRICE / SF



Confidentiality Agreement

This Offering Memorandum (“OM”) is furnished solely for the purpose of considering the acquisition of the property known as West Maple Office Center, located at 2820 W Maple Rd, Troy, MI 48084 (the “Property”), and is not to be used for any other purpose or made available to any other party without the prior written consent of Birmingham Realty LLC (“Broker”).

This OM has been prepared based on information supplied by the Seller and other sources Broker deems reliable. It contains brief, selected information pertaining to the Property and does not purport to be a complete description. Neither Broker nor the Seller makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.

The information contained herein is subject to correction, change, prior sale, lease, or withdrawal without notice. All financial figures marked “TBD” are placeholders pending release of the Seller’s operating statements and are not to be relied upon.

By accepting this OM, the recipient agrees to treat it and all related information as confidential, and to release it only to those within their organization or advisory team evaluating a possible interest in the Property.

Investment Overview

Birmingham Realty LLC is pleased to present the exclusive opportunity to acquire West Maple Office Center, an 89% leased, multi-tenant office building totaling 16,600 SF in the heart of Troy, Michigan. Positioned along W Maple Road with bus line access and 63 on-site parking spaces, the Property offers a stable, in-place income stream with upside from the remaining vacant suites.

OFFERING PRICE

\$2,950,000

\$177.71 / SF

Investment Highlights

- 89% leased multi-tenant office building with a diversified roster of office and office/retail tenants.
- Well-located on W Maple Rd in Troy — a major east-west corridor in Oakland County with bus line access.
- 63 parking spaces (3.8 per 1,000 SF leased), well above typical suburban office ratios.
- Flexible small-suite floor plan (190–364 SF) suited to medical, professional, and single-practitioner users.
- Remaining vacant suites offer a lease-up / value-add opportunity for a new owner-operator.
- 1.24-acre site zoned BI (Business Intensive), two stories, 8,300 SF typical floor plate.

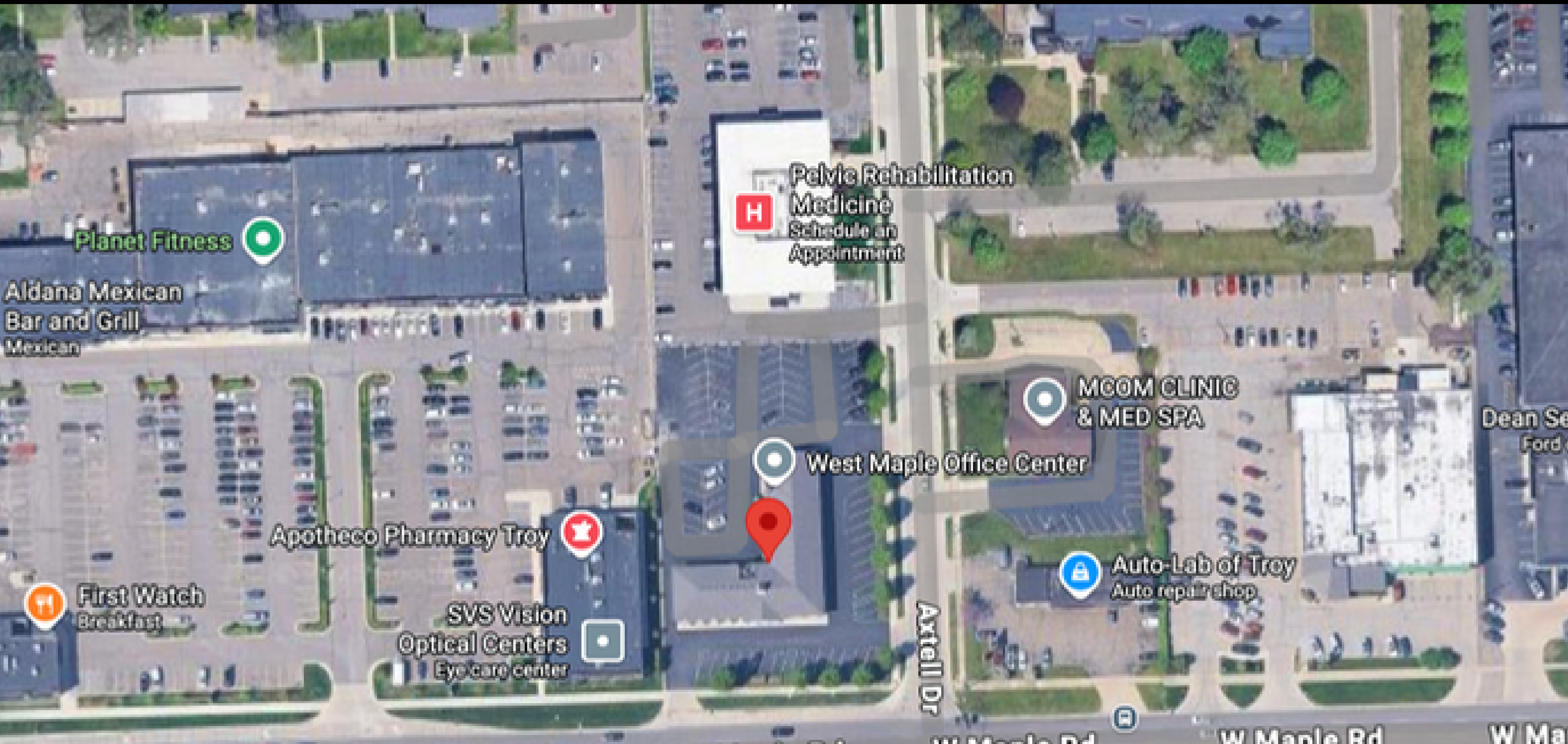
Property Facts

Property Name	West Maple Office Center
Address	2820 W Maple Rd, Troy, MI 48084
Sale Type	Investment
Property Type	Office
Building Size	16,600 SF
Building Class	C
Year Built	1970
Percent Leased	89%
Tenancy	Multiple

Building Height	2 Stories
Typical Floor Size	8,300 SF
Slab-to-Slab	10'
Building FAR	0.31
Lot Size	1.24 AC
Zoning	BI – Business Intensive
Parking	63 Spaces (3.8 / 1,000 SF)
Amenities	Bus Line, Signage
Parcel Number	20-29-352-046

AREA
AMENITY MAP

2820 WEST MAPLE RD.
TROY, MI 48084



Available Suites

The following suites are currently available for lease, representing the Property's remaining ~11% vacancy and near-term value-add opportunity for a new owner.

Suite	Size	Space Price	Lease Period	Available
1st Fl – Ste 122	324 SF			Leased
1st Fl – Ste 127	260 SF			Leased
1st Fl – Ste 130	272 SF			Not Leased
1st Fl – Ste 210A	190 SF			Not Leased
1st Fl – Ste 222	364 SF			Not Leased

Suites are small, single/double-office units with shared central lobby, common hallways, and restrooms. Gross lease structure covers all expenses except telephone and internet. Asking rents on available suites range from approximately \$450–\$750/month.

Location

The Property sits along W Maple Rd in Troy, Oakland County — a well-established commercial corridor with strong drive-time access and a bus line at the property, close to I-75 and the Somerset Collection retail district.



2820 WEST MAPLE RD. TROY, MI 48084



Operating Summary

Detailed operating statements, rent roll, and trailing financials are available to qualified prospects upon execution of a confidentiality agreement.

Gross Potential Income	\$255,360
Vacancy / Credit Loss	26,520
Effective Gross Income	228,840
Operating Expenses	84,777
Net Operating Income (NOI)	144,063
Cap Rate (In-Place)	4.88%
Cap Rate (Pro Forma / Stabilized)	5.78%

Offering price of \$2,950,000 (\$177.71/SF) is set by Seller. A full rent roll and trailing 12-month operating statement should be requested directly from Broker to complete underwriting.

Tenant Roster

2820 W Maple Rd, Troy, MI 48084 · As of July 10, 2026

FIRST FLOOR

Suite	Business Type	SF	Rent/Mo	LEASE PERIOD
100	MEDICAL	475	\$650	MONTH-MONTH
101A	SALES	253	\$360	MONTH-MONTH
101B	FINANCIAL	845	\$1,200	MONTH-MONTH
101D	DESIGN	152	\$295	MONTH-MONTH
101E	SALES	152	\$315	4/26-3/31/27
120	SOFTWARE	144	\$330	MONTH-MONTH
121	EDUCATION	210	\$375	MONTH-MONTH
122	SALES	324	\$675	8/26-7/31/27
123	COUNSELING	210	\$350	MONTH-MONTH
124	SALES	156	\$360	12/25-12/26
125	EDUCATION	225	\$350	MONTH-MONTH
126	SALES	130	\$240	MONTH-MONTH
127	FINANCIAL	260	\$375	MONTH-MONTH
128	COUNSELING	182	\$380	MONTH-MONTH
129	HEALTHCARE	200	\$375	8/26-7/31/27
130	VACANT	272	\$575	VACANT
130B	LIFE COACH	100	\$210	MONTH-MONTH
131	TECHNOLOGY SOLUTION	310	\$650	MONTH-MONTH
132	LANDLORD SUITE	280	0	WILL BE VCATED AT SALE
133	HAIR SALON	350	\$700	MONTH-MONTH
134	SALES	170	\$350	MONTH-MONTH

SECOND FLOOR

Suite	Business Type	SF	Rent/Mo	LEASE PERIOD
201A	THERAPY	900	\$1,300	MONTH-MONTH
201B	FINANCIAL SERVICES	110	\$260	MONTH-MONTH
201C	TECHNOLOGY	100	\$200	MONTH-MONTH
201D	ATTORNEY	240	\$450	MONTH-MONTH
202	COUNSELING	100	\$225	MONTH-MONTH
210A	VACANT	190	\$400	VACANT
210B	ATTORNEY	260	\$450	6/26-5/31/27
220	HEALTH CARE	200	\$375	MONTH-MONTH
222	VACANT	364	\$760	VACANT
223	HVAC SERVICES	205	\$430	5/26-4/30/27
226	HR	160	\$300	MONTH-MONTH
227	EDUCATION	144	\$200	MONTH-MONTH
228	VACANT	228	\$475	VACANT
229	SALES COACHING	136	\$285	MONTH-MONTH
230	SOFTWARE	175	\$350	3/26-3/31/27
232	THERAPIST	175	\$365	MONTH-MONTH
234	FILMS	194	\$325	MONTH-MONTH
235	REAL ESTATE INVESTMENT	200	\$375	MONTH-MONTH
236	MASSAGE THERAPIST	310	\$575	MONTH-MONTH
237	SOFTWARE	280	\$580	5/26-4/30/27
240	FINANCIAL PLANNER	390	\$430	MONTH-MONTH
240	ATTORNEY SHARED SUITE	—	\$430	MONTH-MONTH
241	COUNSELING	230	\$385	MONTH-MONTH
243	GARAGE DOOR COMPANY SALES	270	\$530	5/26-4/32/27
245	ASSITED LIVING SERVICES	225	\$435	MONTH-MONTH

FIRST FLOOR TOTAL	SECOND FLOOR TOTAL	MONTHLY BUILDING RENT	ANNUAL BUILDING RENT
\$8,180/mo	\$10,890 /mo	\$19,070	\$228,840

Tenant names, emails, and phone numbers withheld from this summary; full rent roll available to qualified buyers under NDA.

OFFERING MEMORANDUM · CONTACT

Address: 2820 W Maple Rd, Troy, MI 48084
Listing ID: 41549564



**PAUL
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EXP REALTY

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All inquiries regarding West Maple Office Center should be directed to the Broker above. This Offering Memorandum is confidential and intended solely for the use of prospective purchasers.