

FOR LEASE



WAYNE STATE UMC | 1560 E MAPLE | TROY, MI | 48083



UP TO 130,097 RSF MEDICAL OFFICE SPACE AVAILABLE

Max Contiguous: 46,766 RSF and Min. Divisible: 4,015 RSF

AVAILABLE:

- First Floor East: 9,190 RSF
- First Floor West (Café): 4,015 RSF
- Second Floor East: 23,360 RSF
- Third Floor: 46,766 RSF
- Fourth Floor: 46,766 RSF

Available Q1 2018

Wayne State UMC is located directly off of I-75 on the corner Maple Road and Stephenson Highway. The four-story building is less than 10 miles from several hospital systems including Beaumont Hospital Royal Oak and St. John Macomb-Oakland Hospital. In addition to its central location, Wayne State UMC is an owner-occupied and managed facility offering highly visible signage and competitive rental structures.



PHYSICIANS REALTY TRUST



CORNERSTONE COMPANIES, INC.

2609 Crooks Road Suite, 105

Troy, MI 48084

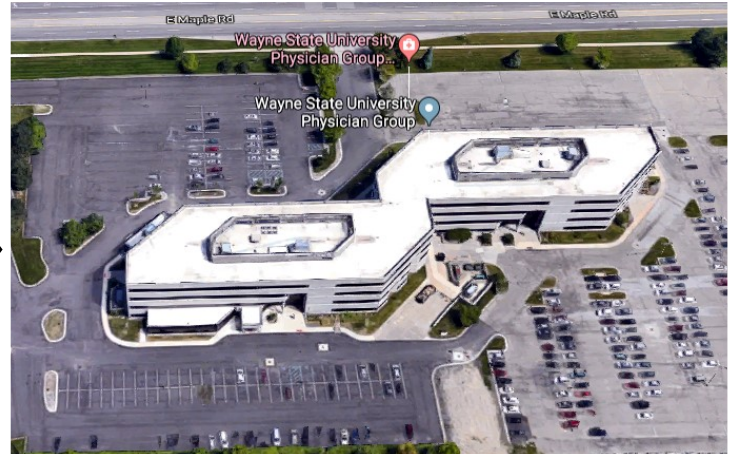
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ABOUT TROY, MI

"Troy, Michigan is located at the heart of Metropolitan Detroit's northern suburbs. The City's estimated 2016 population is 83,181, making it the largest city in Oakland County. Troy is a leading business and shopping destination with premier office centers and the upscale **Somerset Collection**. Troy is home to a wide range of businesses - from small family run operations to Fortune 500 companies. Our vibrant and diverse international community is home to strong neighborhoods, top ranked schools, low property tax rates, and outstanding city services." WWW.TROYMI.GOV



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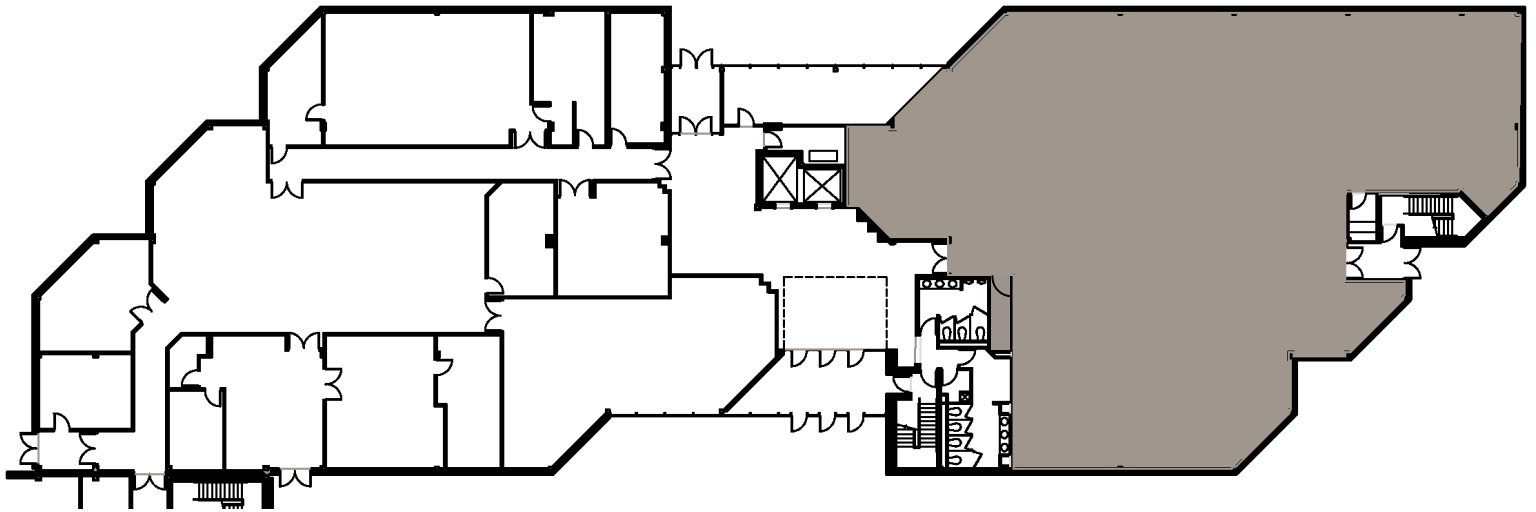
2609 Crooks Road Suite, 105

Troy, MI 48084

FIRST FLOOR

WAYNE STATE UMC | 1560 E MAPLE | TROY, MI | 48083

EAST TOWER



FIRST FLOOR TOTALS:

Total Available: 13,205 RSF | Min Divisible: 4,015 RSF | Max Contiguous: 9,190 RSF

EAST TOWER- IMAGING AREA: 9,190 RSF

Min Divisible: 9,190 RSF | Available Immediately

FOR MORE INFORMATION,
CONTACT:

Ross Goyer

Senior VP Development and Brokerage

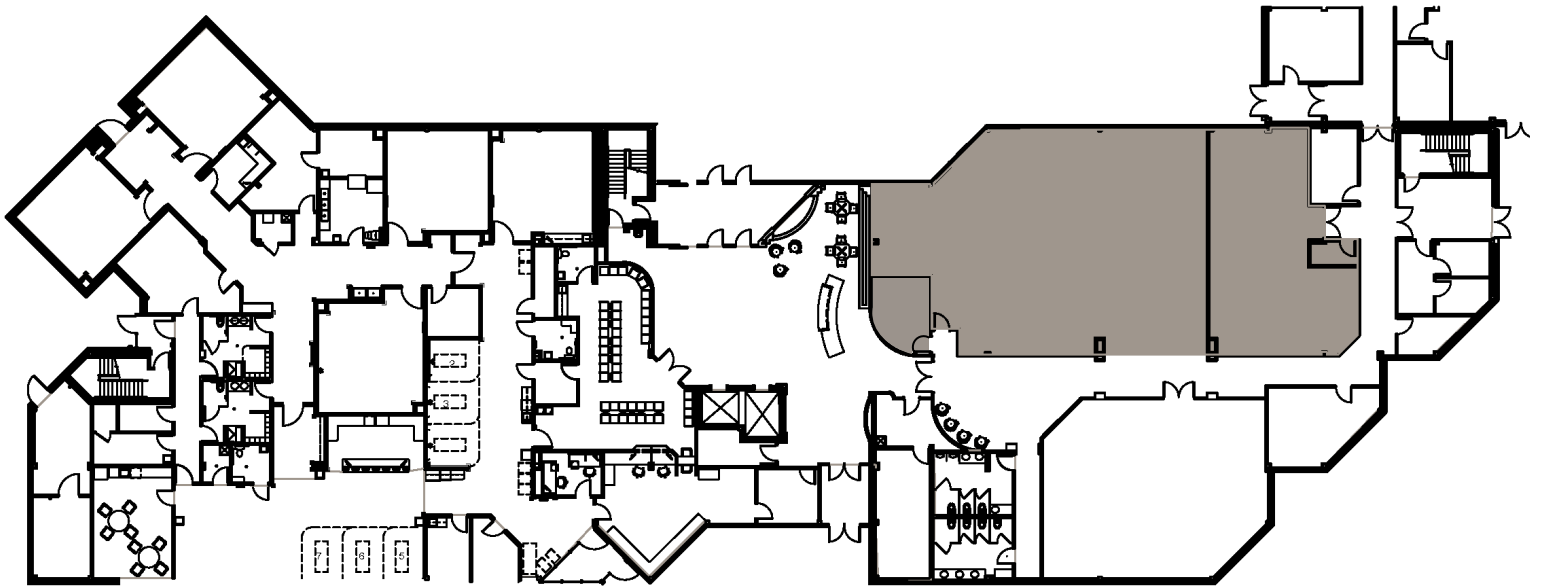
Direct: 317.288.9011

Email: RGoyer@CornerstoneCompaniesInc.Com

FIRST FLOOR

WAYNE STATE UMC | 1560 E MAPLE | TROY, MI | 48063

WEST TOWER



FIRST FLOOR TOTALS:

Total Available: 13,205 RSF | Min Divisible: 4,015 RSF | Max Contiguous: 9,190 RSF

WEST TOWER- CAFÉ AREA: 4,015 RSF

Min Divisible: 4,015 RSF | Available Immediately

FOR MORE INFORMATION,
CONTACT:

Ross Goyer

Senior VP Development and Brokerage

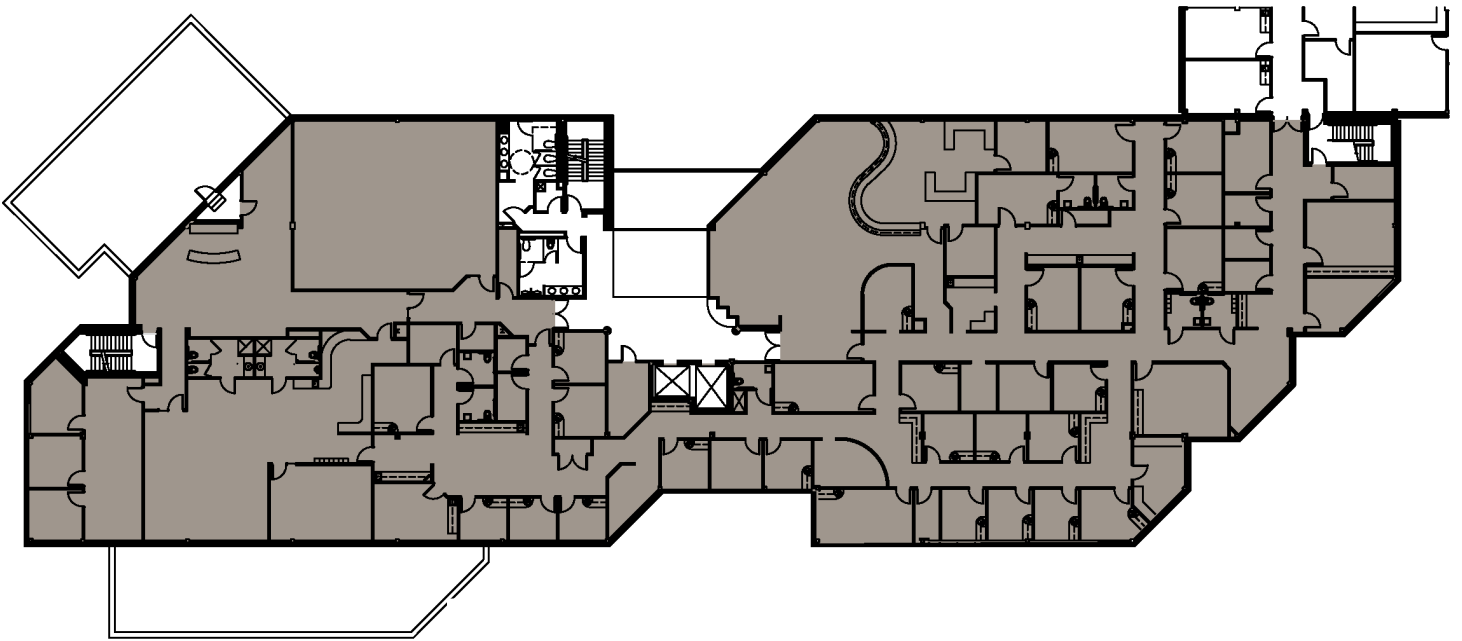
Direct: 317.288.9011

Email: RGoyer@CornerstoneCompaniesInc.Com

SECOND FLOOR

WAYNE STATE UMC | 1560 E MAPLE | TROY, MI | 48083

EAST TOWER



SECOND FLOOR TOTALS:

Total Available: 23,360 RSF | Min Divisible: 23,360 RSF | Max Contiguous: 23,360

EAST TOWER- Entire Floor- 23,360 RSF

Available Immediately

FOR MORE INFORMATION,
CONTACT:

Ross Goyer

Senior VP Development and Brokerage

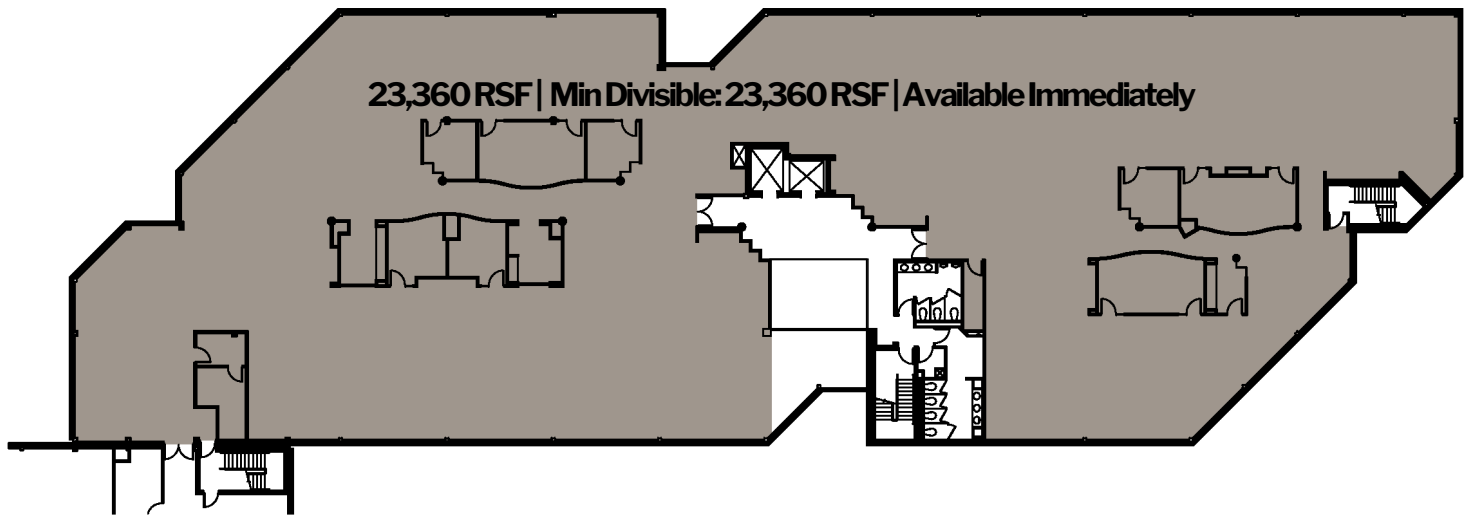
Direct: 317.288.9011

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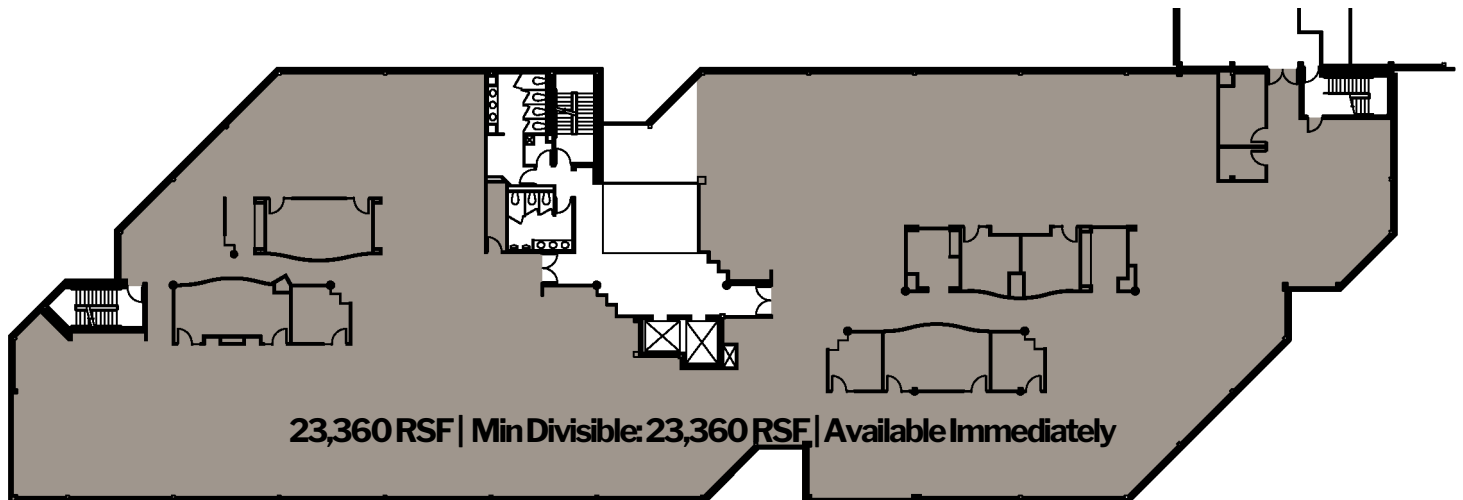
THIRD FLOOR

WAYNE STATE UMC | 1560 E MAPLE | TROY, MI | 48083

EAST TOWER



WEST TOWER



THIRD FLOOR TOTALS:

Total Available: 46,720 RSF | Min Divisible: 23,360 RSF | Max Contiguous: 46,720RSF

FOR MORE INFORMATION,
CONTACT:

Ross Goyer

Senior VP Development and Brokerage

Direct: 317.288.9011

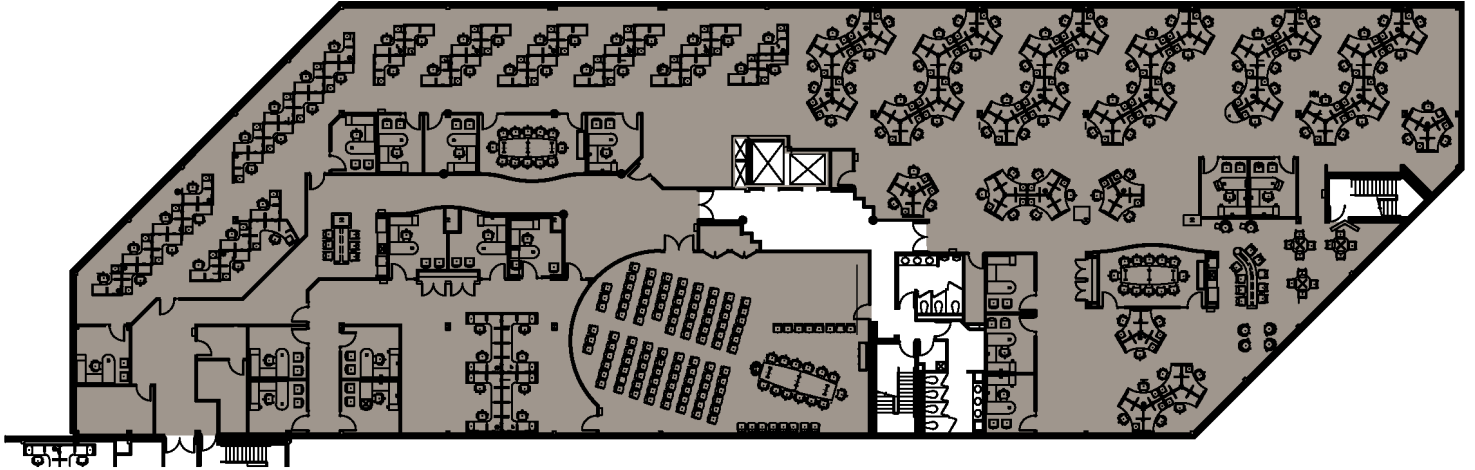
Email: RGoyer@CornerstoneCompaniesInc.Com

FOURTH FLOOR

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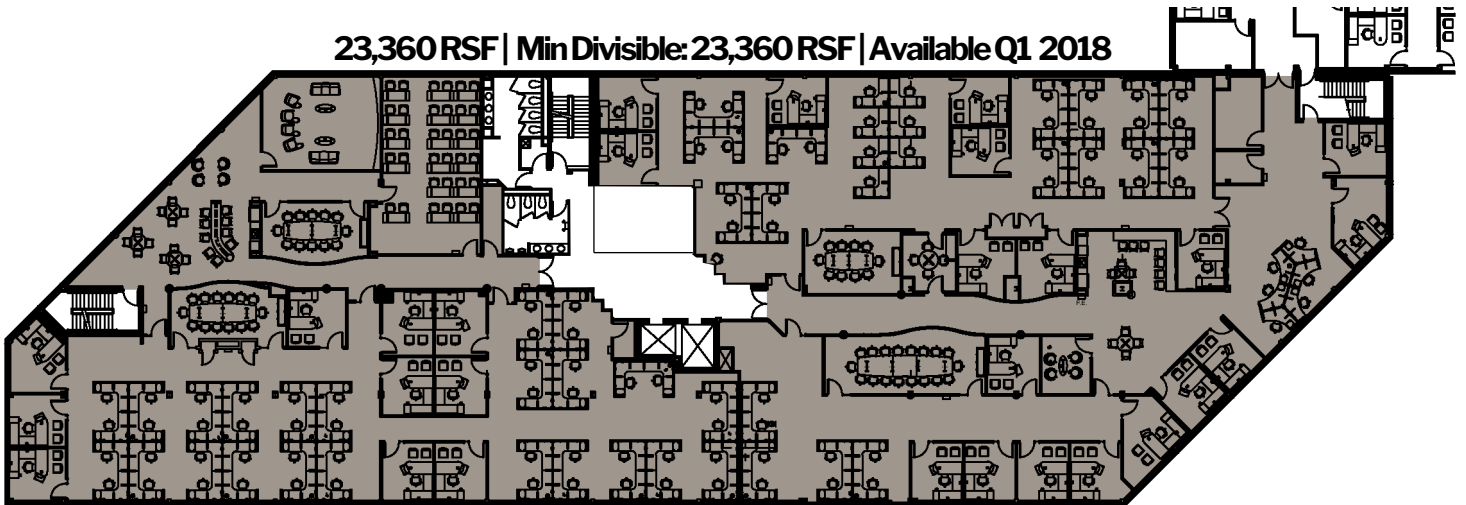
EAST

23,360 RSF | Min Divisible: 23,360 RSF | Available Q1 2018



WEST TOWER

23,360 RSF | Min Divisible: 23,360 RSF | Available Q1 2018



FOURTH FLOOR TOTALS:

Total Available: 46,720 RSF | Min Divisible: 23,360 RSF | Max Contiguous: 46,720RSF

FOR MORE INFORMATION,
CONTACT:

Ross Goyer

Senior VP Development and Brokerage

Direct: 317.288.9011

Email: RGoyer@CornerstoneCompaniesInc.Com

CONTACT

WAYNE STATE UMC | 1560 E MAPLE | TROY, MI | 48083



PHYSICIANS REALTY TRUST

FOR LEASING INFORMATION,
CONTACT:

CORNERSTONE COMPANIES, INC

2609 Crooks Road Ste. 105 | Troy, MI | 48084

Main Line: 317.841.9900

www.cornerstonecompaniesinc.com

BROKER:

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ABOUT CORNERSTONE:

Cornerstone Companies, Inc. was established in 1985 to operate as an integrated healthcare real estate development, leasing, property management, construction, consulting, and investment company. Cornerstone is a privately owned company that has been involved in the healthcare real estate business for over three decades. Cornerstone has partnered with physicians and hospitals to develop more than eighty (80) medical facilities of all types and manages more than 4,000,000 RSF of medical office space in the Midwest. Cornerstone has full service offices in Kentucky, Ohio, Minnesota, Michigan and Indiana.

