

# FOR LEASE

## NOVI TECHNOLOGY CENTER



### 40000 GRAND RIVER AVENUE

NOVI, MI 48375

|                              |                      |
|------------------------------|----------------------|
| <b>Total Building Size:</b>  | 105,184 SF           |
| <b>Buildings:</b>            | 5                    |
| <b>Available Space:</b>      | 2,972 SF to 7,389 SF |
| <b>Rental Rate:</b>          | \$12.50 per SF NNN   |
| <b>Year Built/Renovated:</b> | 1988/2000            |

#### PROPERTY HIGHLIGHTS:

- Attractive hi-tech buildings in the heart of Novi
- Ceiling heights of 16' clear
- Overhead doors
- Gas-forced air
- Abundant parking
- Easy access to I-275/I-696/M-5
- Proximity to many national hotel chains and restaurants

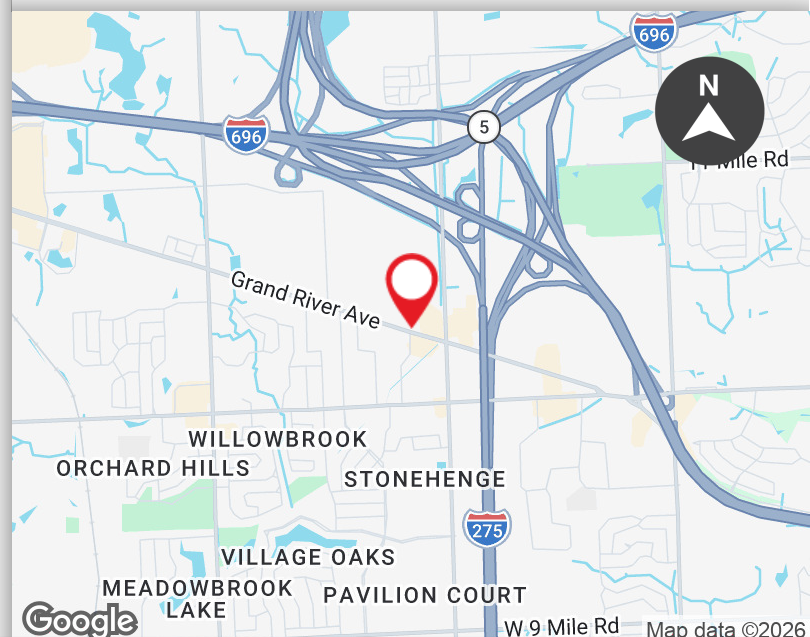
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#### FOR MORE INFORMATION PLEASE CONTACT:



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## NOVI TECHNOLOGY CENTER PROPERTY **AVAILABILITY**

| AVAILABLE SUITES |           |              |          |              |              |              |
|------------------|-----------|--------------|----------|--------------|--------------|--------------|
| SUITE            | OFFICE SF | WAREHOUSE SF | TOTAL SF | MONTHLY RENT | RATE PER SF* | AVAILABILITY |
| 105              | 4,429     | 2,960        | 7,389    | \$7,696.88   | \$12.50      | Immediate    |
| 202              | 3,095     | 364          | 3,459    | \$3,603.13   | \$12.50      | Immediate    |
| 306              | 5,415     | 485          | 5,900    | \$6,145.83   | \$12.50      | Immediate    |
| 503              | 2,972     | 0            | 2,972    | \$3,095.83   | \$12.50      | Immediate    |

\*Rent is quoted on a triple-net (NNN) basis excluding building taxes, building insurance and common area maintenance expenses. NNN charges are estimated to be approximately \$4.86 per SF per year and shall be billed to Tenant on a monthly basis. Rental rate is subject to a three percent (3%) annual increase. Quoted rent is for "as is" space, subject to length of lease, leasehold improvements, etc.

Gas and electric are separately metered and are the responsibility of the tenant.

## NOVI TECHNOLOGY CENTER PROPERTY PHOTOS



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