

# 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>	2,470 SF to 9,273 SF
<b>Office Rental Rate:</b>	\$14.00 per SF NNN
<b>Warehouse Rental Rate:</b>	\$8.00 per SF NNN
<b>Year Built/Renovated:</b>	1988/2000

#### PROPERTY HIGHLIGHTS:

- Attractive hi-tech building in the heart of Novi
- Ceiling heights of 16' clear
- Overhead doors
- Gas-forced air
- Abundant parking

The information provided herein along with any attachment(s) was obtained from sources believed to be reliable, however, Friedman Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy of such information and legal counsel is advised. All information provided is subject to verification and no liability for reliance on such information or errors or omissions is assumed. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2021 Friedman Real Estate. All rights reserved.

#### FOR MORE INFORMATION PLEASE CONTACT:



**GLENN N. DESROSIERS**  
glenn.desrosiers@freg.com



**TODD HAWLEY**  
todd.hawley@freg.com

**248.324.2000**

**eCODE 683**



# 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	\$7,140.50	\$11.60	11/1/2021
109	1,267	1,203	2,470	\$2,280.17	\$11.08	Immediate
110	6,108	695	6,803	\$7,589.33	\$13.39	Immediate
109+110	7,375	1,898	9,273	\$9,869.50	\$12.77	Immediate
<b>TOTAL</b>	<b>11,804</b>	<b>4,858</b>	<b>16,662</b>			

\*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 \$3.95 per SF per year and shall be billed to Tenant on a monthly basis. Rental rate is subject to a \$0.25/SF 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