

FOR LEASE

CITY CENTER OFFICE PLAZA



NEW CONSTRUCTION, AVAILABLE SPRING 2022

43661 GRAND RIVER AVENUE NOVI, MI 48375

Total Building SF:	15,300 SF
Available SF:	12,283 SF
Lease Rate:	\$25.00 - 35.00 SF/yr (NNN; Gross)
Year Built:	2021
Zoning:	TC-1, Town Center One

PROPERTY HIGHLIGHTS:

- Attractive Architecture by renowned Wah Yee Associates
- Class A retail bank location with drive-thru and second floor office space
- Brand new construction
- High visibility frontage from all four (4) sides including Grand River Avenue, Flint Street and Bond Street (Ring Road)
- Experienced Ownership
- Excellent Leasehold Improvement package
- Prominent Signage Available
- Abundant on-site parking
- Accessible location with convenient access to I-696, M-5, I-275 and I-96 Expressways

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FOR MORE INFORMATION PLEASE CONTACT:



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CITY CENTER OFFICE PLAZA

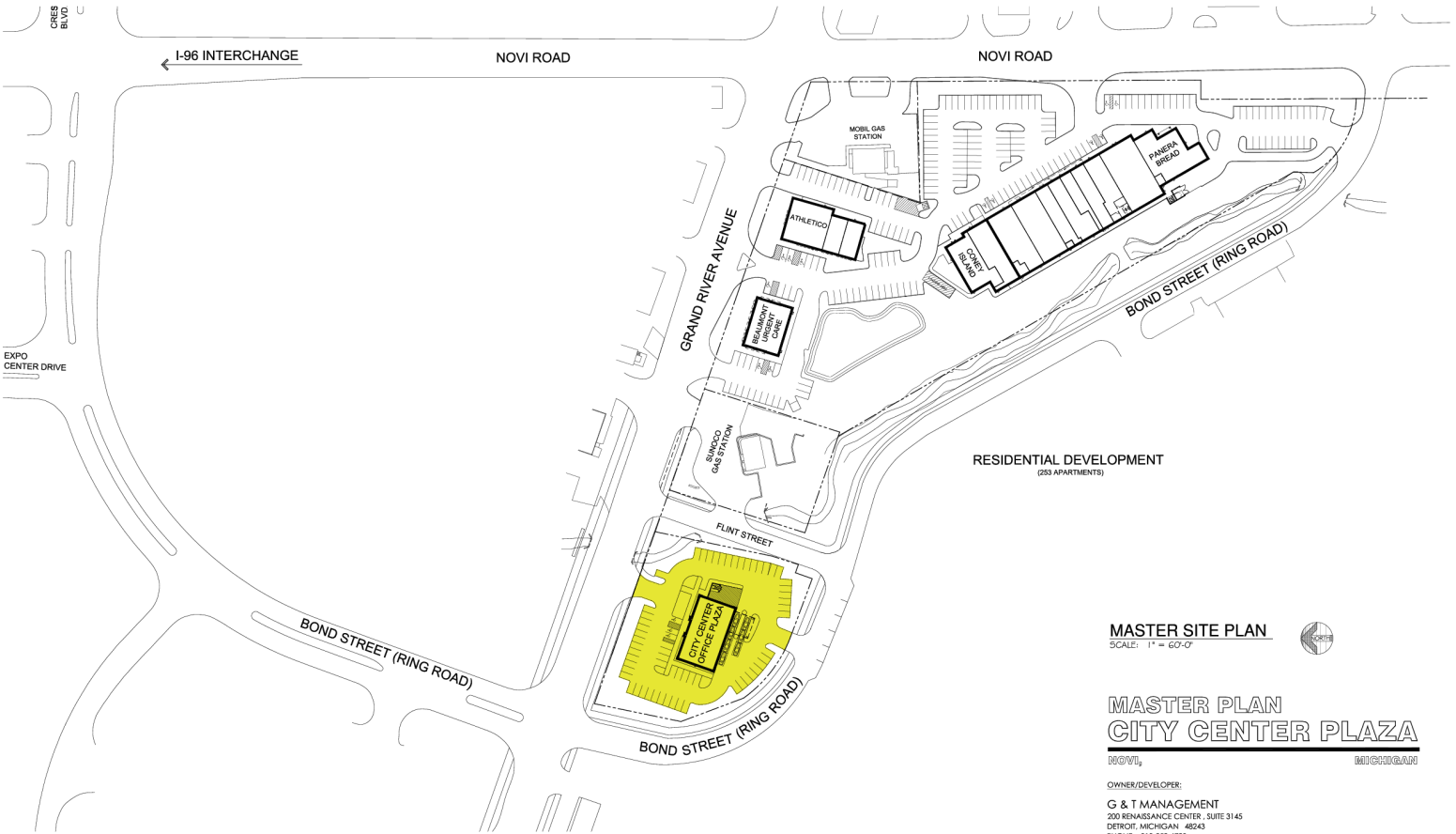
PROPERTY **AVAILABILITY**



AVAILABLE SUITES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
1st Floor - Bank	\$35.00 SF/yr	NNN	4,283 SF
3rd Floor - Office	\$25.00 SF/yr	Gross	4,000 SF
2nd Floor - Office	\$25.00 SF/yr	Gross	4,000 SF

CITY CENTER OFFICE PLAZA MASTER PLAN



MASTER SITE PLAN
SCALE: 1" = 60'-0"



MASTER PLAN CITY CENTER PLAZA

BY/OF: **FRIEDMAN**

OWNER/DEVELOPER:
G & T MANAGEMENT
200 RENAISSANCE CENTER, SUITE 3145
DETROIT, MICHIGAN 48243
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WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS
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NOVI, MICHIGAN 48243
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PROJECT NO. 9118

DATE: DEC. 17, 2009
DATE: DEC. 24, 2009
DATE: DEC. 24, 2009
DATE: JAN. 07, 2010

PRELIMINARY
NOT FOR CONSTRUCTION

CAD DWG MP 1-E.1-7-21.DWG

This unique property has significant exposure from (4) sides and is prominently situated with frontage on Grand River Avenue and the new Bond Street ring road connecting Novi Road to Grand River Avenue offering an excellent high visibility setting for a retail store or bank location.