

FOR LEASE

NOVI TECHNOLOGY CENTER



40000 GRAND RIVER AVENUE

NOVI, MI 48375

Total Building Size:	105,184 SF
Buildings:	5
Available Space:	3,000 SF to 6,719 SF
Office Rental Rate:	\$14.00 per SF NNN
Warehouse Rental Rate:	\$8.00 per SF NNN
Year Built/Renovated:	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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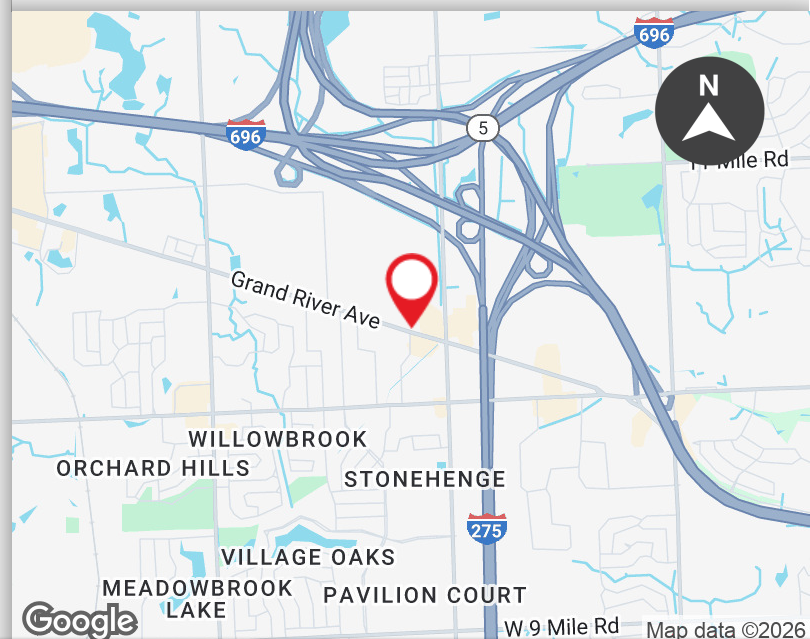
FOR MORE INFORMATION PLEASE CONTACT:



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NOVI TECHNOLOGY CENTER PROPERTY **AVAILABILITY**

AVAILABLE SUITES						
SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	MONTHLY RENT	RATE PER SF*	AVAILABILITY
106	1,828	1,172	3,000	\$2,914.00	\$11.66	Immediate
200	4,460	2,259	6,719	\$6,709.33	\$11.98	Immediate
202	3,095	364	3,459	\$3,853.50	\$13.37	Immediate
306	5,415	485	5,900	\$6,640.83	\$13.51	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 \$4.49 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.