

FOR LEASE

NOVI TECHNOLOGY CENTER



40000 GRAND RIVER AVENUE NOVI, MI 48375

Total Building Size:	105,184 SF
Buildings:	5
Available Space:	3,459 SF to 6,719 SF
Rental Rate:	\$12.50 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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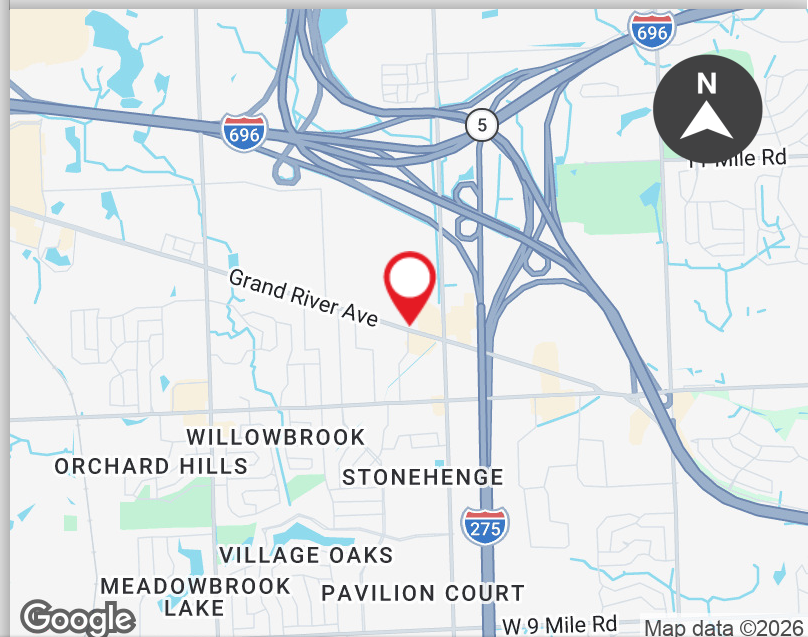
FOR MORE INFORMATION PLEASE CONTACT:



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PROPERTY **AVAILABILITY**

AVAILABLE SUITES

SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	MONTHLY RENT	RATE PER SF*	AVAILABILITY
200	4,460	2,259	6,719	\$6,998.96	\$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

*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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