

# FOR LEASE

## NOVI TECHNOLOGY CENTER



### INCENTIVE PACKAGES AVAILABLE

#### 40000 GRAND RIVER AVENUE NOVI, MI 48375

<b>Total Building Size:</b>	105,184 SF
<b>Buildings:</b>	5
<b>Available Space:</b>	2,361 SF to 11,488 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 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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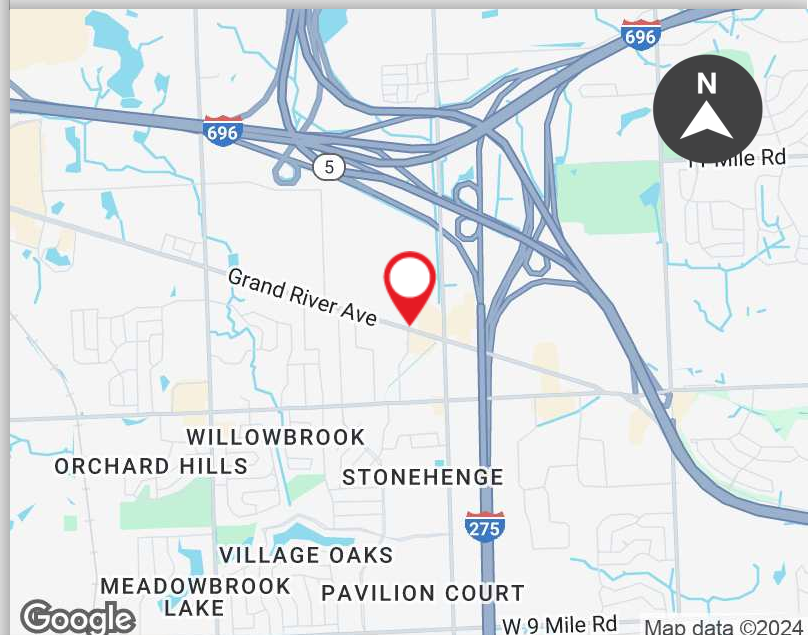
#### FOR MORE INFORMATION PLEASE CONTACT:



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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	\$7,140.50	\$11.60	Immediate
109	1,267	1,203	2,470	\$2,280.17	\$11.08	Immediate
110	1,421	940	2,361	\$2,284.50	\$11.61	Immediate
200	4,562	2,258	6,820	\$6,827.67	\$12.01	Immediate
201	2,710	1,450	4,160	\$4,128.33	\$11.91	Immediate
300	2,923	2,941	5,864	\$5,370.83	\$10.99	06/01/2025
306	5,415	485	5,900	\$6,640.83	\$13.51	Immediate
500	9,453	2,035	11,488	\$12,385.17	\$12.94	02/01/2025

## CONTIGUOUS SUITES

SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	MONTHLY RENT	RATE PER SF*	AVAILABILITY
109 & 110	2,688	2,143	4,831	\$4,564.67	\$11.34	Immediate
200 & 201	7,414	3,566	10,980	\$11,027.00	\$12.05	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 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.

## INCENTIVE PACKAGES

### Tenant Promotional Package:

All qualified Tenants who execute leases on or before December 31, 2024 shall receive enhanced Leasehold Improvement packages and rental abatement (outside of the lease term). Incentives are subject to Tenant's financial condition, length of Lease, and defined Leasehold Improvements.

### Procuring Broker Promotional Package:

All procuring brokers shall receive a five (5%) percent commission for years 1-5, and 2.5% for years 6 through 10 based upon the aggregate NNN rent to be paid, in full, upon Lease execution for all leases executed on or before December 31, 2024.