

**Hi-Tech | Available**



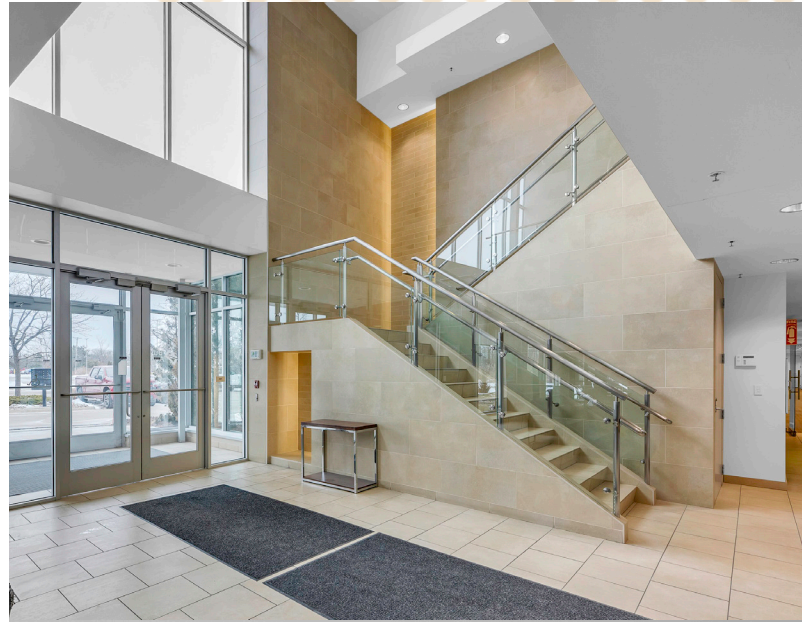
**41050 W. 11 MILE ROAD**  
**NOVI, MI**

20,000 TO 30,500 SF AVAILABLE

**CBRE**

# PROPERTY FEATURES

- Very high-end, open ceiling workspace with glass wall finishes throughout
- Plug and play opportunity with all workstations in place and wired for immediate occupancy
- Two floors of glass overlooking a beautiful wetland and woodland area
- 20,000 SF first floor footprint with 10,500 SF partial second floor mezzanine overlook
- Prominent building and monument signage
- Access to the M-5 Connector at the 12 Mile Interchange or at Grand River
- Property zoned I-1, allowing for lab and R&D uses
- Patio includes amenities such as bocce ball, fire pits, and grill



## PROPERTY HIGHLIGHTS

**20,000 - 30,500**

TOTAL AVAILABLE SF

**6.50/1,000**

PARKING RATIO

**LEED**

CERTIFIED

**2008**

YEAR BUILT

**I-1**

ZONING











# FIRST FLOOR PLAN

20,000 SF

**EXECUTIVE OFFICE AREA**

**LOBBY/CONFERENCE**

**STORAGE/LAB**



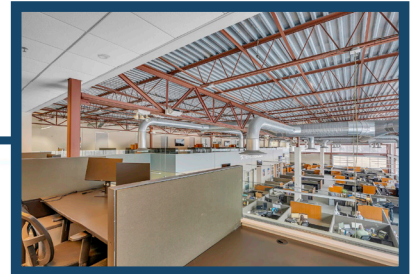


# SECOND FLOOR PLAN

10,500 SF

KITCHEN/LOUNGE

OPEN TO BELOW



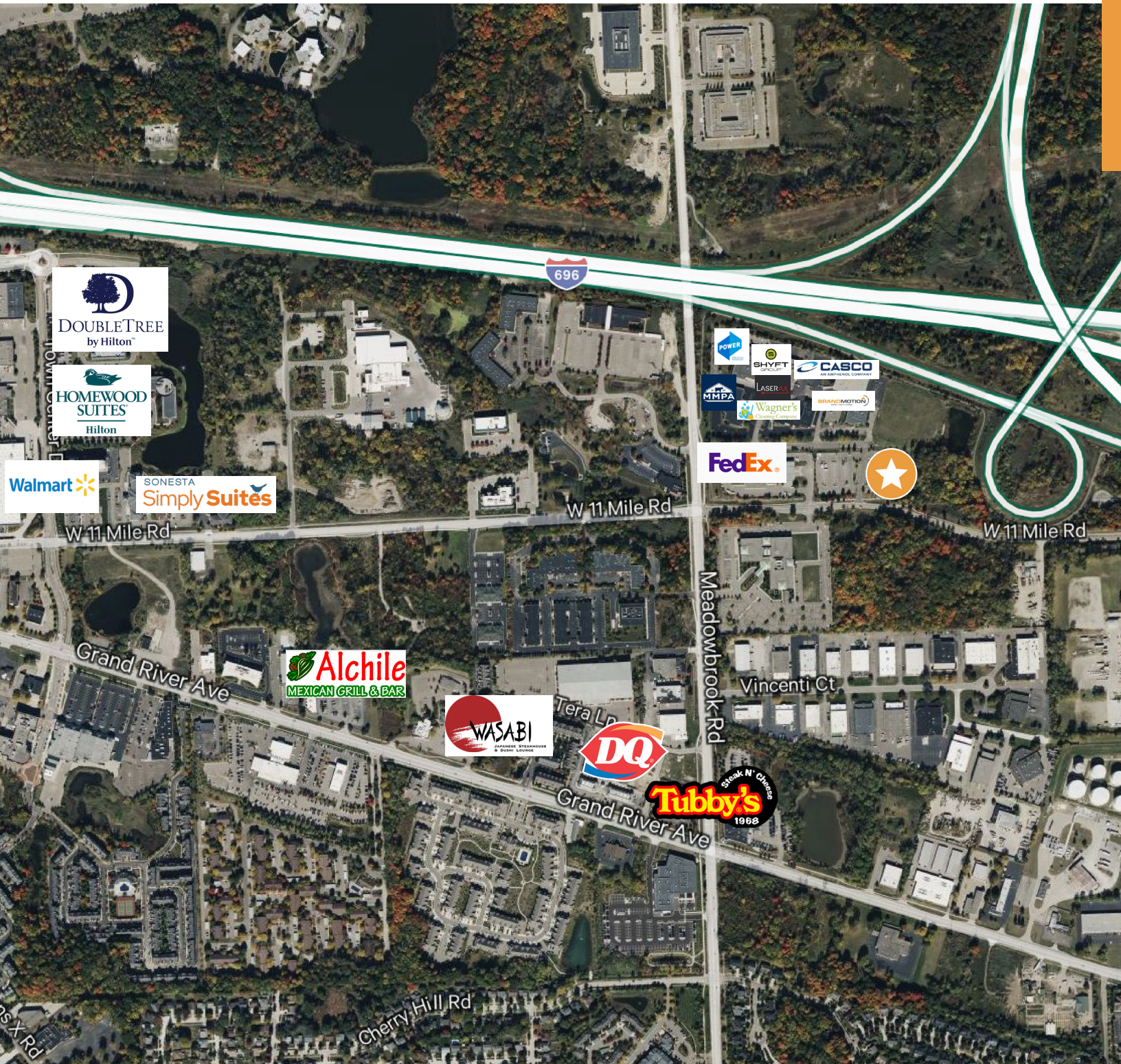


# SITE PLAN





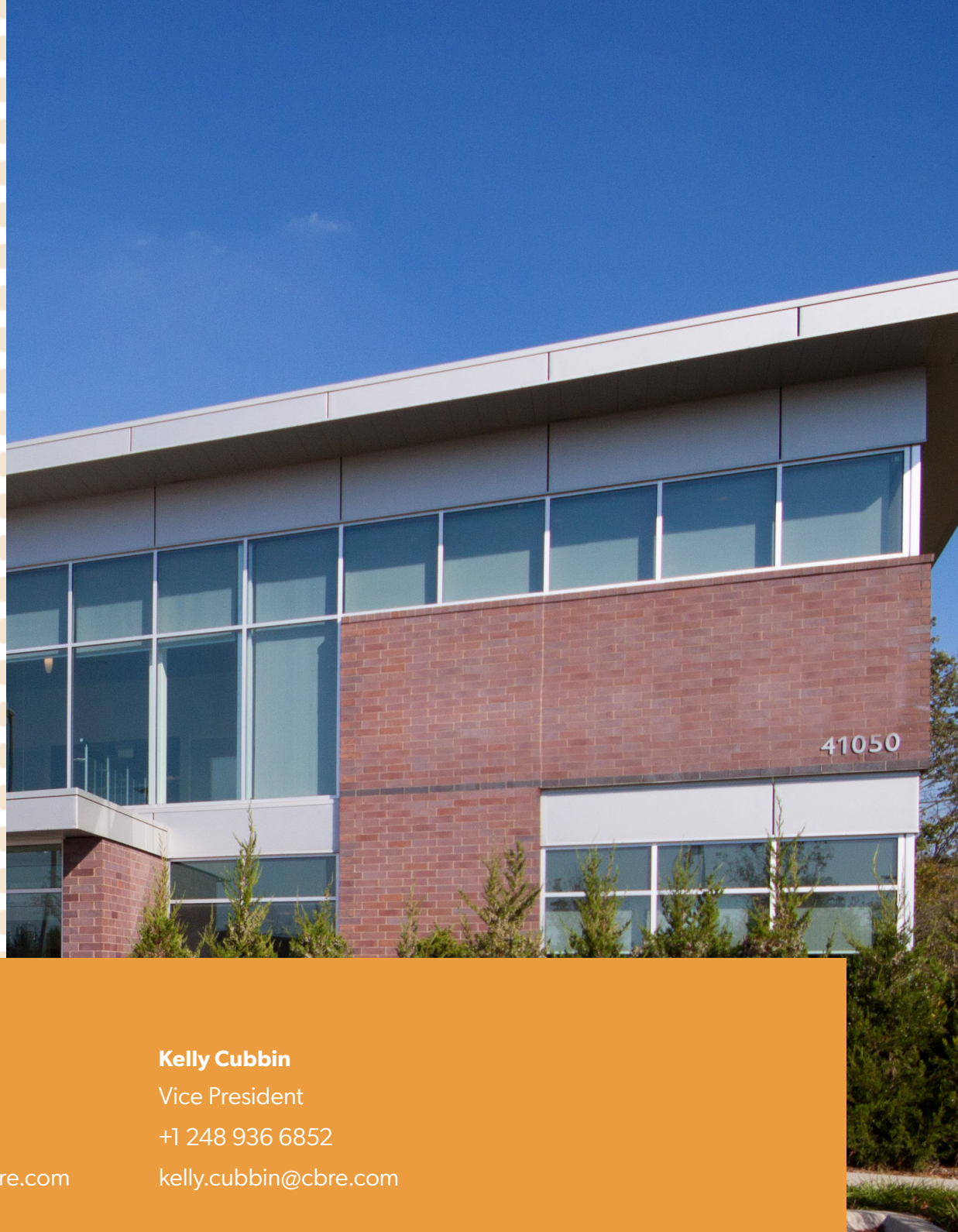
# AERIAL MAP





# 41050 W. 11 MILE ROAD

NOVI, MI



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