

**FOR LEASE**

**RIDGEVIEW OFFICE CENTRE II**

**39525 W 13 MILE RD, NOVI, MI 48377**



**ANDREW J. BOWER**

VICE PRESIDENT | ADVISORY & BROKERAGE SERVICES

**P:** 616.340.2553 **E:** ANDREW.BOWER@FREG.COM

**JACKSON SAVAGE**

ASSOCIATE | ADVISORY & BROKERAGE SERVICES

**P:** 248.848.4126 **E:** JACKSON.SAVAGE@FREG.COM

# RIDGEVIEW OFFICE CENTRE II

## PROPERTY HIGHLIGHTS

- Up to 14,800 SF Available
- Class A Flex/Office Building for Lease
- Suite A; 8,000 SF Available: 6,200 SF Office / 1,800 SF Warehouse
- Suite B & C: Currently configured as 100% office
- Ideal for showroom, flex, lab, tech, or traditional office uses
- Prominent building signage and flagpole signage available facing 13 Mile Road
- Upgraded finishes throughout, featuring glass walls and high ceiling heights
- One (1) 10' x 10' overhead door
- 4.4/1,000 parking ratio
- Easy accessibility to M-5, I-96, I-275, and I-696
- Professional ownership and management
- Lease Rate: \$12.95/SF NNN

Available SF	8,000 SF
Property Type	Office/Industrial
City	Novi
Lease Rate	\$12.95/SF NNN

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PROPERTY HIGHLIGHTS

MUST SEE LAB/TECH/FLEX/R&D BUILDING!

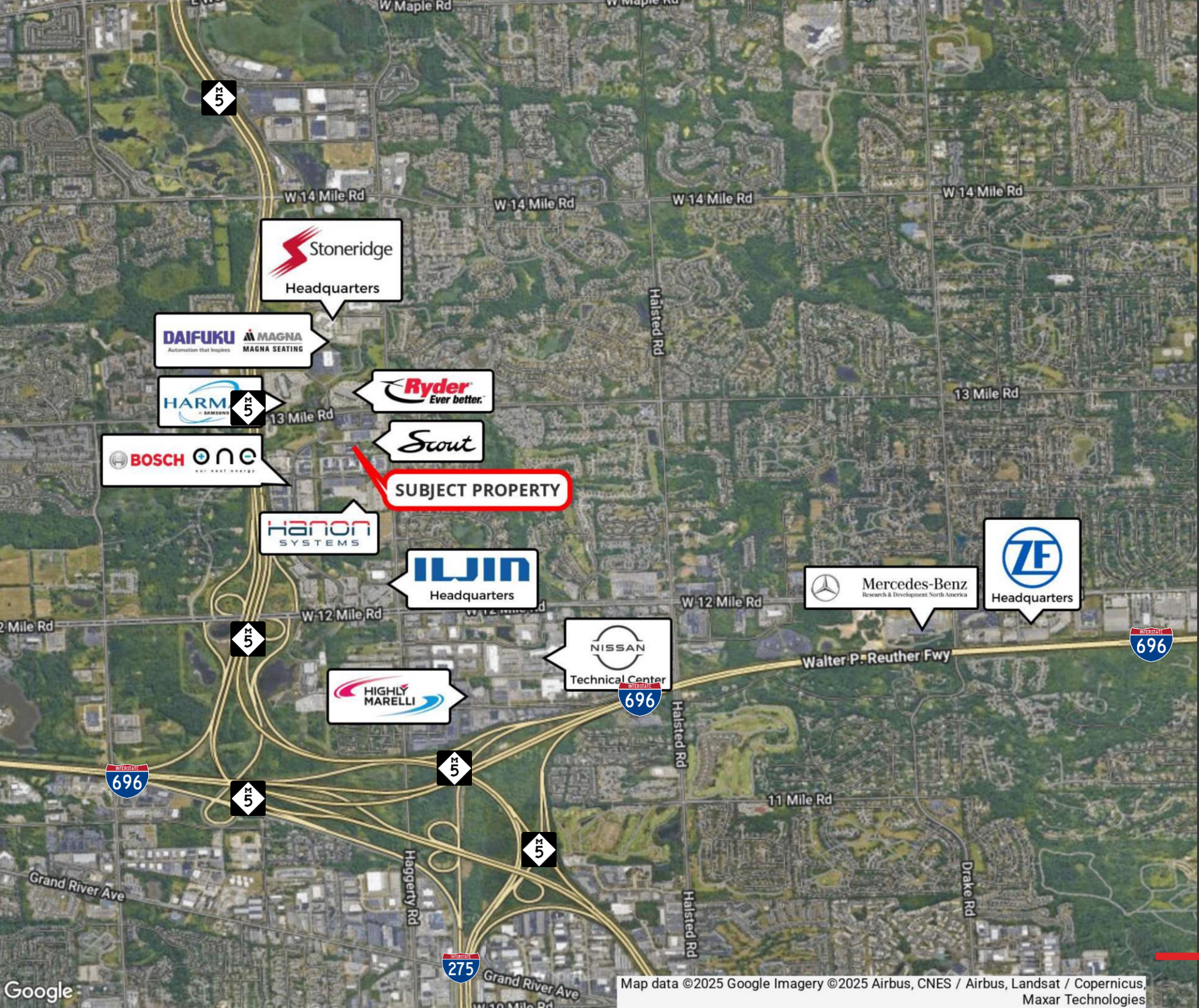




ADDITIONAL PHOTOS



# CORPORATE NEIGHBORS







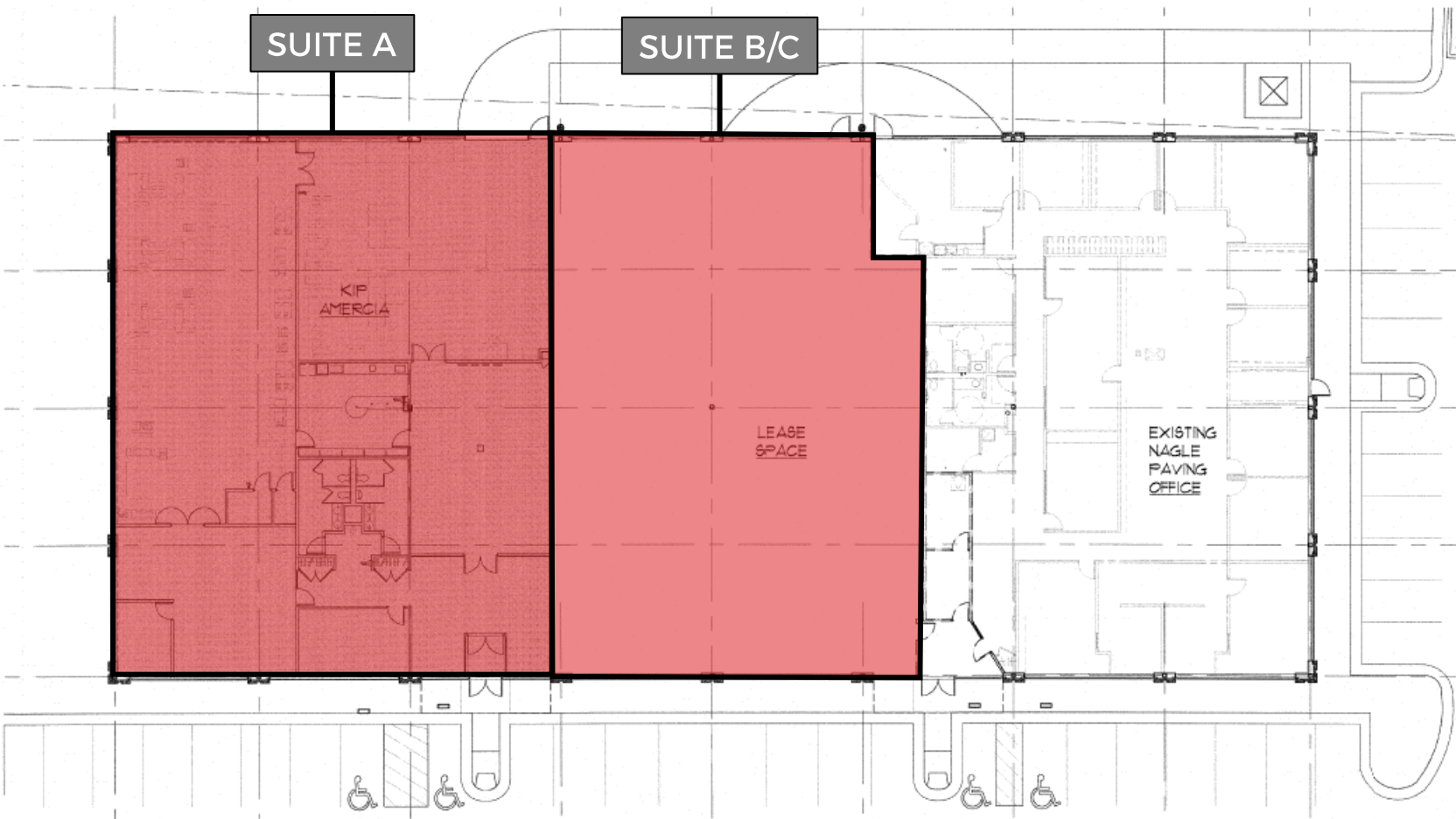
## NOVI, MI

Novi, Michigan is a thriving suburb located in the northwestern part of Metro Detroit. Known for its strong economy, excellent schools, and high quality of life, Novi has consistently ranked as one of the best places to live and do business in Michigan. The city benefits from a strategic location with easy access to major highways, including I-96, I-696, and I-275, making it a hub for commerce and commuting. Its diverse population, expanding residential communities, and extensive retail offerings—such as Twelve Oaks Mall and numerous dining and entertainment options—contribute to its dynamic and welcoming atmosphere.

Novi is also home to a growing number of corporate headquarters, tech firms, and healthcare providers, supporting a robust local job market. The city places a strong emphasis on community development, green spaces, and sustainability, with an abundance of parks, recreational facilities, and nature preserves. Education is another point of pride, with highly rated public schools and proximity to major universities. Whether for residents, visitors, or businesses, Novi offers the perfect balance of suburban comfort and economic opportunity.

EST POPULATION (2024)	±66,314
HOUSEHOLDS (2024)	±26,474
AVG HH INCOME (2024)	±\$148,532

RIDGEVIEW OFFICE CENTRE II  
FLOOR PLAN



Suite A	8,000 SF
Suite A + B + C	14,800 SF
Suite B	3,366 SF
Suite C	3,434 SF

# CREATING VALUE BEYOND REAL ESTATE



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JACKSON SAVAGE | ASSOCIATE | BROKERAGE SERVICES

FRIEDMAN REAL ESTATE | 34975 W. 12 MILE ROAD | FARMINGTON HILLS, MI 48331 | [FRIEDMANREALESTATE.COM](http://FRIEDMANREALESTATE.COM)

