



FOR LEASE
SUMMIT POINTE OFFICE CENTER
39500 HIGH POINTE BOULEVARD, NOVI, MI 48375
PROPERTY HIGHLIGHT

Presented By, Friedman Real Estate | 248.324.2000
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PROFESSIONALLY MANAGED BY:

RSM DEVELOPMENT
& MANAGEMENT

SUMMIT POINTE OFFICE CENTER PROPERTY HIGHLIGHTS

- Renovated Class A office building
- Local ownership and professional management
- Conveniently located on the I-275 corridor on Haggerty Road between 8 Mile & 9 Mile
- On-site parking: 556 surface and 59 underground spaces
- Significant leasehold improvements available to qualified tenants
- Proximity to Lifetime Fitness, multiple restaurants and retailers
- Quick access food & beverage store supplied fresh daily (24/7 access)
- Full 5% fee paid to procuring broker upon Lease execution

PROPERTY DETAILS

eCode	040
Total Building Size	129,446 SF
City	Novi
Rental Rate	\$17.95 per SF gross
Annual Escalations	\$0.50 per SF per year
Load Factor	12%
Parking Ratio	5.0/1,000 SF
Year Built	1999



SUMMIT POINTE OFFICE CENTER LOCATION OVERVIEW



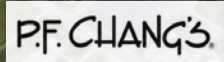
**SUMMIT
POINTE**
OFFICE CENTER

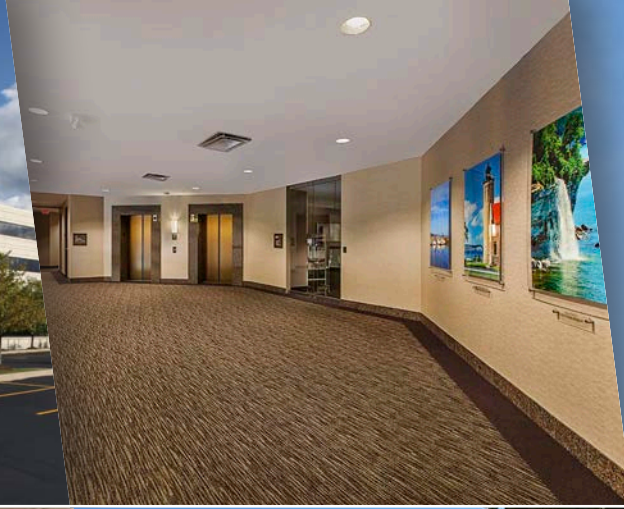


8 MILE RD



7 MILE RD





SUMMIT POINTE OFFICE CENTER

SUMMIT POINTE OFFICE CENTER PROPERTY **AVAILABILITY**

AVAILABLE SUITES				
SUITE	RSF	USF	MONTHLY RENT	AVAILABILITY
Suite 100	1,509 SF	1,347 SF	\$2,257.21	IMMEDIATE
Suite 125	2,120 SF	1,893 SF	\$3,171.17	IMMEDIATE
Suite 130	2,907 SF	2,596 SF	\$4,348.39	IMMEDIATE
Suite 140	2,836 SF	2,532 SF	\$4,242.18	IMMEDIATE
Suite 150	5,511 SF	4,921 SF	\$8,243.54	FEB 2021
Suite 200	8,448 SF	7,543 SF	\$12,636.80	IMMEDIATE
Suite 220	3,017 SF	2,694 SF	\$4,512.93	IMMEDIATE
Suite 250	10,088 SF	9,077 SF	\$15,089.97	IMMEDIATE
Suite 300	5,176 SF	4,621 SF	\$7,742.43	IMMEDIATE
Suite 325	11,827 SF	10,560 SF	\$17,691.22	IMMEDIATE
Suite 480	1,918 SF	1,712 SF	\$2,869.01	IMMEDIATE
TOTAL SF	55,357 SF	49,426 SF		



SUMMIT POINTE OFFICE CENTER PROPERTY **AVAILABILITY**

CONTIGUOUS SUITES				
SUITE	RSF	USF	MONTHLY RENT	AVAILABILITY
Suite 100 + 125	3,629 SF	3,240 SF	\$4,846.77	IMMEDIATE
Suite 100 + 125 + 140	6,465 SF	5,772 SF	\$8,634.43	IMMEDIATE
Suite 125 + 140	4,956 SF	4,425 SF	\$6,619.06	IMMEDIATE
Suite 200 + 220	11,465 SF	10,237 SF	\$15,312.26	IMMEDIATE
Suite 200 + 220 + 250	16,976 SF	15,157 SF	\$22,672.56	IMMEDIATE
Suite 220 + 250	13,105 SF	11,701 SF	\$17,502.59	IMMEDIATE

FOR LEASING INFORMATION PLEASE CONTACT



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