



Hi-Tech For Lease

Property Name: Meadowbrook Corporate Park
Location: 27000 Meadowbrook Road
City, State: Novi, MI
Cross Streets: S. of 12 Mile
County: Oakland
Zoning: OST

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	53,946	Available Shop Sq. Ft.:	4,700 - 12,110
Available Sq. Ft.:	4,700 - 12,110	Available Office Sq. Ft.:	To Suit
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

Multi-Tenant:	Yes	Year Built:	2002
Clear Height:	18'	Rail:	No
Grade Level Door(s):	2: 10 x 10	Security:	No
Truckwells or Docks:	0	Interior:	N/A
Exterior Construction:	Brick	Lighting:	Lay In Fixtures
Structural System:	Steel	Bay Sizes:	N/A
Air-Conditioning:	Yes	Restrooms:	Yes
Heating:	Yes	Cranes:	No
Availability:	Immediately	Parking:	180, Surface
Power (Amps/Volts):	4000 Amps		
		Roof:	Membrane
		Floors:	Concrete
		Floor Drains:	No
		Acreage:	5.990
		Land Dimensions:	N/A

PRICING INFORMATION

Lease Rate:	\$12.95	Mthly Rate:	N/A	TD:	N/A
Lease Type:	NNN	Taxes:	\$135,375.36 (2018)	Deposit:	Negotiable
Lease Term:	5 Year(s)	Parcel #:	See Comments	Assessor #:	N/A
		Imprv Allow:	Negotiable	Options:	Negotiable

Tenant Responsibility: Estimated 2022 OPEX Expenses: \$5.00/sf.

COMMENTS

Can be re-used as data center or retrofit to office/hi-tech data center. (2) 2,000 Amp primary power transformers in place. Significant HVAC and IT infrastructure. Parcels included: 22-13-100-032; 301-023 & 301-024.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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