



**SIGNATURE ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

## Office For Sale or Lease

**Property Name:**  
**Location:** 26105 Lannys Road  
**City, State:** Novi, MI  
**Cross Streets:** Grand River Ave.  
**County:** Oakland

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b> 10,110	<b>Total Available Sq. Ft.:</b> 10,110	<b>Class:</b> C
<b>Typical Floor Plate:</b> 10,110	<b>Min / Max Cont. Sq. Ft.:</b> 10,110 / 10,110	<b>No. of Floors:</b> 1

### PROPERTY INFORMATION

<b>Zoning:</b> I-1 (Lt. Industrial)	<b>Parking:</b> 32
<b>Exterior Construction:</b> Brick	<b>Power:</b> 220/440 Volts
<b>Structural System:</b> Masonry	<b>Security Systems:</b> No
<b>Roof:</b> Shingle	<b>Restrooms:</b> 4
<b>Floors / Covering:</b> N/A / N/A	<b>Sprinklers:</b> Yes
<b>Heating:</b> Yes	<b>Signage:</b> Yes
<b>Air-Conditioning:</b> Yes	<b>Delivery Area:</b> Yes
<b>Ceiling Height:</b> 8' - 10'	<b>Date Available:</b> 30 Days
<b>Year Built:</b> 1998	<b>Acreage:</b> 0.92

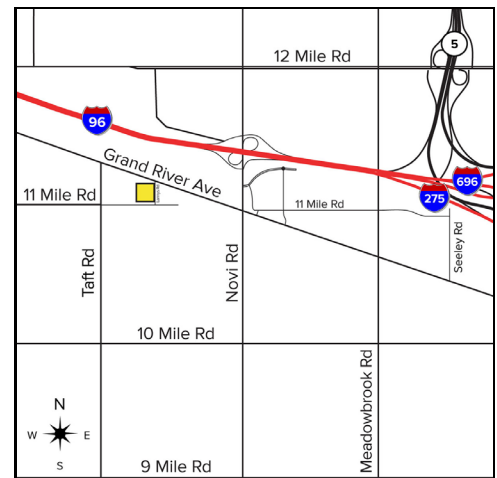
**Current Tenants:**

### PRICING INFORMATION

<b>Lease Rate:</b> \$13.95 NNN	<b>Rentable/Usable:</b> N/A	<b>Lease Term:</b> N/A
<b>Sale Price:</b> \$1,399,999 (\$138.48/sqft)	<b>Total Taxes:</b> \$1.55/sf (2021)	<b>Impr Allowance:</b> N/A
<b>Options:</b> N/A	<b>Parcel #:</b> 22-15-377-012	<b>Deposit:</b> N/A

### Tenant Responsibility:

**Comments:** Single-story office building with daylight lower level (basement) and 4 car attached garage. Zoned I-1 (Light Industrial), offering flexible use. Vaulted ceiling in areas. Extensive use of upgraded doors and trim. New parking lot and updated landscaping. For sale or lease. Can be demised for multi-tenant use.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

Dan Morrow, (248) 799-3144, dmorrow@signatureassociates.com  
Dave Miller, (248) 948-4183, dmiller@signatureassociates.com