



## Hi-Tech For Lease

**Property Name:** Meadowbrook Corporate Park  
**Location:** 26800 Meadowbrook Road  
**City, State:** Novi, MI  
**Cross Streets:** S. of 12 Mile Road  
**County:** Oakland  
**Zoning:** OST

### BUILDING SIZE / AVAILABILITY

|  |   |                        |
|--|---|------------------------|
| <b>Total Building Sq. Ft.:</b> 55,000    | <b>Building Type:</b> Built                     | <b>Mezzanine:</b> N/A  |
| <b>Available Sq. Ft.:</b> 3,600 - 14,142 | <b>Available Shop Sq. Ft.:</b> 0                | <b>Office Dim:</b> N/A |
|  | <b>Available Office Sq. Ft.:</b> 3,600 - 14,142 | <b>Shop Dim:</b> N/A   |

### PROPERTY INFORMATION

|   |                                  |                             |
|---|----------------------------------|-----------------------------|
| <b>Clear Height:</b> 18'                                | <b>Multi-Tenant:</b> Yes         | <b>Year Built:</b> 2001     |
| <b>Grade Level Door(s):</b> 2: 10 x 10                  | <b>Rail:</b> No                  | <b>Sprinklers:</b> Yes      |
| <b>Truckwells or Docks:</b> 0                           | <b>Security:</b> No              | <b>Signage:</b> N/A         |
| <b>Exterior Construction:</b> Brick                     | <b>Interior:</b> N/A             | <b>Exterior:</b> N/A        |
| <b>Structural System:</b> Steel                         | <b>Lighting:</b> Lay In Fixtures | <b>Roof:</b> Membrane       |
| <b>Air-Conditioning:</b> Yes                            | <b>Bay Sizes:</b> N/A            | <b>Floors:</b> 6"           |
| <b>Heating:</b> Yes                                     | <b>Restrooms:</b> Yes            | <b>Floor Drains:</b> No     |
| <b>Availability:</b> Immediately                        | <b>Cranes:</b> No                | <b>Acreage:</b> 8.480       |
| <b>Power (Amps/Volts):</b> 208 Amps, 120 Volts, 3 Phase | <b>Parking:</b> 206              | <b>Land Dimensions:</b> N/A |

### PRICING INFORMATION

|                              |                                   |                            |
|------------------------------|-----------------------------------|----------------------------|
| <b>Lease Rate:</b> \$12.95   | <b>Mthly Rate:</b> N/A            | <b>TD:</b> N/A             |
| <b>Lease Type:</b> NNN       | <b>Taxes:</b> \$142,087.48 (2018) | <b>Deposit:</b> Negotiable |
| <b>Lease Term:</b> 5 Year(s) | <b>Parcel #:</b> 22-13-301-022    | <b>Assessor #:</b> N/A     |
|                              | <b>Imprv Allow:</b> Negotiable    | <b>Options:</b> Negotiable |

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

### COMMENTS

High-quality hi-tech/office space in picturesque setting on Meadowbrook Road in Novi.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

Paul Hoge, (248) 948-0103, paulhoge@signatureassociates.com  
 Dave Green, (248) 948-4184, dgreen@signatureassociates.com