

FOR SALE OR LEASE

40200 GRAND RIVER AVE, SUITE 300

Novi, Michigan

FOR DETAILS CONTACT

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PROPERTY FEATURES

- 1,460 SF Office Space
- Beautiful Build Out
- Corner Glass-Lined Office Condominium
- Grand River Ave Frontage



26211 Central Park Blvd., Suite 612 | Southfield, Michigan 48076

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.



COMMERCIAL REAL ESTATE SERVICES

40200 Grand River, Suite 300 Novi, MI 48375



Property Type: Office
Available SF: 1,460
Market: SE Michigan
Submarket: SW Oakland
County: Oakland

Availability Details

Available SF:	1,460	Transaction Type:	Sale / Lease
Building SF:	28,212		
Asking Sale Price (\$):	\$197,100		
	\$135.00 PER SF		
Asking Lease Rate:	\$19.50 / SF NNN		

Comments

Availability Comments: Beautiful office condominium suite with Grand River Avenue frontage. 1,460 square feet total. Ideal for accountant, law, or professional services office. Gas and electric are separately metered. One of the nicest high tech buildings in all of Novi. Common area maintenance including real estate taxes, insurance, and CAM is equal to \$1.82 per square foot.

Building & Construction Details

Feature	Property	Space	Feature	Property	Space
Building Class:			Exterior Type:	Brick	
# Floors	1		Building/Construction Quality:		
# Buildings:	1		Physical Condition:	Good	
Primary Use:	Office	Office	Building/Construction Appeal:		
Secondary Use:	Warehouse		Roof Type:		
Center Type:			Roof Age:	2000	
Construction Status:	Existing		Skylight:	No	No
Year Built:	2000		Deck:		
Date Built:			Floor Type:	Concrete	
Year Refurbished:			Floor Thickness (inches):		
Current Occupancy %			Heat:	HVAC	
Multi-Tenant:	Yes		AC:	HVAC	
Corporate HQ:	No		Lighting:	Paracube	
Spec/BTS:			Sprinkler:	Yes	Yes
Spec SF:			Security:		
Flex:	Yes		Restroom:	Yes	
Condominium Y/N:	Yes		Shower:	No	
Space Build Out:	Yes	Yes	Lobby:		
Building Dimensions (LxW):			Signage:	Yes	
Typical Floorplate SF (Min):			# Passenger Elevators:	0	
Typical Floorplate SF (Max):			# Freight Elevators:	0	
Core Factor:	0		LEED Certification:	Not Certified	
Load Factor:	0		Handicapped Accessible (ADA):	Yes	Yes
Floor Area Ratio:			# Employee / Headcount:		
Construction Type:	Masonry				

Elevator Comments:

Parking

	Property	Space		Property	Space
# Spaces:	96		Monthly Rate:		
Parking Ratio:			# Uncovered Spaces:		
# Covered Spaces:			Monthly Rate (\$):		

Parking Comments:

Utilities

Gas:	Yes	Power:		Phone:	
Water:	Yes	Amps:	480/277	Cable:	
Sewer:	Yes	Volts:	200	Broadband:	
		Phase:	3	Broadband Supplier:	
		Power Supplier:	4-Wire		

Utility Comments:

Contacts for this Availability

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	Sean Brennan	248.567.8010	sean.brennan@lee-associates.com