FOR LEASE

MAGELLAN COMMERCE CENTER 46555 HUMBOLDT DRIVE NOVI, MICHIGAN 48377









PROPERTY FEATURES:

Total Building Space: 24,326 SF Space Available: 5,600 SF

Lease Rate: \$9.50 per SF, Triple-Net

Year Built: 2003

- 5,600 flex/industrial space; office 50%, warehouse 50%
- Located within the Beck West Corporate Park
- · Attractive, newer construction with 20' ceilings
- Located in the northwestern part of Novi that is home to several corporate headquarters, engineering, and research and development companies
- Proximity to I-275, M-5, I-696, M-14 & I-96 expressways
- · No annual increases for 3 years

The information provided herein along with any attachment(s) was obtained from sources believed to be reliable, however, Friedman Re-Estate makes no guarantees, warranties, or representations as to the completeness or accuracy of such information and legal counsel advised. All information provided is subject to verification and no liability for reliance on such information or errors or omissions assumed. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, of withdrawal without notice. Copyright © 2018 Friedman Real Estate, All rights reserved.



FOR MORE INFORMATION PLEASE CONTACT:

TODD HAWLEY

todd.hawley@freg.com

GLENN N. DESROSIERS glenn.desrosiers@freg.com

248.324.2000

eCODE 119

FOR LEASE

MAGELLAN COMMERCE CENTER 46555 HUMBOLDT DRIVE NOVI, MICHIGAN 48377









AVAILABLE SUITES					
SUITE	SF	ANNUAL RENT	MONTHLY RENT	RATE PER SF*	AVAILABILITY
103	5,600	\$53,200	\$4,433.33	\$9.50	IMMEDIATE

^{*} Rent is quoted on a triple-net (NNN) basis excluding building taxes, building insurance and common area maintenance expenses. NNN charges are estimated to be approximately \$3.27 per SF per year and shall be billed to tenant on a monthly basis. Rental rate is subject to a \$0.25/SF annual increase, Quoted rent is for "as-is" space, subject to length of lease, leasehold improvements, etc. Gas and electric area separately metered and are the responsibility of the tenant.

FOR MORE INFORMATION PLEASE CONTACT:

TODD HAWLEY

todd.hawley@freg.com

GLENN N. DESROSIERS glenn.desrosiers@freg.com

248.324.2000 eCODE 119