

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



FOR MORE INFORMATION PLEASE CONTACT:

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eCODE 119

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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.

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