FOUNTAIN VIEW PROFESSIONAL CENTER FOR LEASE

44244, 44264 & 44284 W. 12 MILE ROAD
NOVI, MI 48375



EXCLUSIVELY LISTED BY:

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THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: Fountain View Professional Center | Novi, MI 48375



OFFERING SUMMARY

Available SF:	28,000 SF
Lease Rate:	$26 SF/yr (NNN)
Building Size:	Building B: +/- 28,000 SF

PROPERTY HIGHLIGHTS

- Novi's newest medical office development, consisting of three buildings totaling +/- 50,000 square feet.
- Premier Road Exposure on 12 Mile Road.
- 3 Buildings - Mix of single and 2-story product.
- Office Service District zoning.
- First two buildings fully leased and built.

DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Total Households:	1,442	61,890	200,207
Total Population:	3,320	146,461	506,924
Average HH Income:	$97,224	$95,167	$99,784

Thomas Duke Company | 248.476.3700
37000 Grand River | Farmington Hills, MI 48335

PROPERTY DETAILS: Fountain View Professional Center | Novi, MI 48375

PROPERTY NAME:	Fountain View Professional Center
PROPERTY ADDRESS:	44244, 44264 & 44284 W. 12 Mile Road Novi, MI 48375
PROPERTY TYPE:	Medical Office
APN:	22-10-400-067
ZONING:	OS-1 Office Service (Zoning Ordinance available upon request)
SURROUNDING BUSINESSES:	Twelve Mile Crossings/Fountain Walk, West Oaks I & II, Twelve Oaks Mall.
UTILITIES DESCRIPTION:	City Water & Sanitary Sewer
PARKING:	Ample parking
AVAILABLE SPACE:	Bldg B - +/-28,000 Sq.Ft.
LEASE RATE:	$26.00 per sq.ft., NNN
TRAFFIC COUNT & STREETS:	12 Mile = 24,143; Novi Road = 40,431
COMMENTS:	New construction allowing for flexibility and customization. Generous build-out allowance. Premier road exposure on 12 Mile Road. Beautiful pond features with seating surrounding the pond and second floor walkout balconies.

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SITE PLAN: Fountain View Professional Center | Novi, MI 48375



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AERIAL PHOTOS: Fountain View Professional Center | Novi, MI 48375





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BUILDING B: Fountain View Professional Center | Novi, MI 48375



BUILDING B - 28,000 SF

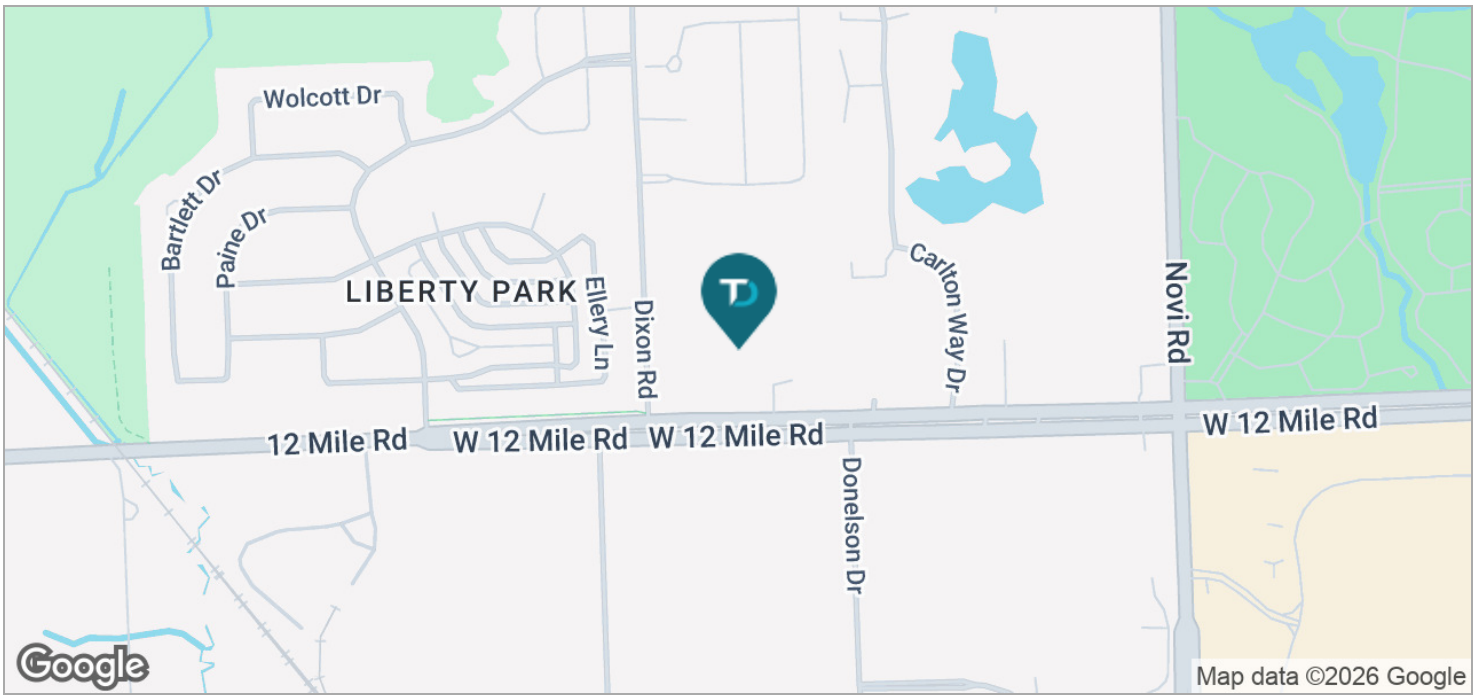
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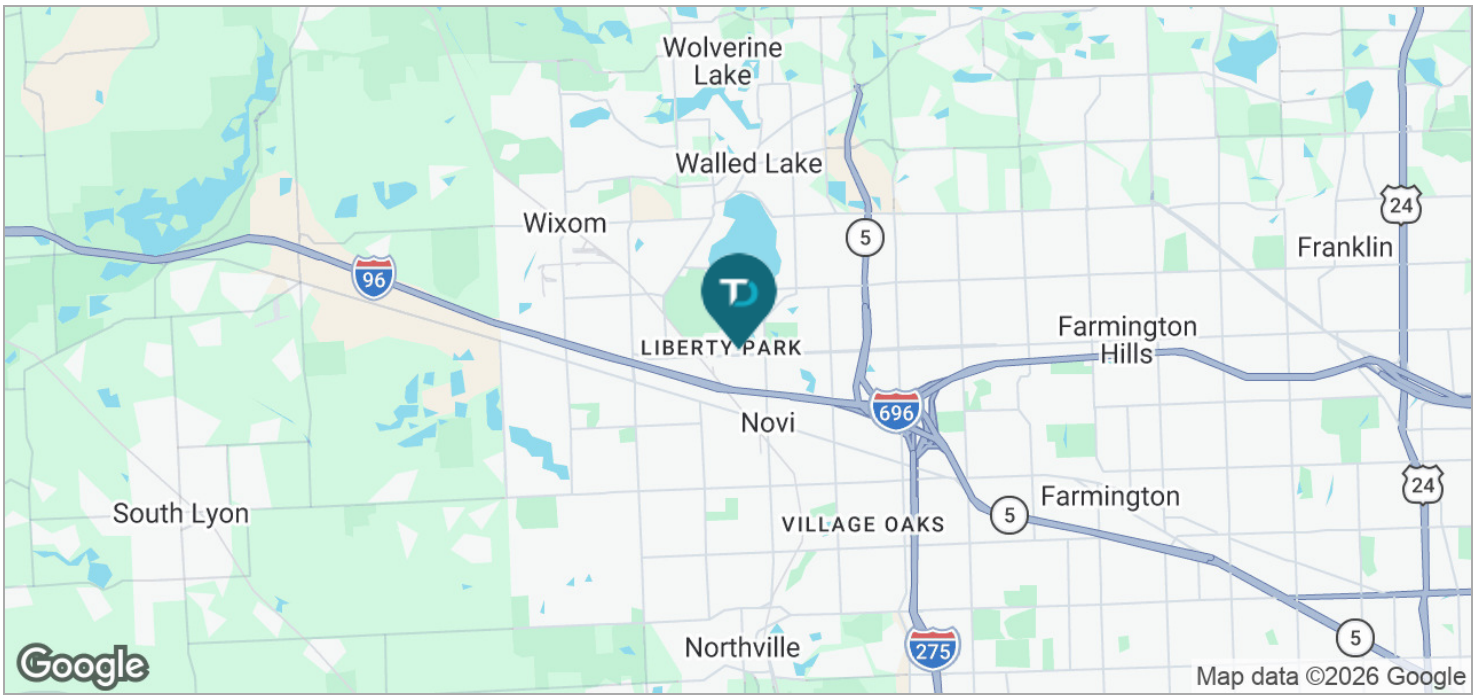
RETAILER MAP: Fountain View Professional Center | Novi, MI 48375



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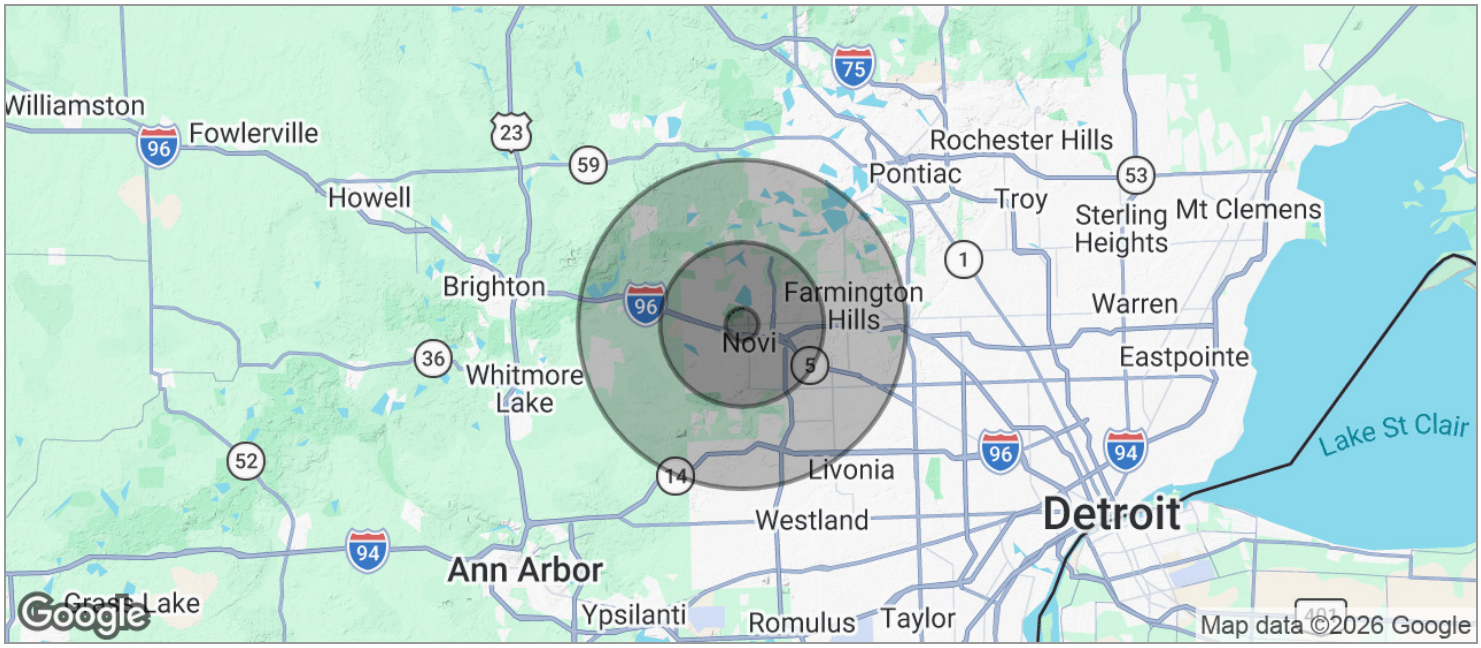
LOCATION MAPS: Fountain View Professional Center | Novi, MI 48375





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DEMOGRAPHICS MAP: Fountain View Professional Center | Novi, MI 48375



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,320	146,461	506,924
MEDIAN AGE	37.4	39.5	41.2
MEDIAN AGE (MALE)	34.6	38.4	40.1
MEDIAN AGE (FEMALE)	39.5	40.4	42.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,442	61,890	200,207
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	$97,224	$95,167	$99,784
AVERAGE HOUSE VALUE	$272,268	$262,092	$287,287

** Demographic data derived from 2020 ACS - US Census*

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