EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

Novi Office Centre - LEASE

27780 Novi Road Novi, MI 48377



FOR LEASE

GetReal*quality*
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LEASE RATE: $22.00/SF, Gross + Electric

DESCRIPTION

A 37,420 square foot Multi-Tenant Office/Retail building with multiple space available for lease.

PROPERTY HIGHLIGHTS

- Under new Ownership/Management.
- Directly in front of 12 Oaks Mall.
- Tremendous location, with easy access to I-96 and Novi Road, which features dozens of restaurants, retailers and other attractions.

For more information, please contact: Eric Szerlag / 248.476.3700 / eszerlag@thomasduke.com
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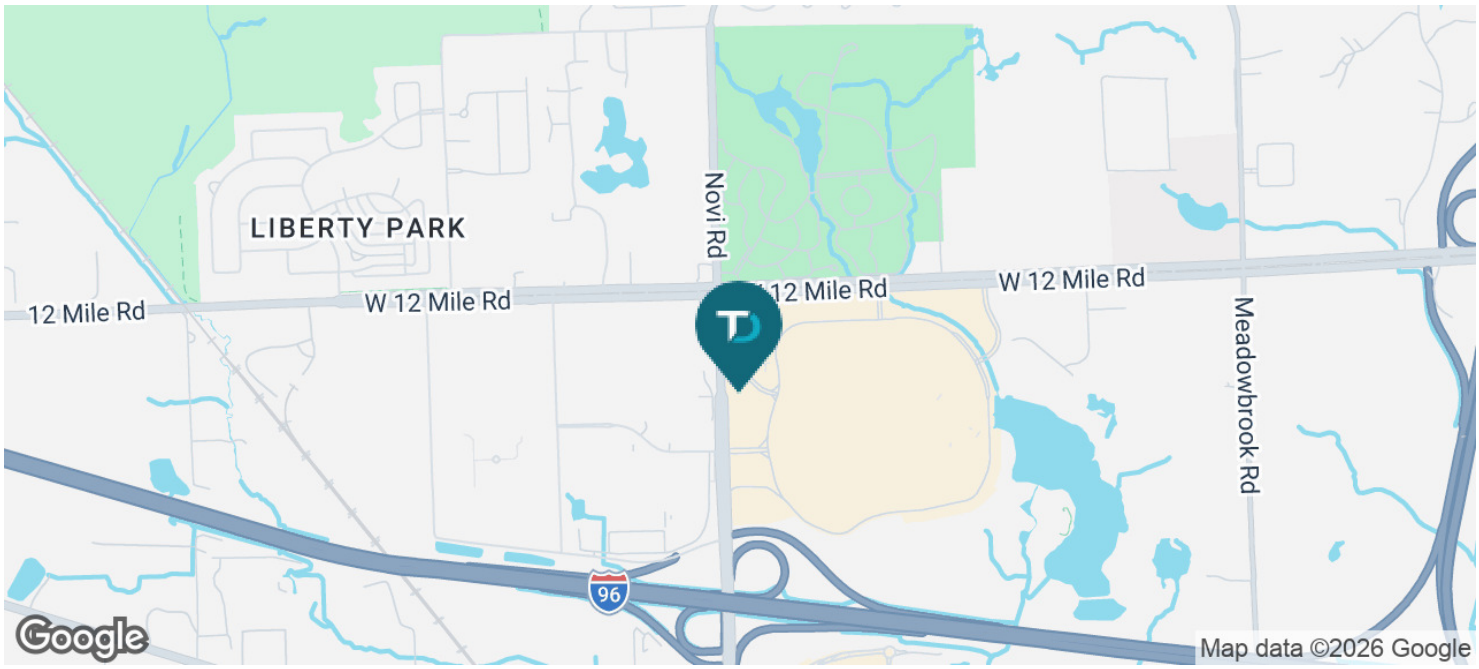
BUILDING INFORMATION

LEASE RATE:	$22.00/sf, Gross + Electric
Available Space:	Ste. 108 - 992 Sq.Ft. Ste. 105 - 843 Sq.Ft. Ste. 240 - 1,060 Sq.Ft.
Building Size:	37,420 SF
Year Built:	1986
Number of Floors:	3
Utilities:	Municipal Water & Sanitary Sewer

Lot Size:	2.51 Acres
Property Type:	Office/Retail
Zoning	RC - Regional Center
APN:	22-14-100-060
Traffic Counts:	Novi Road - 21,893 12 Mile Road - 23,108
Parking Spaces:	132

LOCATION INFORMATION

Located on the east side of Novi Road, directly in front of 12 Oaks Mall and just north of I-96.



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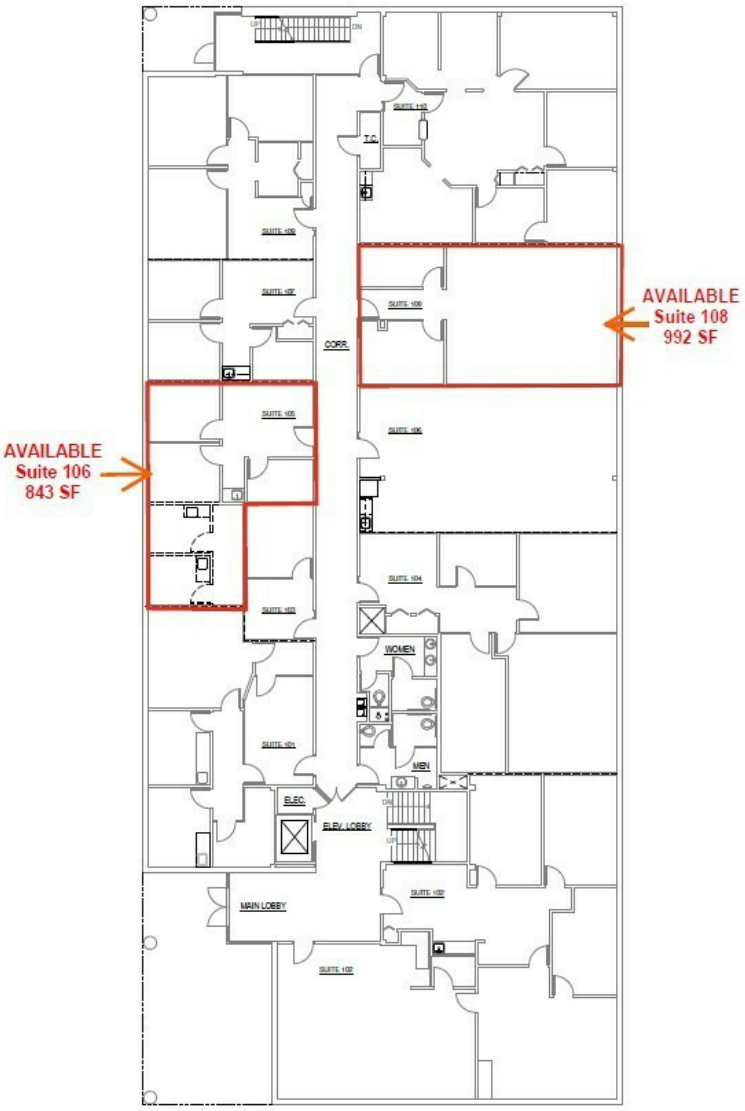




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1st Floor Overall Plan



2nd Floor Overall Plan

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DEMOGRAPHIC INFORMATION	1 MILE	5 MILES	10 MILES
Total population	3,484	153,051	522,290
Median age	38.4	39.6	41.3
Total households	1,510	65,125	206,114
Average HH income	$92,926	$95,505	$99,533
Average house value	$255,285	$266,314	$286,536

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