EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

42860 W 9 Mile Rd

42860 9 Mile Rd Novi, MI 48375



FOR LEASE

GetReal*quality*
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Lease Rate: $15 SF/yr (Gross + Utilities)

DESCRIPTION

Updated 4,709 SF office suite available in Novi near Novi Road.

PROPERTY HIGHLIGHTS

- High quality office space available for lease
- 8 offices, 2 conference rooms, 1 large training room, open space for cubicles, and a shared kitchen
- Excellent location on 9 Mile Rd between Meadowbrook and Novi Roads
- Close proximity to I-275 via Haggerty Road providing connectivity to I-96, I-696, M-5, and M-14
- Secure key card access control
- Interior offices are furnished

For more information, please contact: Andrew Goble / 248.476.3700 / agoble@thomasduke.com
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BUILDING INFORMATION

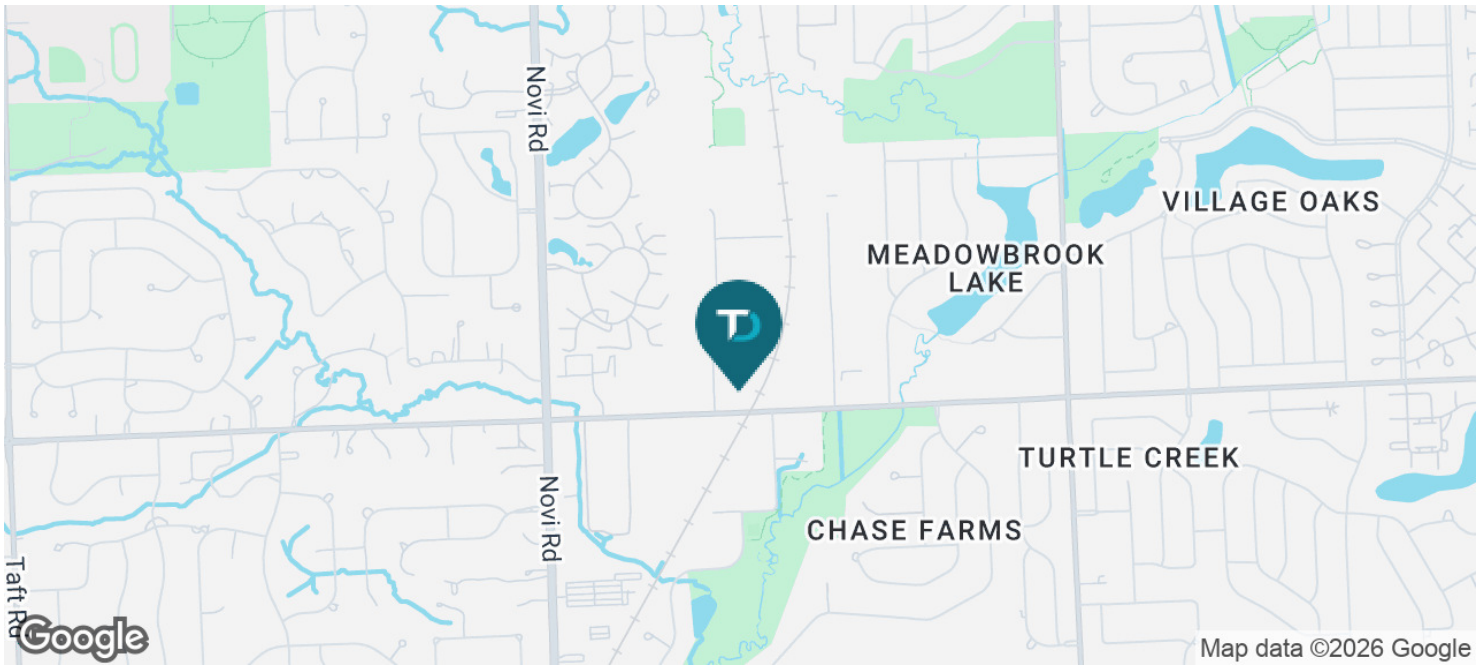
Price/SF:	$15.00/SF Gross + Utilities
Building Size:	49,783 SF
Year Built:	1986
Last Renovated:	1993
Number of Floors:	2
Parking Spaces:	90

PROPERTY INFORMATION

Property Type:	Office
Property Subtype:	Office Building
Zoning	L-1
Traffic Count:	8,097 Vehicles/Day (Costar, 2021)
Legal Description:	Available upon request
APN:	22-26-377-020

LOCATION INFORMATION

Located on the north side of W 9 Mile Rd between Novi Rd and Meadowbrook Rd in Novi, MI



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LEASE INFORMATION

Lease Type:	Gross + Utilities	Lease Term:	Negotiable
Total Space:	4,709 SF	Lease Rate:	$15 SF/yr

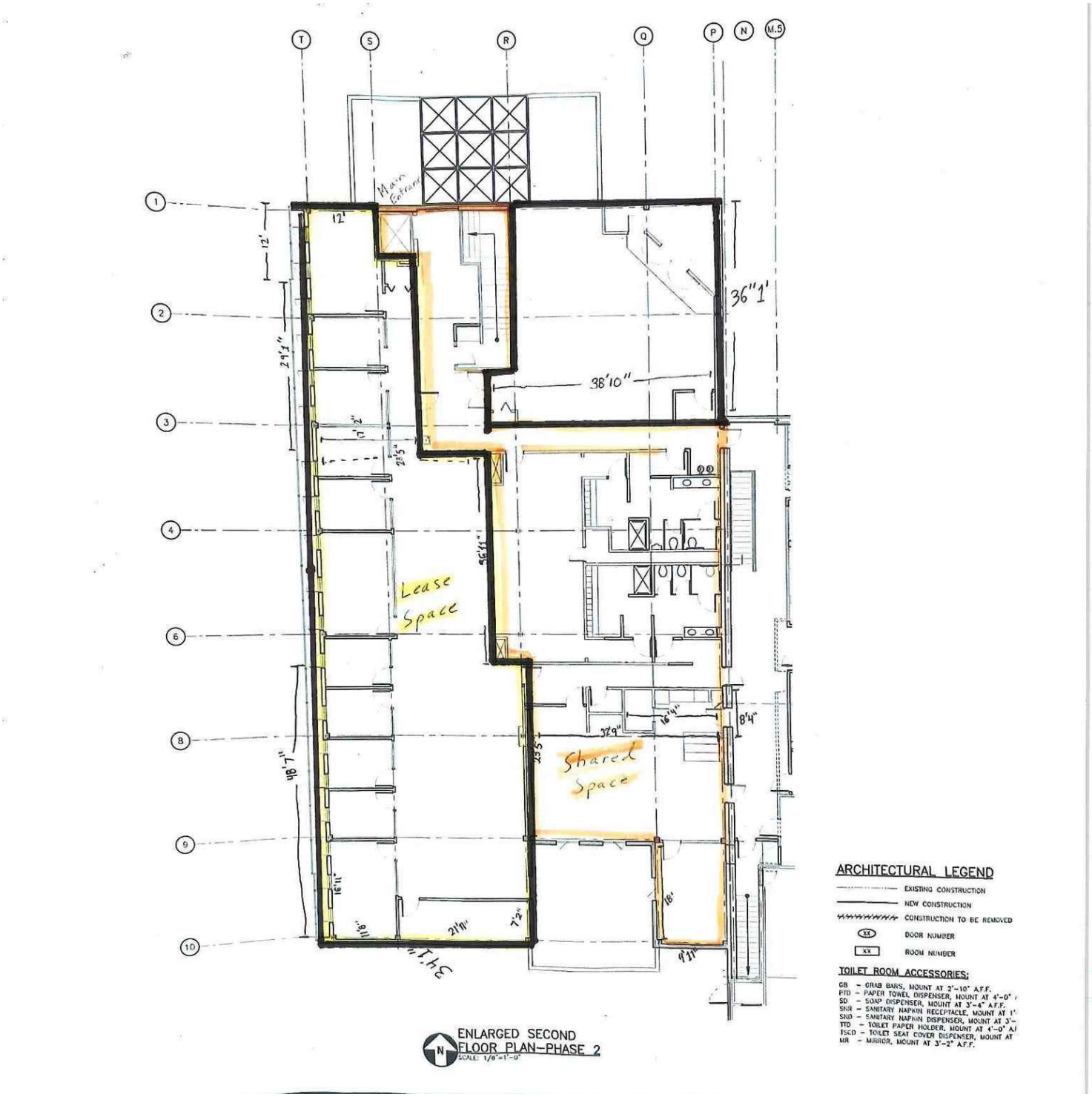
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
42860	Available	4,709 SF	Gross + Utilities	$15.00 SF/yr	-

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DEMOGRAPHIC INFORMATION	0.25 MILES	0.5 MILES	1 MILE
Total population	375	1,538	9,012
Median age	39.7	41.2	43.2
Total households	188	702	3,714
Average HH income	$138,984	$154,426	$143,627
Average house value	$140,907	$214,956	$265,465

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