EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

Novi Office Centre

27780 Novi Road Novi, MI 48377



FOR SALE

GetReal *quality*
248.476.3700

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SALE PRICE: $6,200,000.00

DESCRIPTION

The Novi Office Centre provides a potential Investor with the opportunity to acquire a stabilized Multi-Tenant Mixed Use building, located on an outlot to one of the most highly trafficked regional malls in the State of Michigan.

The property is comprised of 22,699 square feet of multi-tenant office, as well as a NNN leased 14,721 square foot retail space occupied by Boyne Country Sports with frontage on the ring road surrounding 12 Oaks Mall.

PROPERTY HIGHLIGHTS

- 97% occupied Office/Retail building.
- Tremendous location - fronting Novi Road as an outlot to 12 Oaks Mall.
- Ease of accessibility to freeways and dozens of restaurant, shopping and entertainment amenities surrounding this property have resulted in near 100% historial occupancy.
- Rare investment opportunity in the heart of Novi's regional shopping district.

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

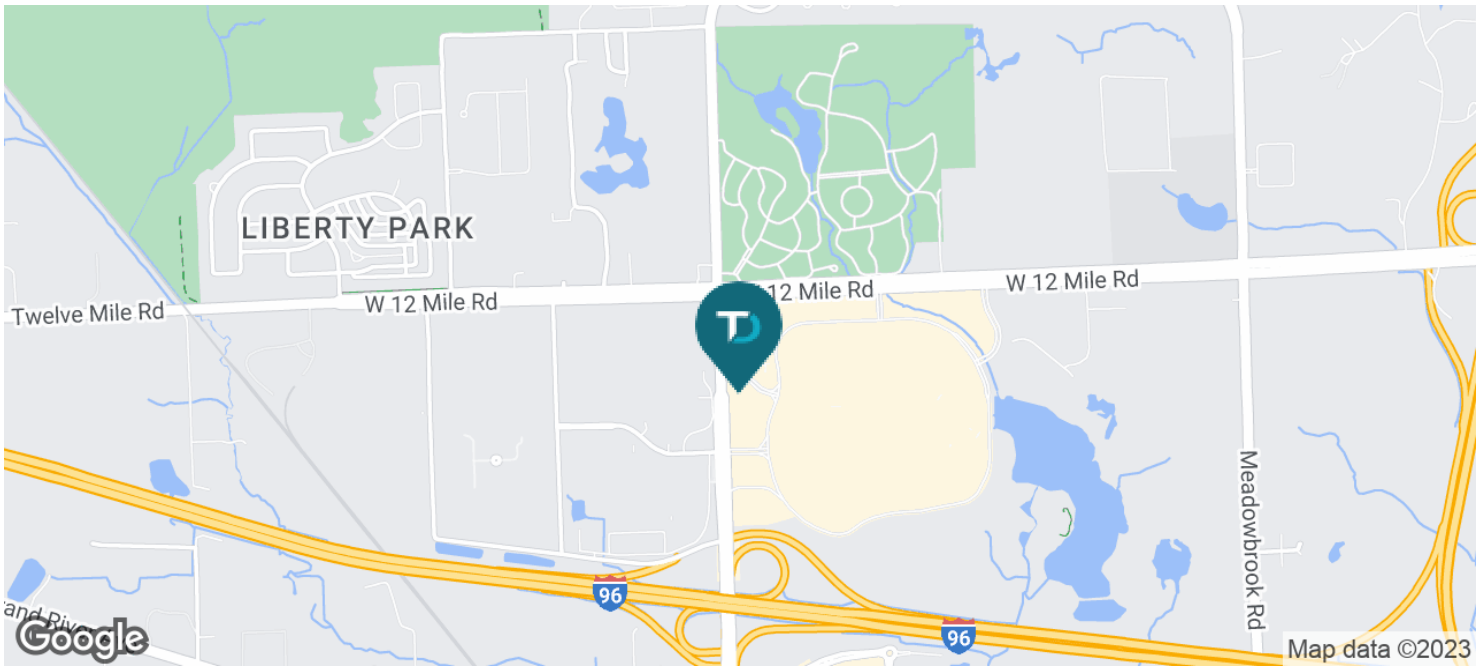
SALE PRICE:	$6,200,000.00
Cap Rate:	8.2%
Building Size:	37,420 SF
Year Built:	1986
Number of Floors:	3
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	132
Traffic Counts:	Novi Road - 21,893 12 Mile Road - 23,108
2020 Taxes:	Summer - $54,533.63 Winter - $19,572.35

PROPERTY INFORMATION

Lot Size:	2.51 Acres
Property Type:	Office/Retail
Property Subtype:	Office Building
Zoning	RC - Regional Center
Legal Description:	T1N, R8E, SEC 14 TWELVE OAKS NO 1 LOT 5 EXC THAT PART BEG AT PT DIST N 89-57-00 E 26 FT FROM SW LOT COR, TH N 00-03-00 W 30.00 FT, TH N 89-57-00 E 412.69 FT, TH S 23-26-02 W 32.71 FT, TH S 89-57-00 W 399.66 FT TO BEG
APN:	22-14-100-060

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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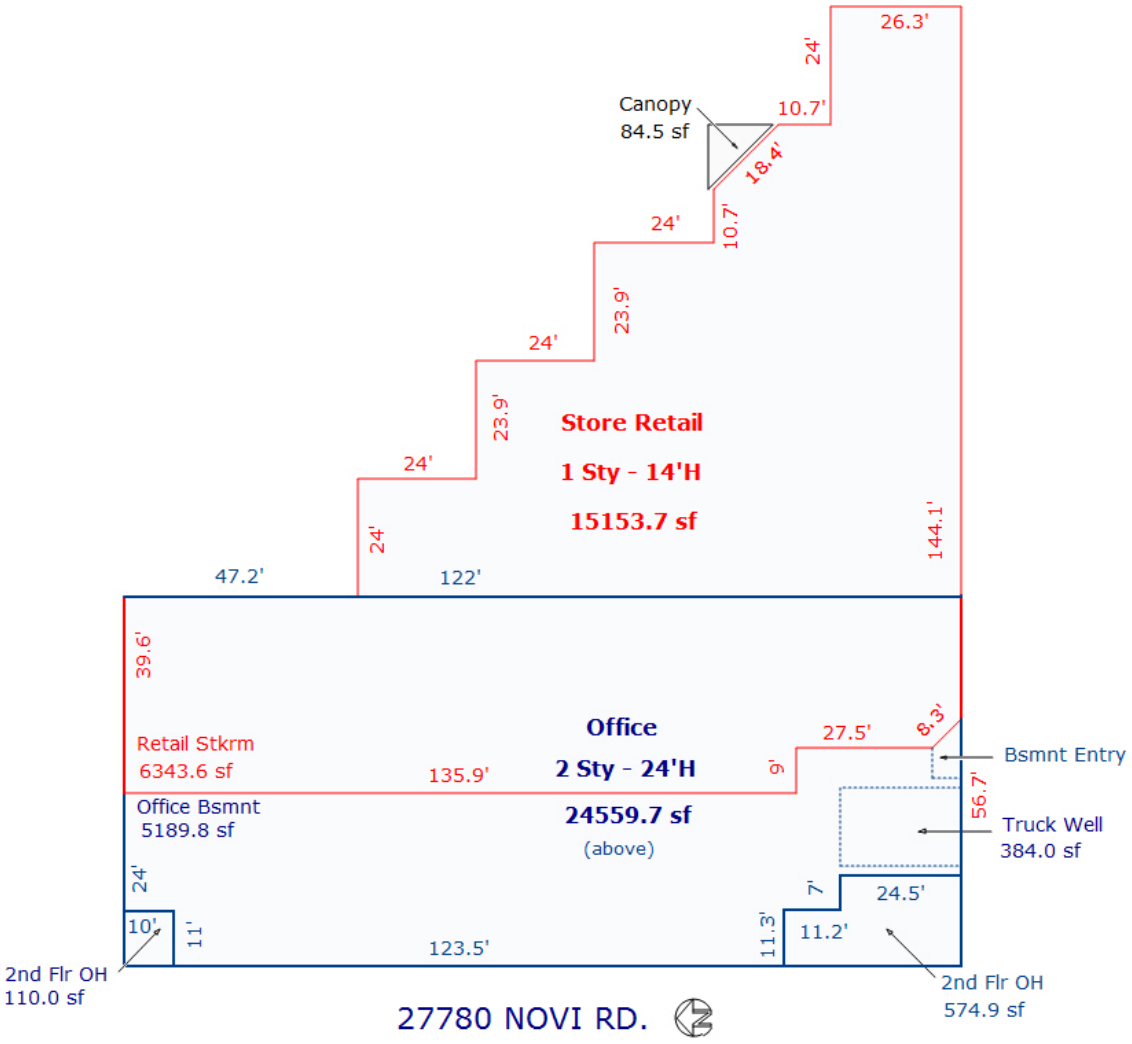




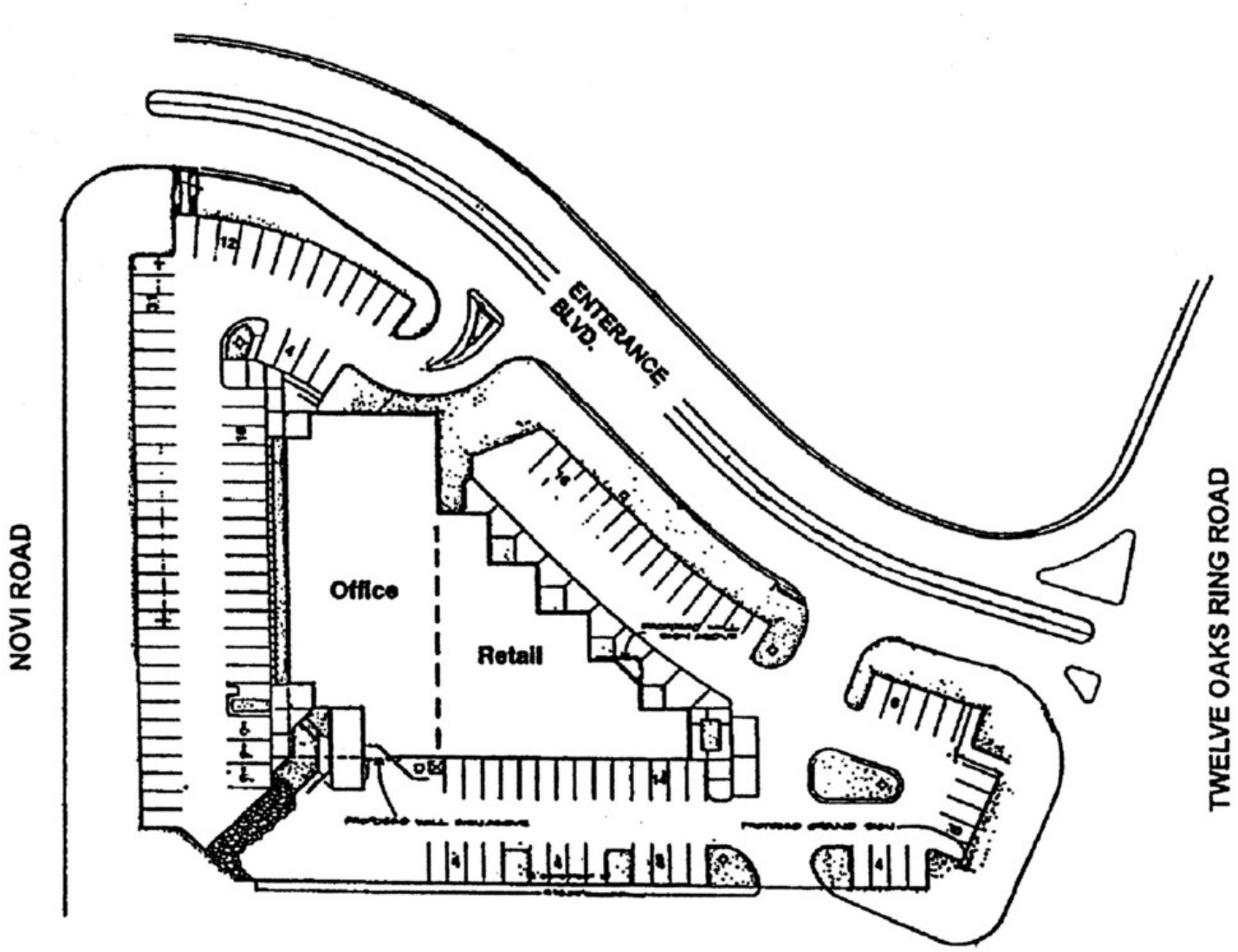
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ch by Apex Sketch


ENTERANCE BLVD.
NOVI ROAD
TWELVE OAKS RING ROAD
Office
Retail

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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