

# FOR SUBLEASE | SUBSTANTIALLY REDUCED RATE

LEWIS TECHNOLOGY CENTRE - 39625 LEWIS DRIVE - SUITE 400



## 39625 LEWIS DRIVE, SUITE 400 NOVI, MICHIGAN 48377

Total Building Size:	54,318 SF
Available Space:	5,793 SF
Lease Rate:	\$9.95 SF/yr (NNN)
Year Built:	2003

### PROPERTY HIGHLIGHTS:

- Sublease available through January 31, 2028
- Beautiful corner suite in prestigious Lewis Technology Centre
- Brand new high-end finishes
- Abundant Parking
- Easy access to M-5 and I-275
- Below market rate
- New direct lease possible

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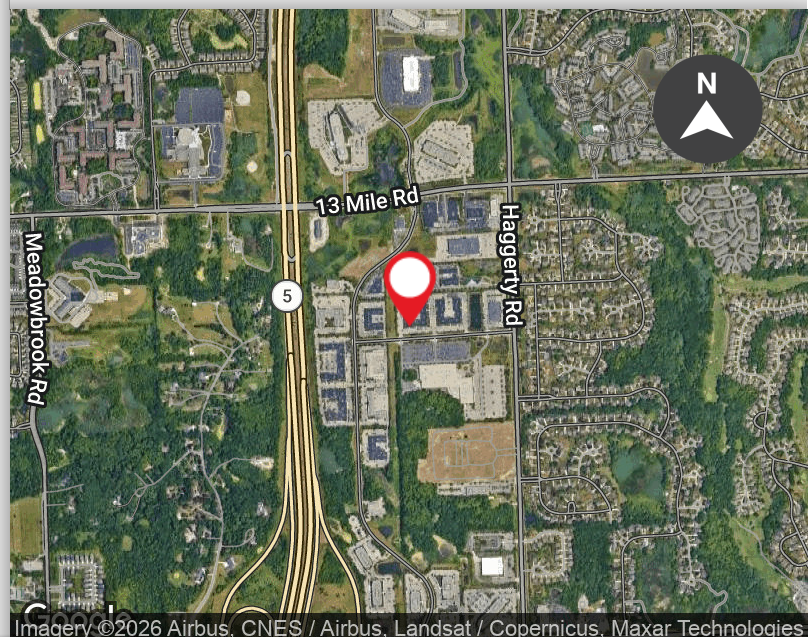


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## PROPERTY **AVAILABILITY**



### AVAILABLE SUITES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABLE
Suite 400	\$9.95 SF/yr	NNN*	5,793 SF	IMMEDIATELY

\*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 \$6.55 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 are separately metered and are the responsibility of the tenant.

**LEWIS TECHNOLOGY CENTRE - 39625 LEWIS DRIVE - SUITE 400**  
**PROPERTY PHOTOS**

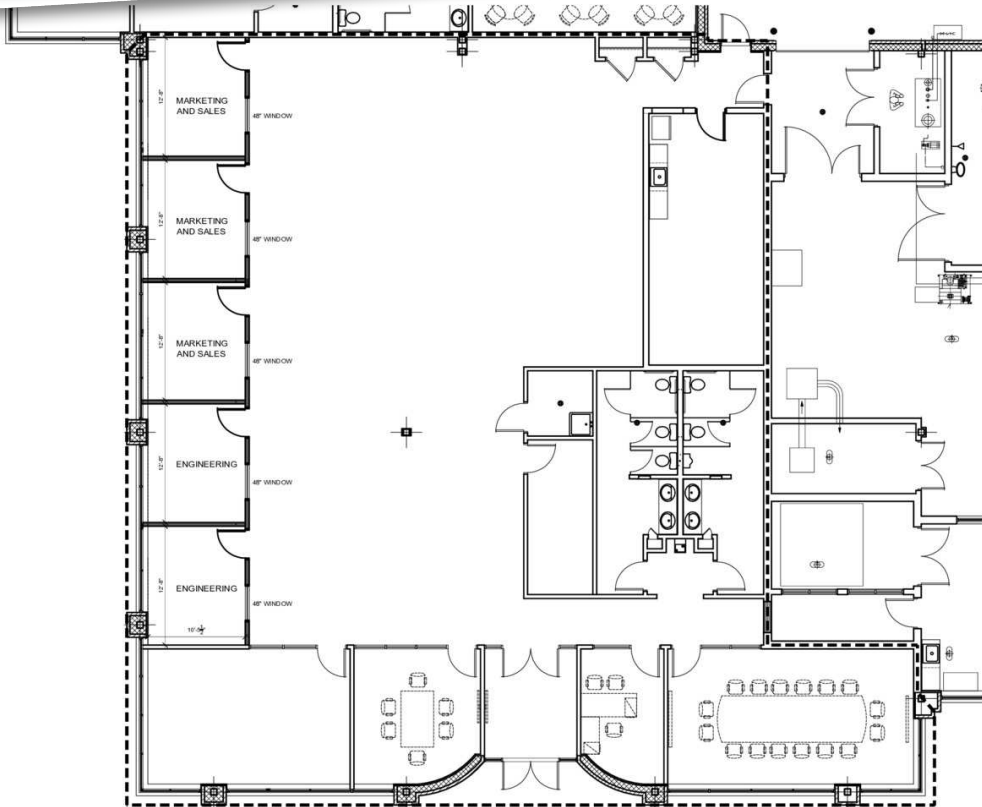


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**PROPERTY PHOTOS**



# LEWIS TECHNOLOGY CENTRE - 39625 LEWIS DRIVE - SUITE 400

## PROPERTY **FLOOR PLAN**



OPTION 2 - WINDOW



39625 Lewis Tech

SCALE: 3/32" = 1'-0" 06.04.18

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