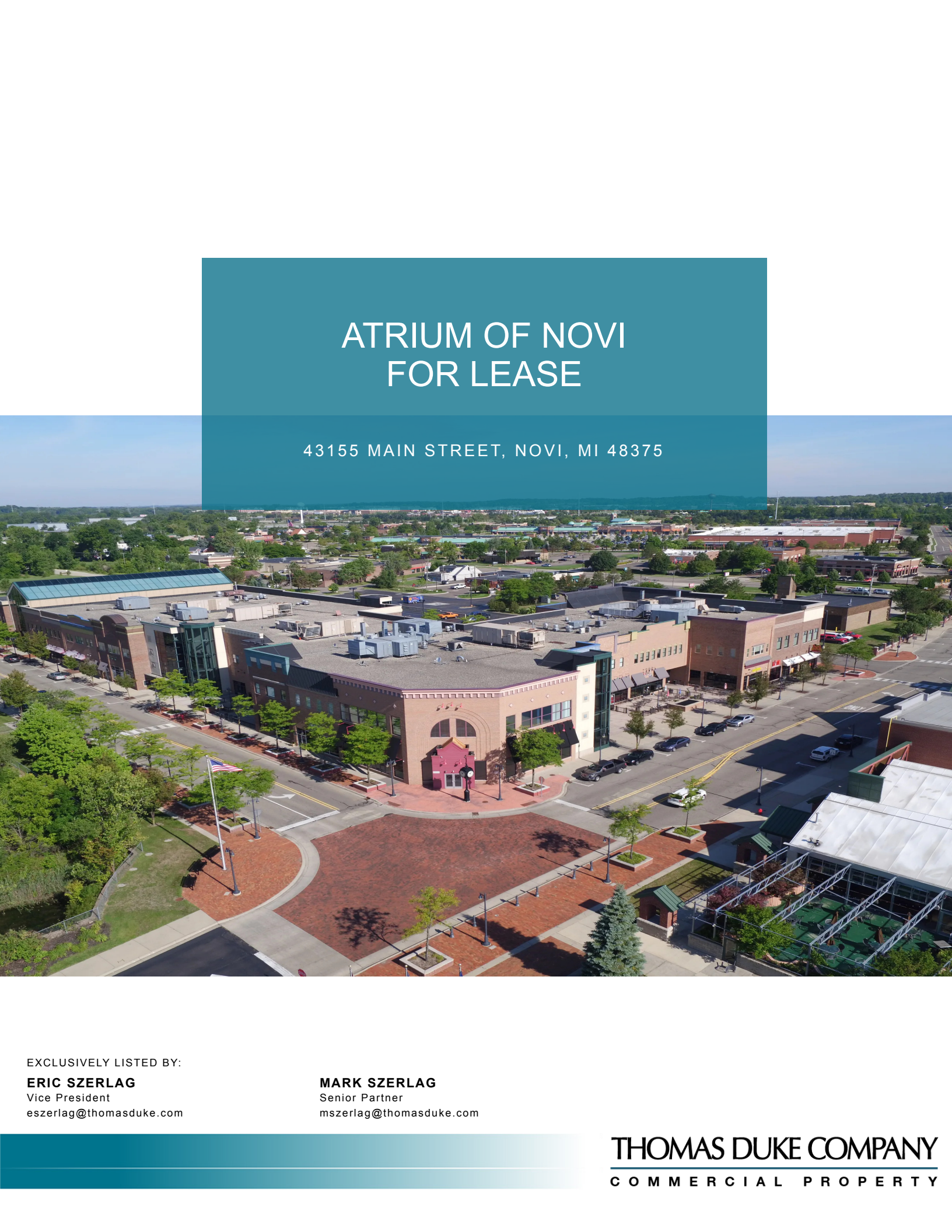


An aerial photograph of a commercial building complex in Novi, Michigan. The main building is a large, multi-story structure with a brick facade and a flat roof. It features a prominent corner entrance with a red awning. The building is surrounded by parking lots, streets, and other commercial buildings. A large, open area with a brick-paved plaza is visible in the foreground. The background shows a suburban landscape with trees and other buildings under a clear sky.

ATRIUM OF NOVI FOR LEASE

43155 MAIN STREET, NOVI, MI 48375

EXCLUSIVELY LISTED BY:

ERIC SZERLAG

Vice President

eszerlag@thomasduke.com

MARK SZERLAG

Senior Partner

mszerlag@thomasduke.com

THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: Atrium Of Novi | Novi, MI 48375



OFFERING SUMMARY

Available SF:	4,045 - 10,991 SF
Lease Rate:	\$20 SF/yr (Gross + Electric)
Year Built:	1998
Building Size:	151,000 SF

PROPERTY HIGHLIGHTS

- Class A Building in the heart of Novi;
- Within walking distance of restaurants and retailers;
- Underground parking;
- Aggressive rental rates;
- Turn-key units available.
- On-Site Professional Management

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	2,190	20,959	65,161
Total Population:	5,548	50,611	152,752
Average HH Income:	\$93,758	\$99,683	\$97,724

AVAILABLE SPACES: Atrium Of Novi | Novi, MI 48375

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 502	Restaurant	\$20.00 SF/YR	Gross + Electric	4,045 SF	Negotiable	Former Mixx Sports Bar
Suite 305	Retail	\$20.00 SF/YR	Gross + Electric	9,113 SF	Negotiable	Divisible.
Suite 2310	Office	\$20.00 SF/YR	Gross + Electric	10,991 SF	Negotiable	
2204A	Office	\$20.00 SF/YR	Gross + Electric	4,798 SF	Negotiable	
312	Retail	\$20.00 SF/YR	Gross + Electric	3,997 SF	Negotiable	Retail Space

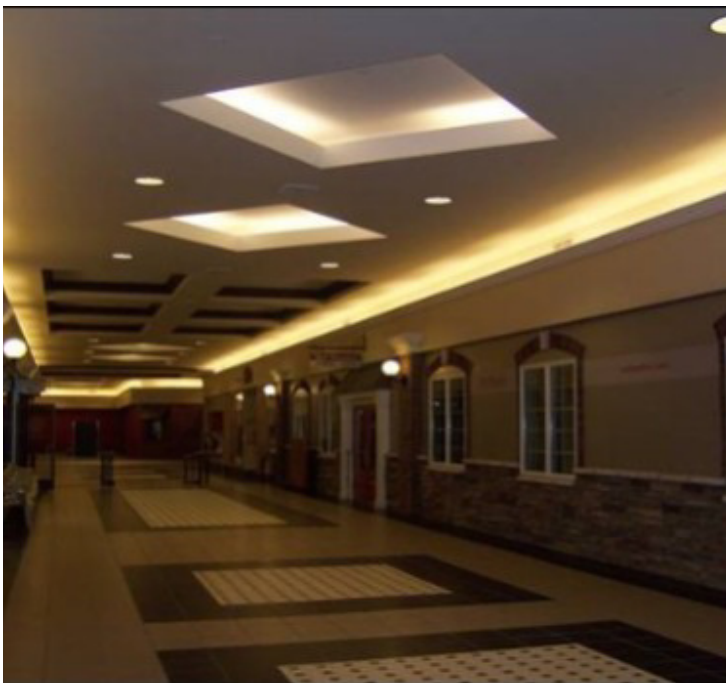
PROPERTY DETAILS: Atrium Of Novi | Novi, MI 48375

PROPERTY NAME:	Atrium of Novi
PROPERTY ADDRESS:	43155 Main Street Novi, MI 48375
PROPERTY TYPE:	Retail
APN:	22-23-176-014 & 025
ZONING:	TC-1, Town Center Dist. 1
YEAR BUILT:	1998
NUMBER OF STORIES:	2
SURROUNDING BUSINESSES:	Novi Town Center; Walmart and many other retailers.
TRAFFIC COUNT & STREETS:	Novi Road = 30,670; Grand River = 22,464
BUILDING SIZE:	151,000 SF
NO. OF PARKING SPACES:	160
UTILITIES:	City Water & Sanitary Sewer
OCCUPANCY:	Immediate

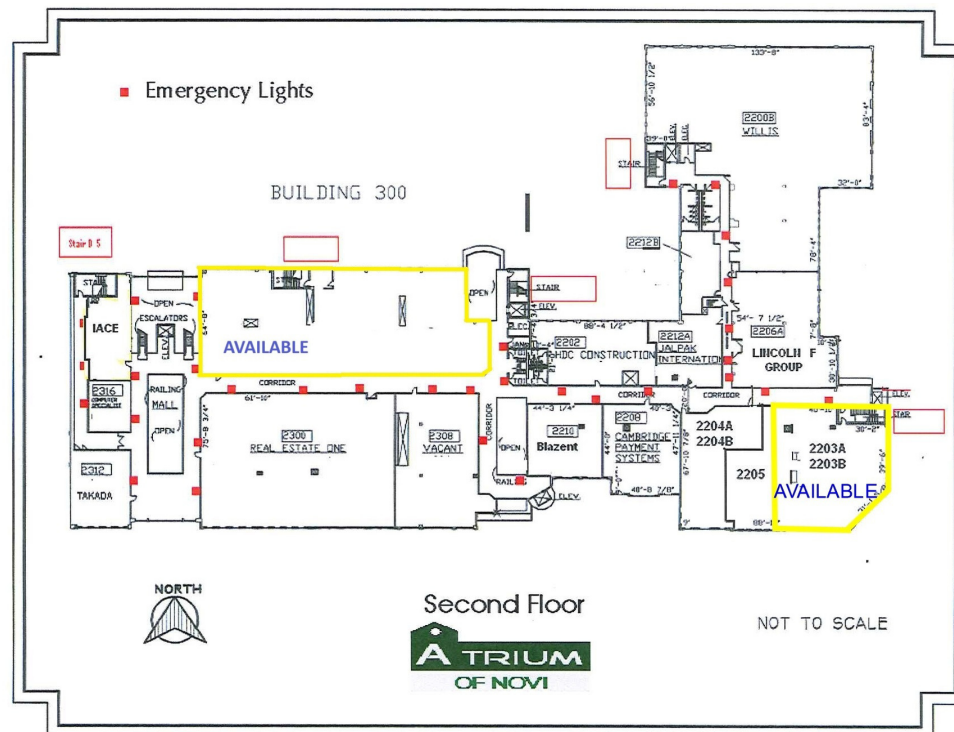
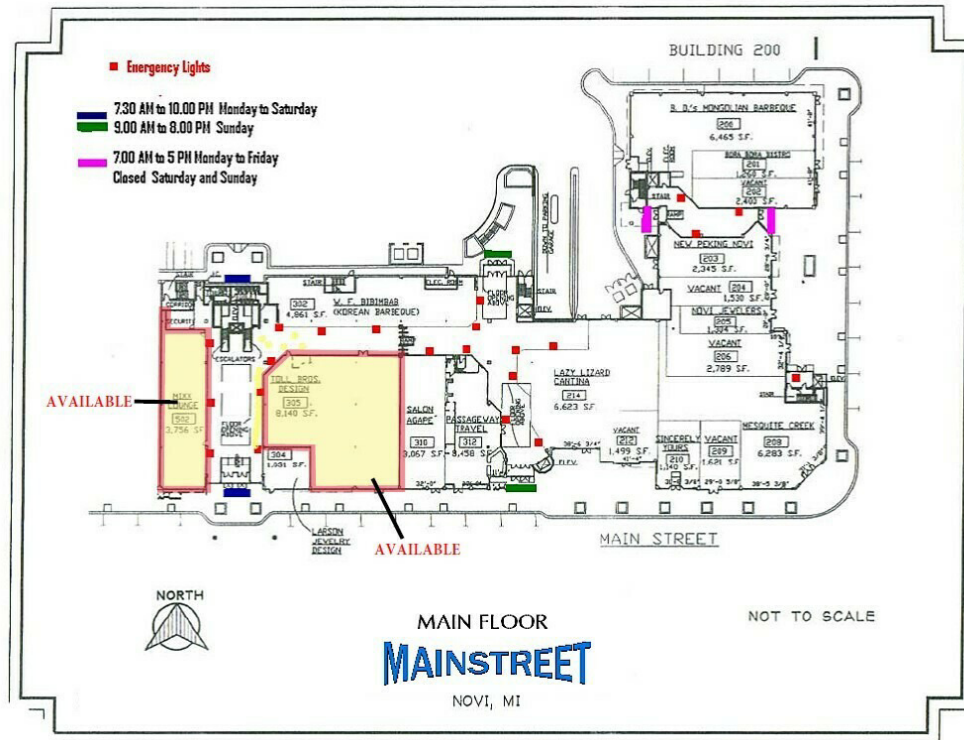
ADDITIONAL PHOTOS: Atrium Of Novi | Novi, MI 48375



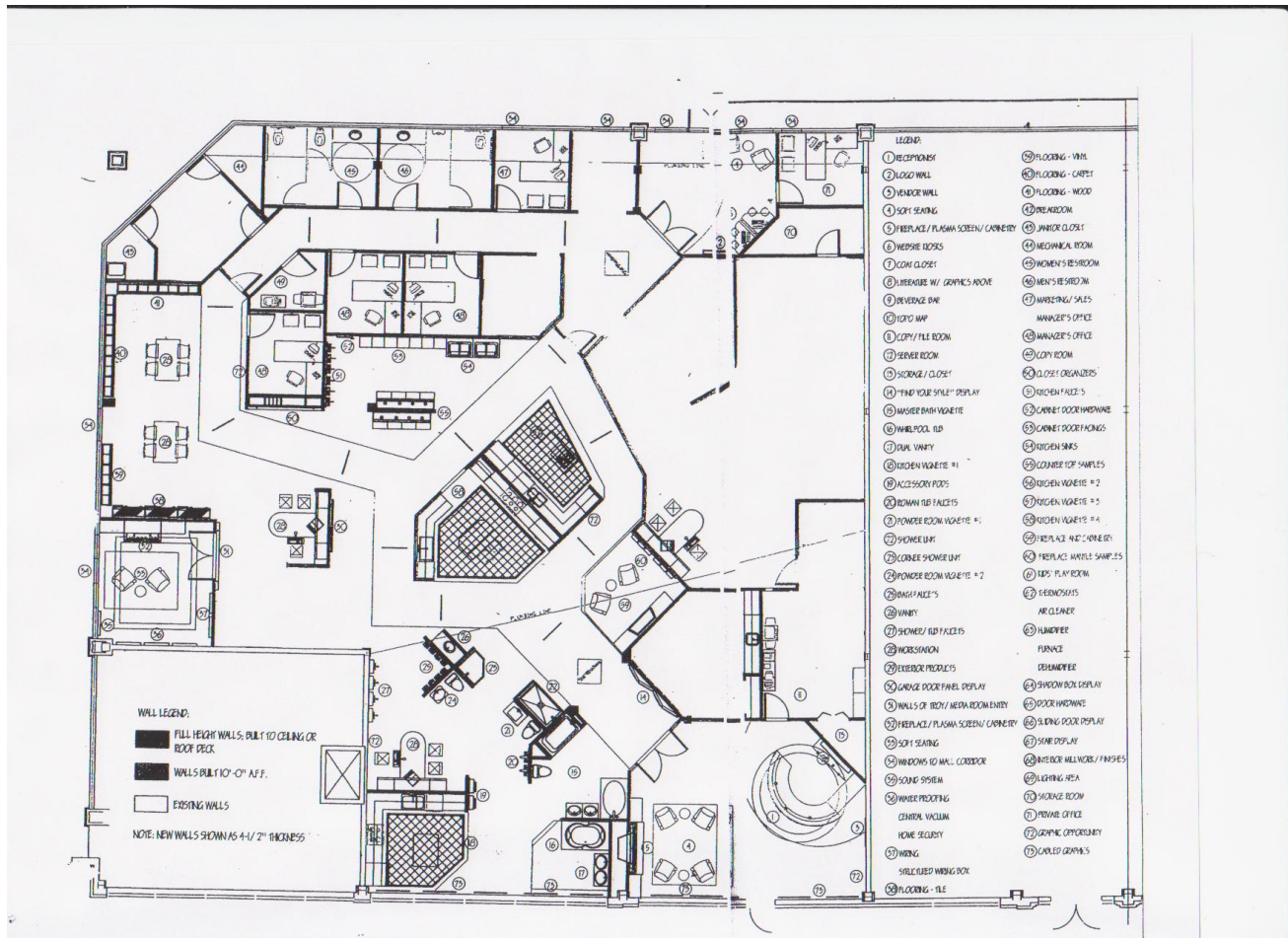
INTERIOR PHOTOS: Atrium Of Novi | Novi, MI 48375



BUILDING PLANS: Atrium Of Novi | Novi, MI 48375



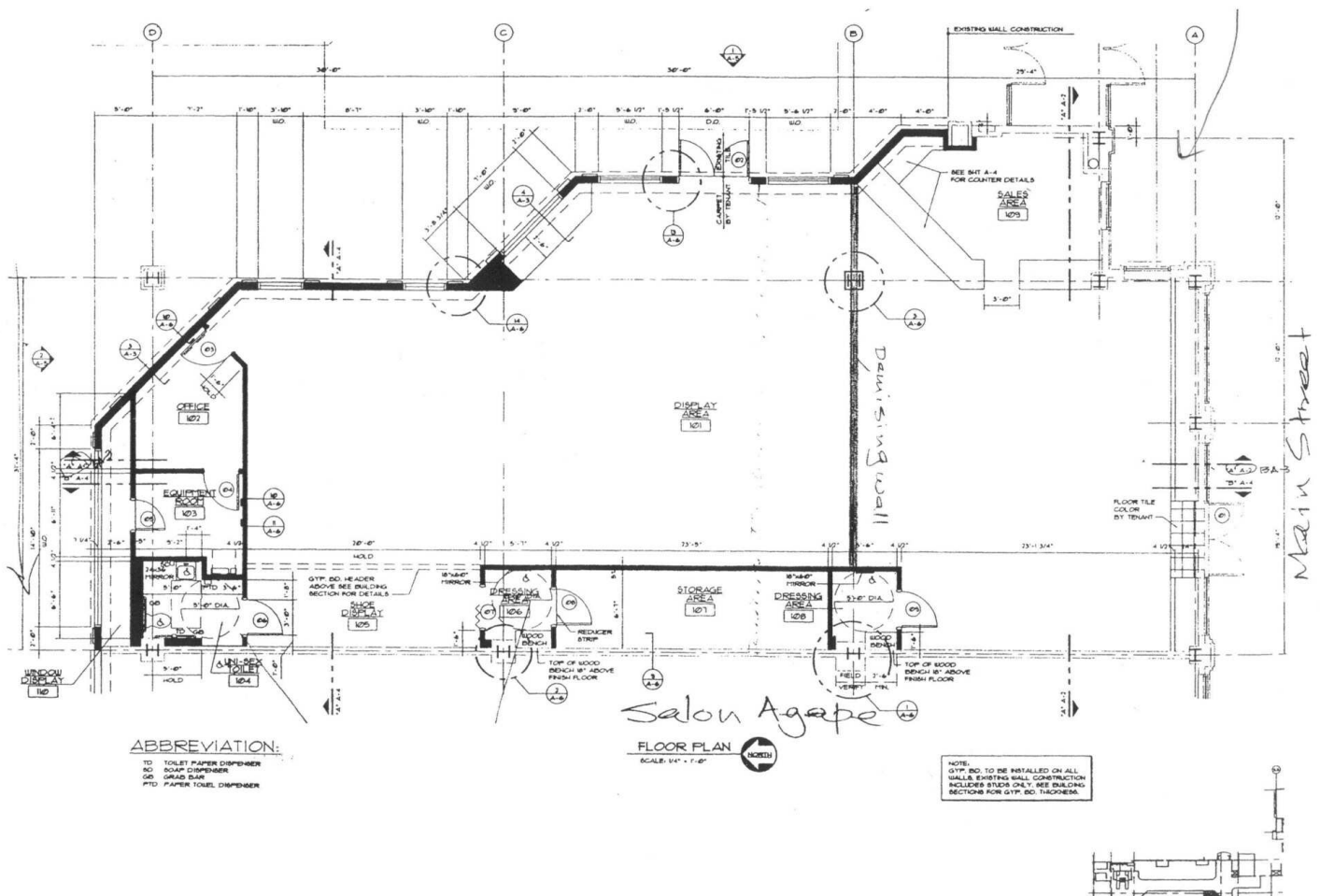
FLOOR PLANS: SUITE 305



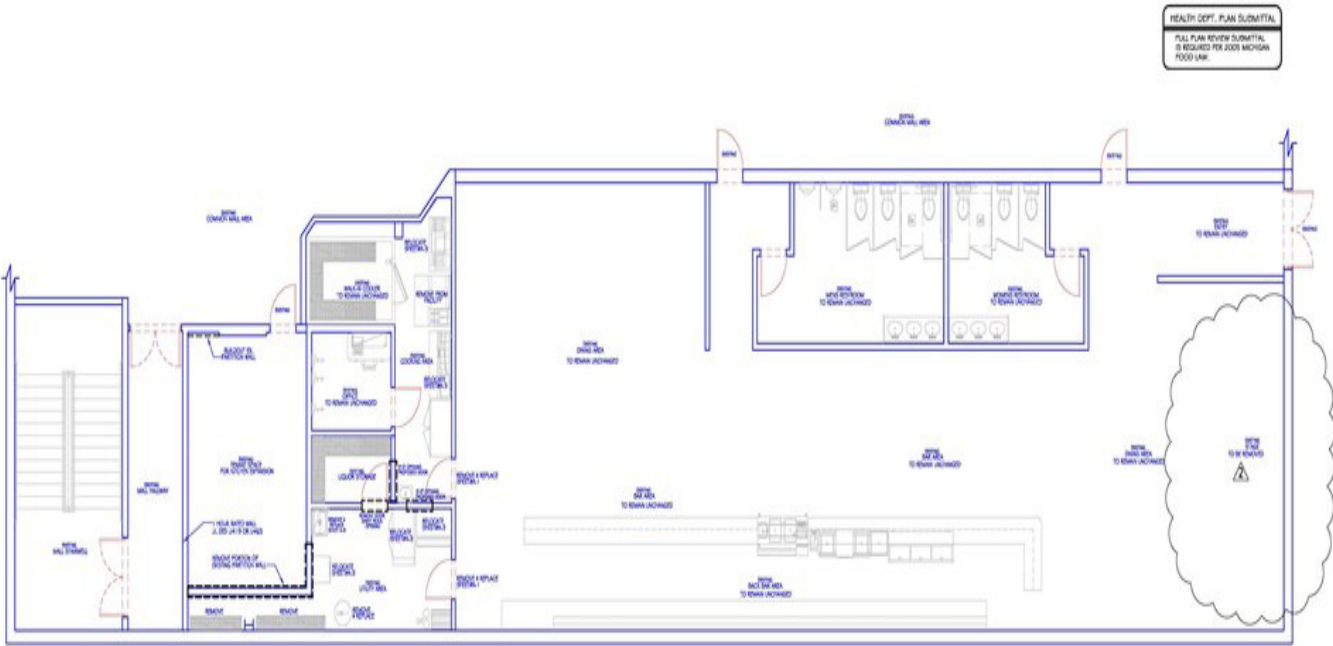
1 SUITE 305

Floor Plan Information

FLOOR PLAN - SUITE 312: Atrium Of Novi | Novi, MI 48375



FLOOR PLANS: SUITE 502 |



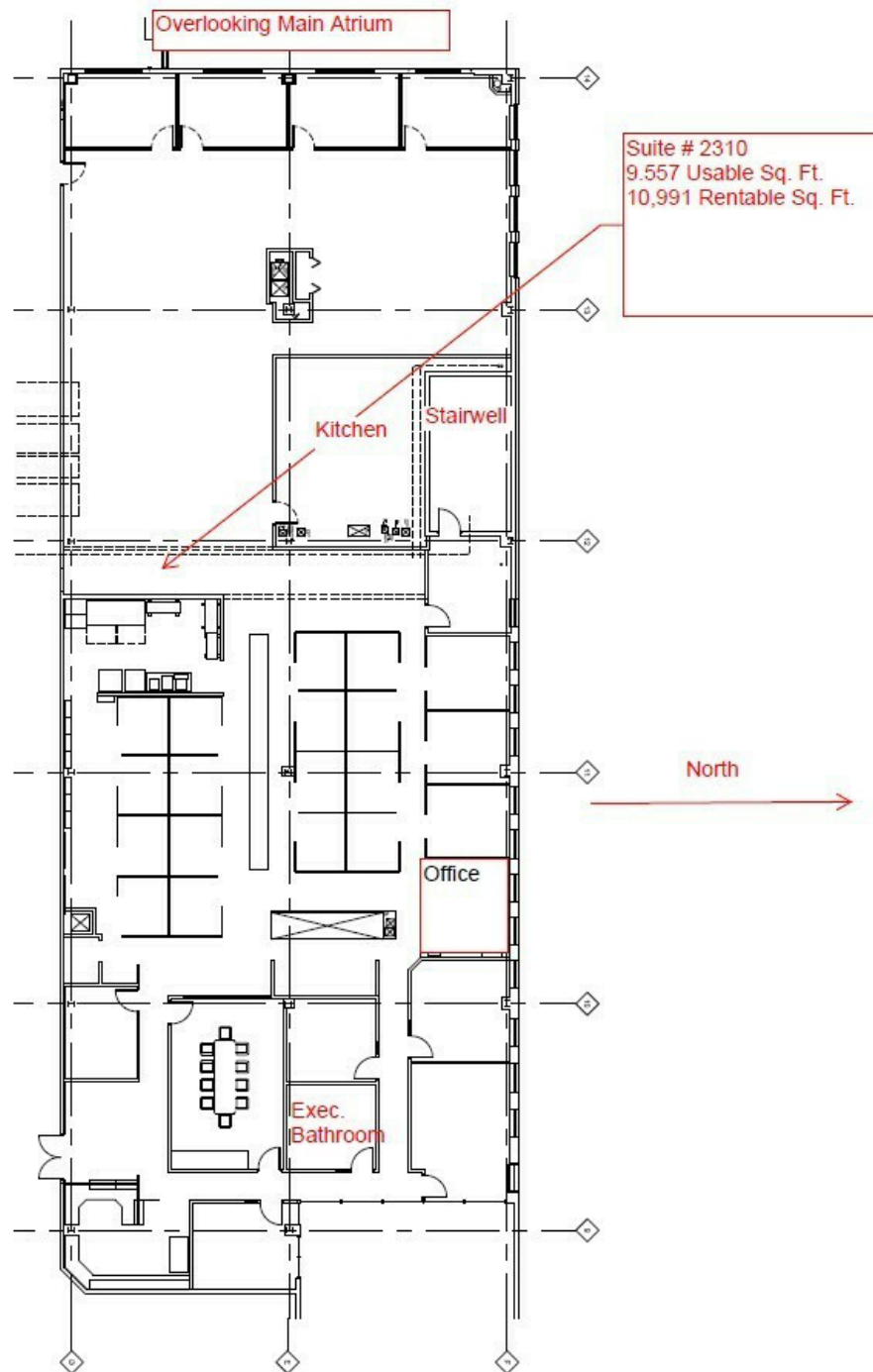
HEALTH DEPT. PLAN SUBMITTAL
FULL PLAN REVIEW SUBMITTAL
IS REQUIRED FOR 2025 MICHIGAN
FOOD LAW.

REVISION TO ORIGINAL SET 8-28-2012

1 Existing Floor Plan-Main Level
A-1 Scale: 1/4" = 1'-0"



FLOOR PLAN - SUITE 2310: Atrium Of Novi | Novi, MI 48375



AERIAL MAP: Atrium Of Novi | Novi, MI 48375





Seal: _____

Title:
Site Plan

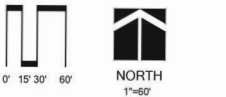
Project:
**The Townes at Main Street
 Novi, Michigan**

Prepared for:
 Singh Development, LLC
 7125 Orchard Lake Road, Suite 200
 West Bloomfield, Michigan 48322
 248.865.1614

Revision:	Issued:
Submission	April 8, 2021
Revised	November 15, 2021
Revised	March 8, 2022

Job Number:
 21-023

Drawn By:	Checked By:
jca	jca

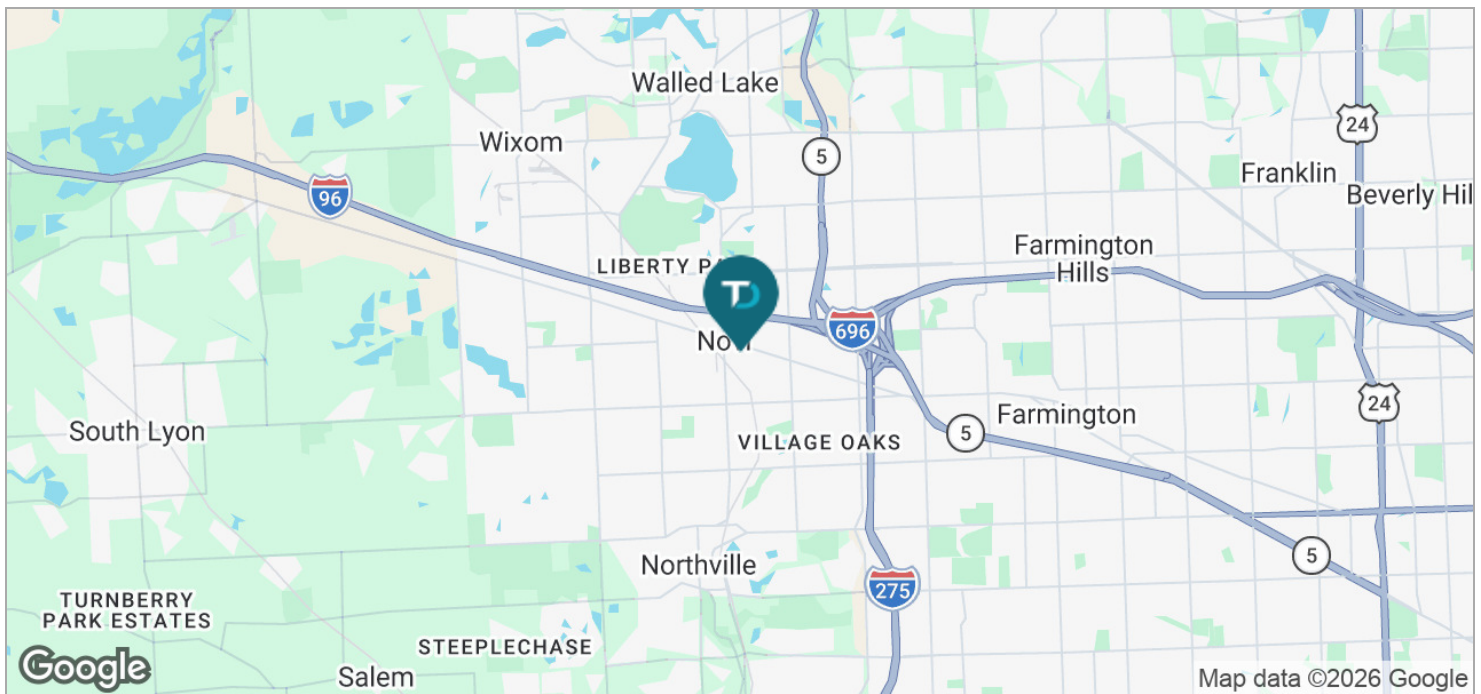
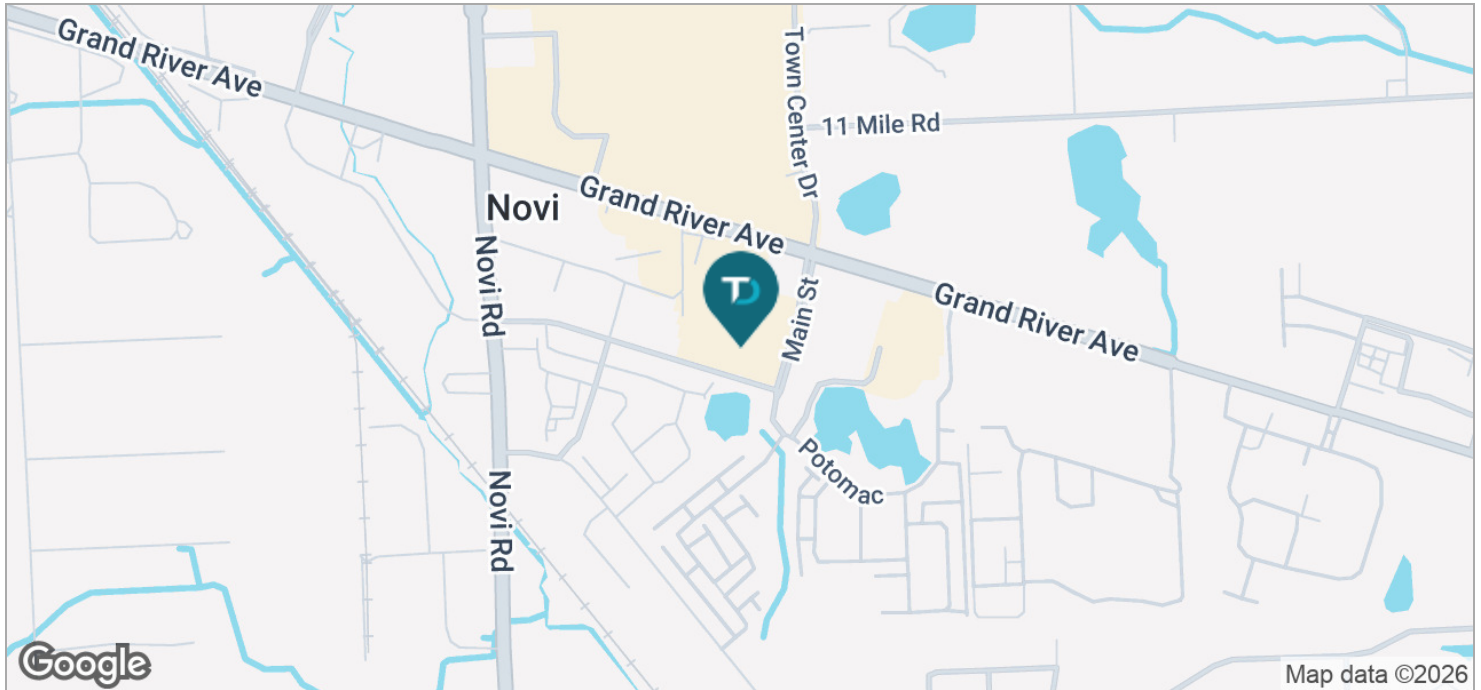


Sheet No. _____

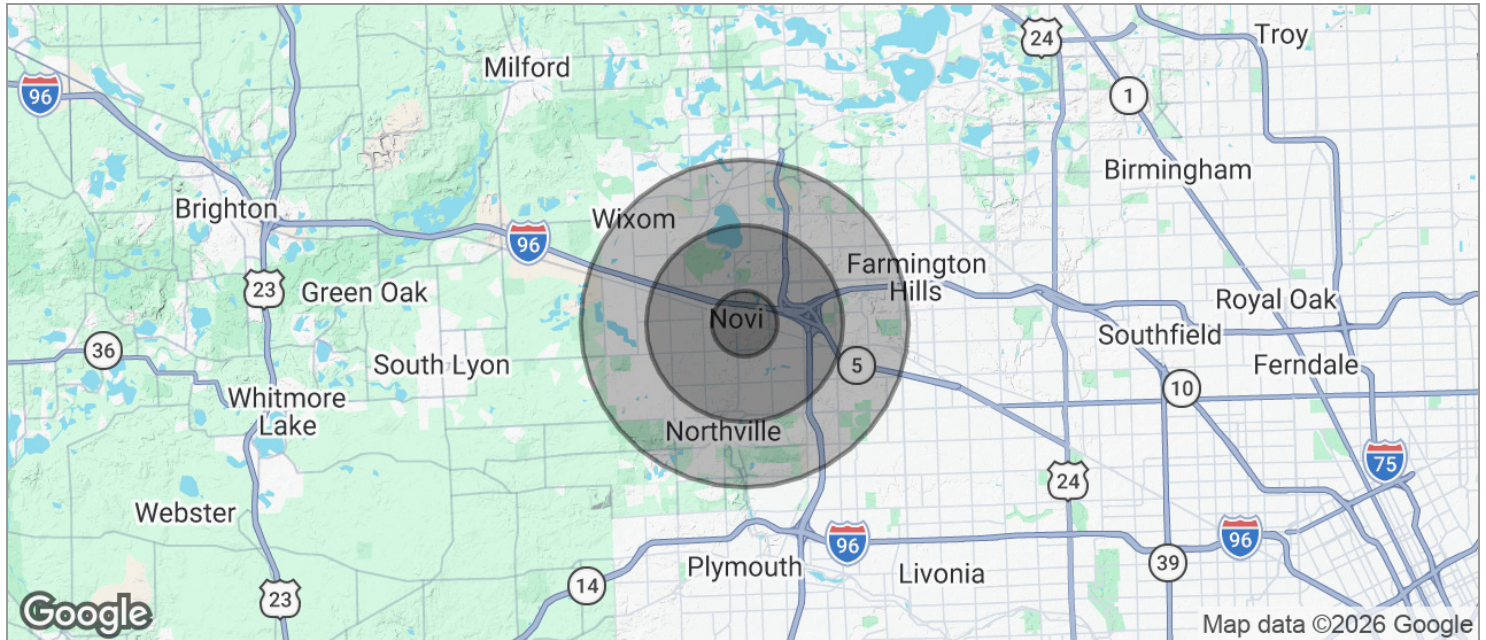
RETAILER MAP: Atrium Of Novi | Novi, MI 48375



LOCATION MAPS: Atrium Of Novi | Novi, MI 48375



DEMOGRAPHICS MAP |



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,548	50,611	152,752
MEDIAN AGE	37.5	39.9	39.8
MEDIAN AGE (MALE)	32.2	37.7	38.4
MEDIAN AGE (FEMALE)	41.3	42.0	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,190	20,959	65,161
# OF PERSONS PER HH	2.5	2.4	2.3
AVERAGE HH INCOME	\$93,758	\$99,683	\$97,724
AVERAGE HOUSE VALUE	\$239,687	\$269,669	\$281,847

* Demographic data derived from 2020 ACS - US Census