

# 44725 GRAND RIVER AVENUE

44725 GRAND RIVER AVENUE | NOVI, MI 48374

Medical/Office Building For Lease



## PROPERTY HIGHLIGHTS

- Premium office building in an outstanding location in Novi, MI
- Elevate your practice by joining this premium medical and healthcare facility designed for modern professionals
- 1,305-3,161 RSF available for medical or general office use
- Join ENT Consultants
- Under new ownership
- Located between Novi and Beck Roads with easy access to I-96
- Minutes away from Henry Ford Novi Hospital
- Conveniently located near Novi restaurants and shops



**DAVID JAPPAYA**    **KEVIN JAPPAYA, CCIM**  
248.851.8900                      248.851.8900  
djappaya@kjcre.com            kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



# 44725 GRAND RIVER AVENUE

44725 GRAND RIVER AVENUE | NOVI, MI 48374

Medical/Office Building For Lease

## OFFERING SUMMARY

Lease Rate:	\$20.00 RSF, NNN
Building Size:	20,805 SF
Parking:	Ample

## AVAILABLE SPACES

### SIZE (SF)

Suite 101/102:	3,161 RSF
Suite 103:	1,305 RSF

## PROPERTY DESCRIPTION

Premium office building in Novi, MI, offering 1,305–3,161 RSF available for medical or general office use. Elevate your practice by joining this premium medical and healthcare facility designed for modern professionals. Join ENT Consultants in this well-maintained building under new ownership. Located between Novi and Beck Roads with easy access to I-96, the property is conveniently located near many restaurants and minutes away from Henry Ford Novi Hospital.

## LOCATION DESCRIPTION

Located on Grand River Avenue between Novi Road and Beck Road with easy access to I-96.

## SURROUNDING BUSINESSES

Sherwin-Williams, Gatsby's, Paradise Park, Suburban Collection, Tim Horton's, Kroger, Outback, Applebee's, Leo's, Home Depot, Providence Park Hospital, and more!

## TRAFFIC (VEHICLES PER DAY)

Grand River Avenue	18,290
(2WAY/ADT/CoStar 2024)	



**DAVID JAPPAYA**    **KEVIN JAPPAYA, CCIM**  
248.851.8900                      248.851.8900  
djappaya@kjcre.com            kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



# 44725 GRAND RIVER AVENUE

44725 GRAND RIVER AVENUE | NOVI, MI 48374

Medical/Office Building For Lease



**KJ** COMMERCIAL  
REAL ESTATE ADVISORS

**DAVID JAPPAYA**    **KEVIN JAPPAYA, CCIM**  
248.851.8900                      248.851.8900  
djappaya@kjcre.com            kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.

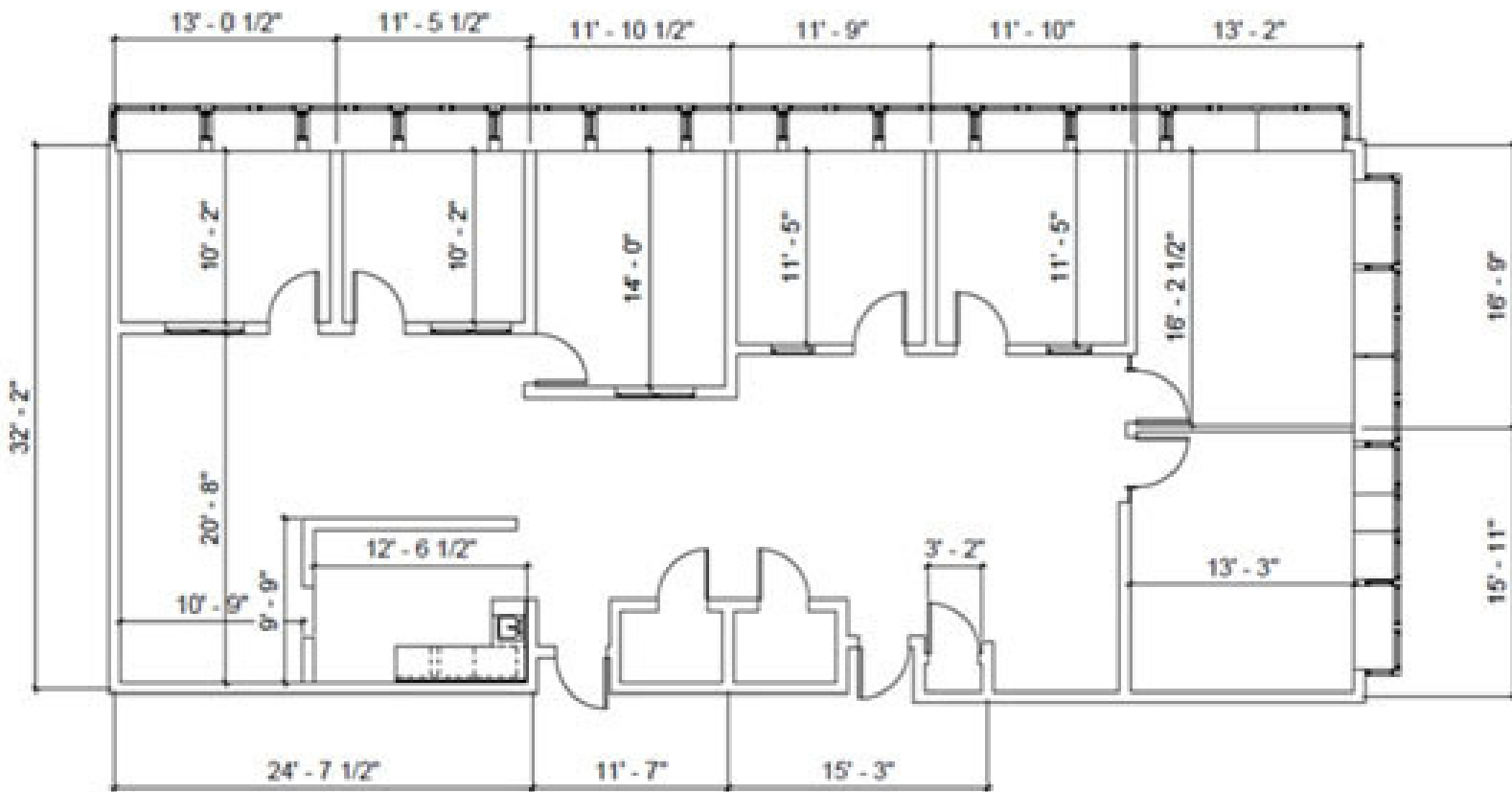


# 44725 GRAND RIVER AVENUE

44725 GRAND RIVER AVENUE | NOVI, MI 48374

Medical/Office Building For Lease

## Suite 101/102



DAVID JAPPAYA    KEVIN JAPPAYA, CCIM  
248.851.8900    248.851.8900  
djappaya@kjcre.com    kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.

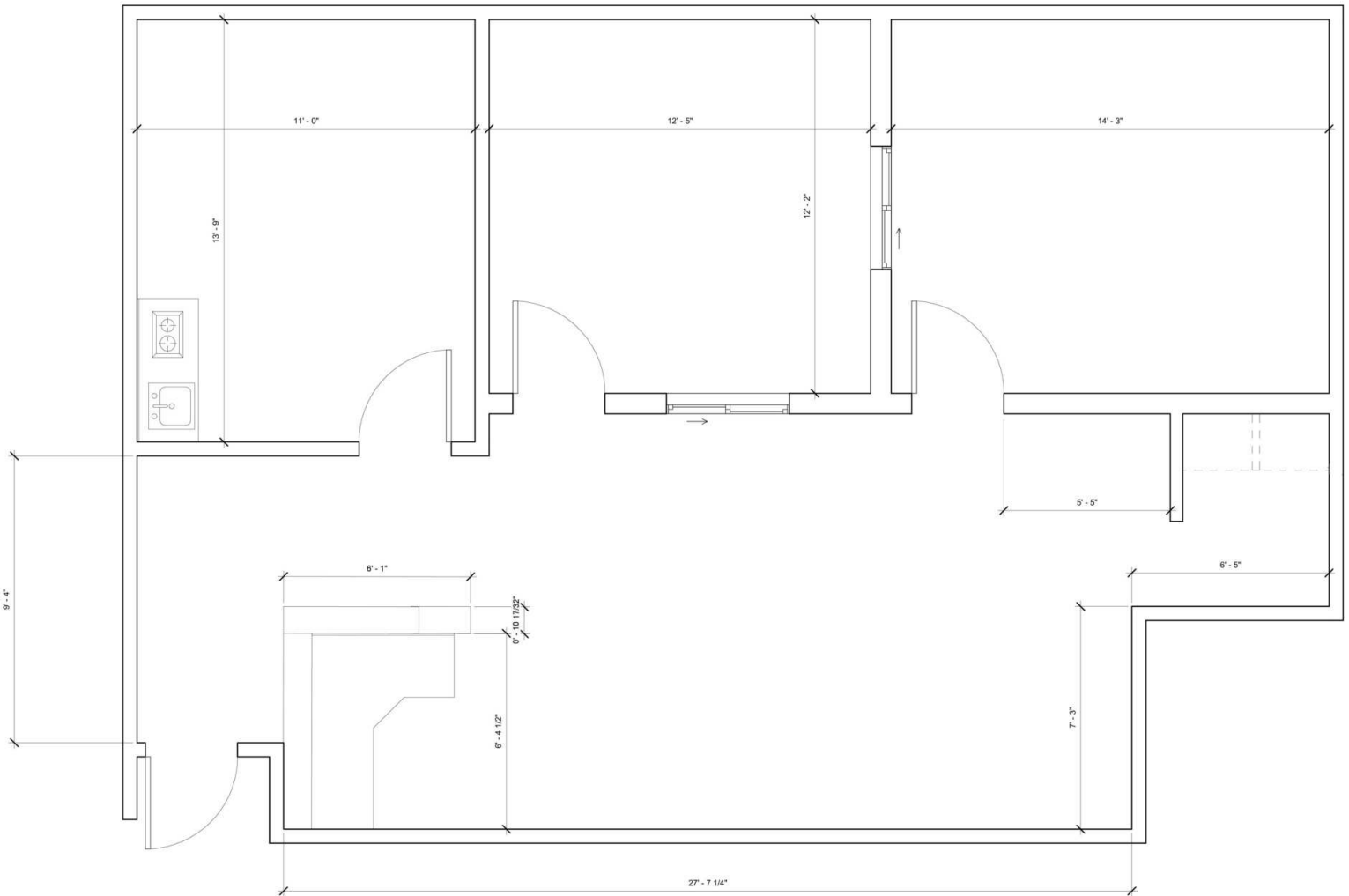


# 44725 GRAND RIVER AVENUE

44725 GRAND RIVER AVENUE | NOVI, MI 48374

Medical/Office Building For Lease

## Suite 103



**DAVID JAPPAYA**    **KEVIN JAPPAYA, CCIM**  
248.851.8900                      248.851.8900  
djappaya@kjcre.com            kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.

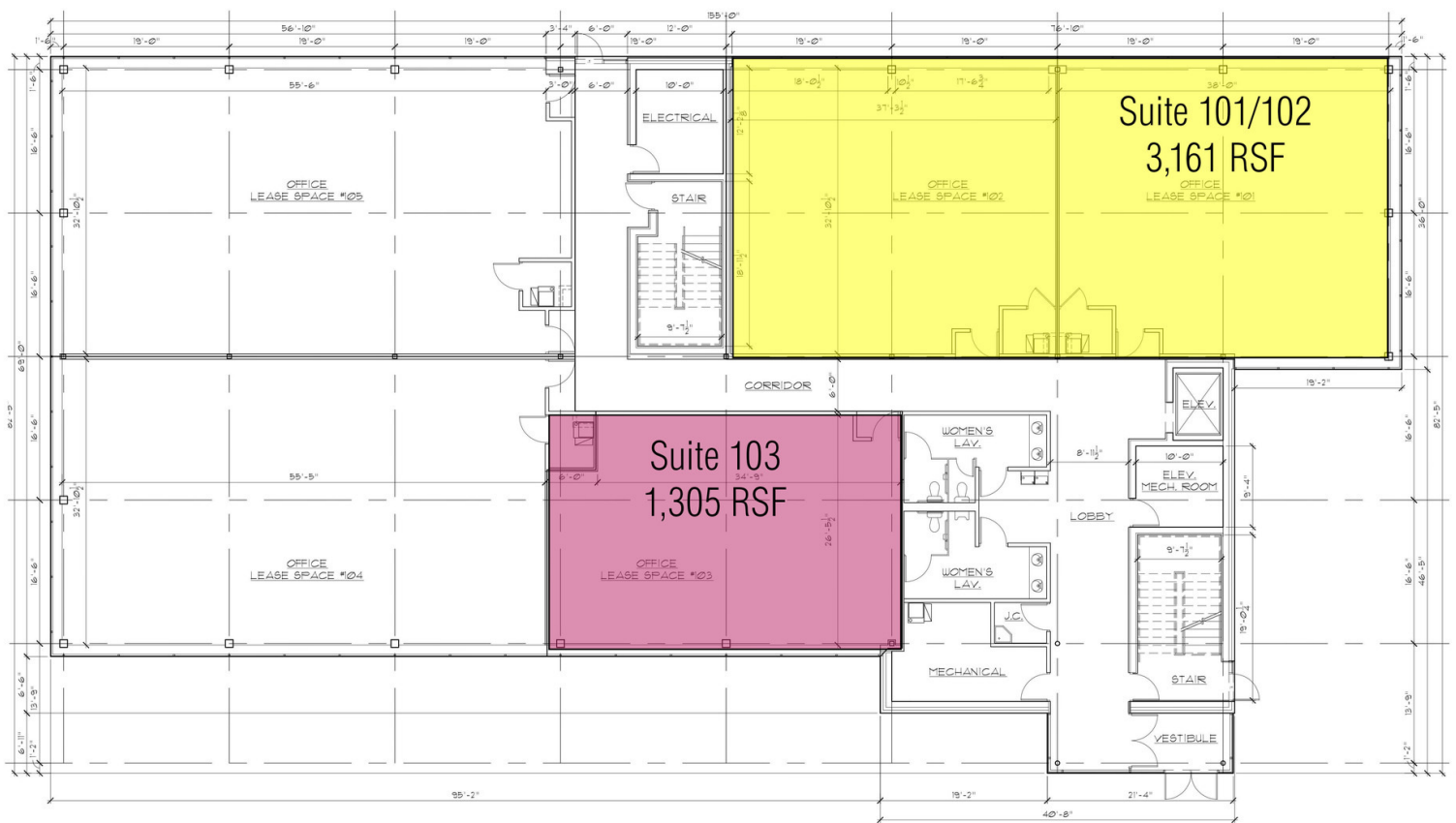


# 44725 GRAND RIVER AVENUE

44725 GRAND RIVER AVENUE | NOVI, MI 48374

Medical/Office Building For Lease

## FLOOR PLAN - 1ST FLOOR



- SUITE 103: 3,161 RSF
- SUITE 101/102: 3,161 RSF



**DAVID JAPPAYA**    **KEVIN JAPPAYA, CCIM**  
248.851.8900                      248.851.8900  
djappaya@kjcre.com            kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.

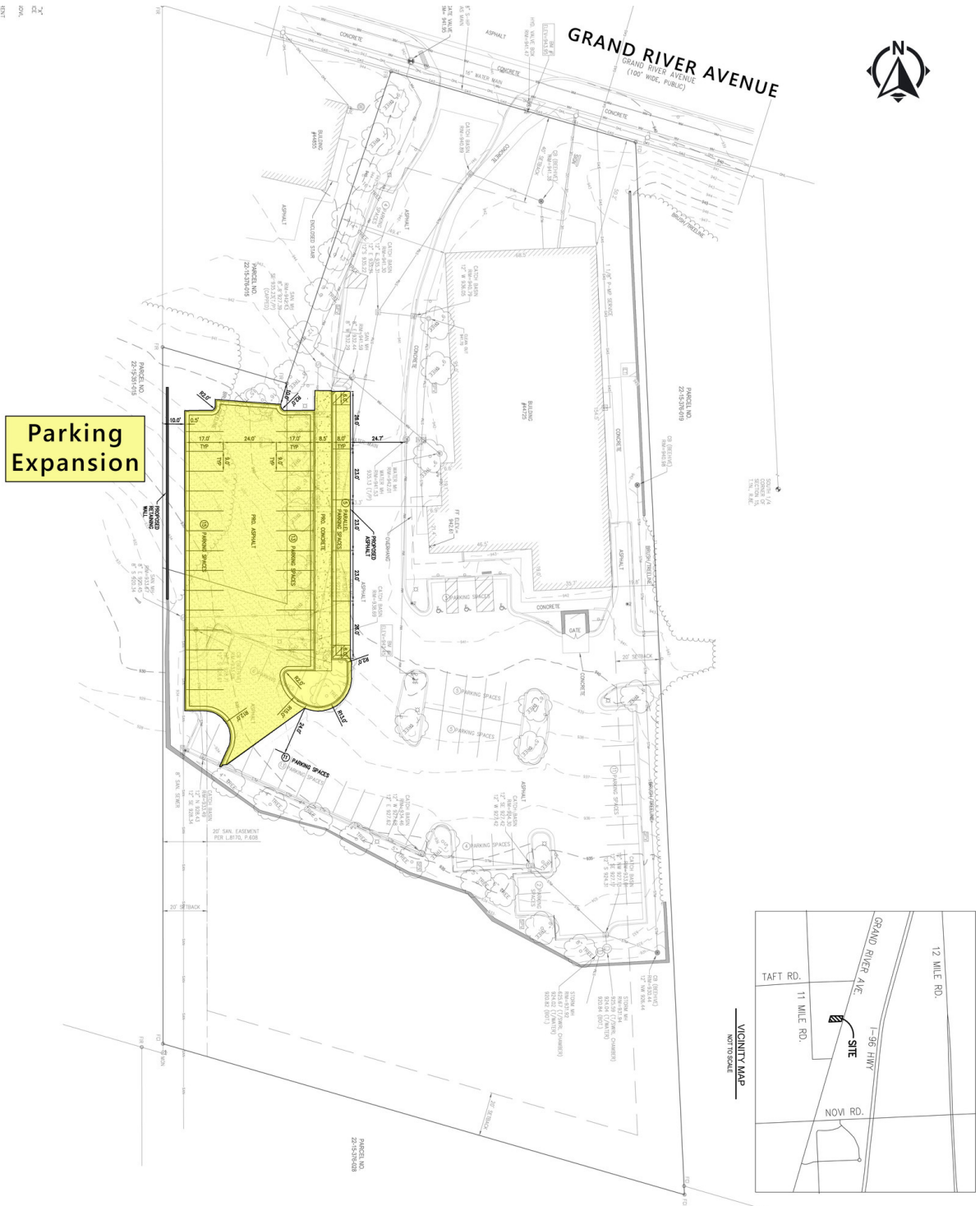


# 44725 GRAND RIVER AVENUE

44725 GRAND RIVER AVENUE | NOVI, MI 48374

Medical/Office Building For Lease

1" = 20'  
1" = 10'  
1" = 5'  
1" = 2.5'



**DAVID JAPPAYA**    **KEVIN JAPPAYA, CCIM**  
248.851.8900                      248.851.8900  
djappaya@kjcre.com            kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

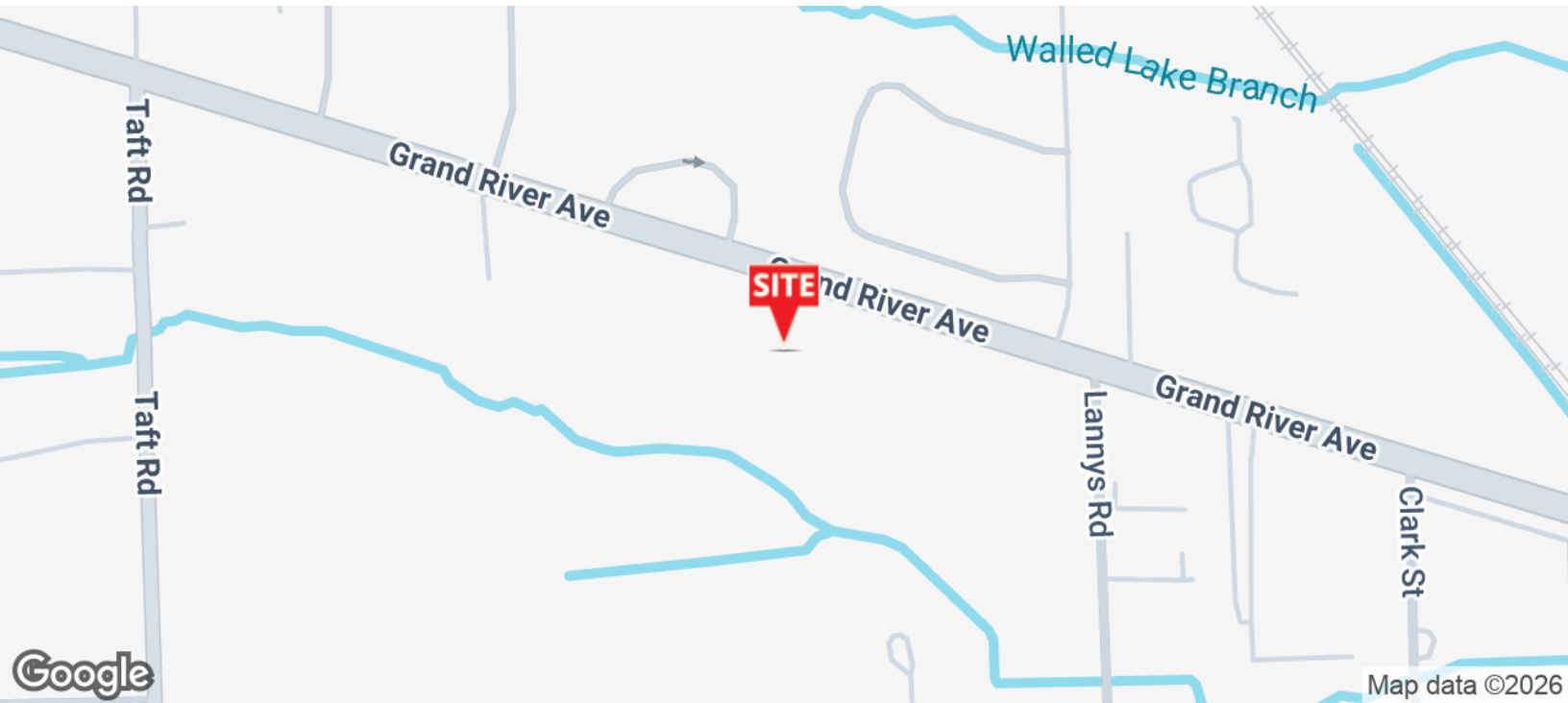
Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



# 44725 GRAND RIVER AVENUE

44725 GRAND RIVER AVENUE | NOVI, MI 48374

Medical/Office Building For Lease



**DAVID JAPPAYA**    **KEVIN JAPPAYA, CCIM**  
248.851.8900                      248.851.8900  
djappaya@kjcre.com            kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



# 44725 GRAND RIVER AVENUE

44725 GRAND RIVER AVENUE | NOVI, MI 48374

Medical/Office Building For Lease



**KJ** COMMERCIAL  
REAL ESTATE ADVISORS

DAVID JAPPAYA    KEVIN JAPPAYA, CCIM  
248.851.8900    248.851.8900  
djappaya@kjcre.com    kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

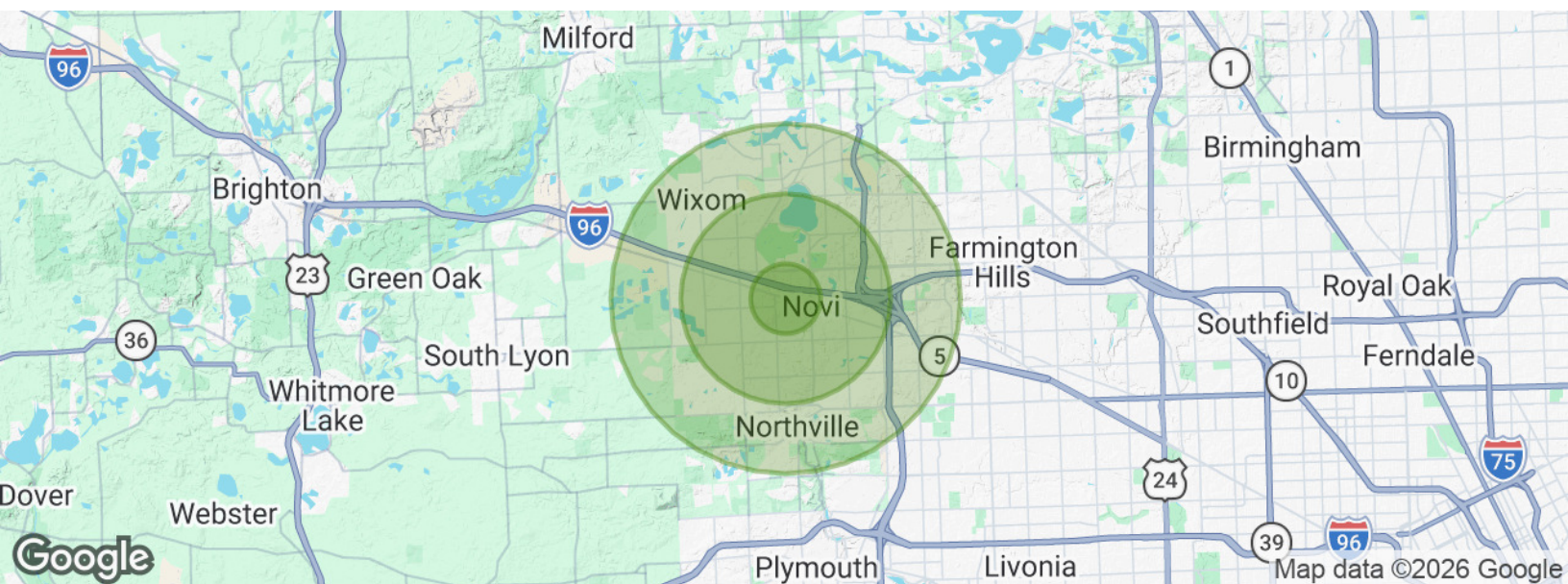
Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



# 44725 GRAND RIVER AVENUE

44725 GRAND RIVER AVENUE | NOVI, MI 48374

Medical/Office Building For Lease



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,377	55,117	154,160
Median age	41.9	41.7	42.5
Median age (Male)	41.0	42.1	42.3
Median age (Female)	42.6	41.4	42.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,252	22,963	66,366
# of persons per HH	2.7	2.4	2.3
Average HH income	\$181,403	\$142,313	\$140,274
Average house value	\$461,632	\$417,105	\$414,190

\* Demographic data derived from 2020 ACS - US Census



DAVID JAPPAYA    KEVIN JAPPAYA, CCIM  
 248.851.8900    248.851.8900  
 djappaya@kjcre.com    kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.

