



**WINSTON-TRAITTEL REALTY, INC.**

740 Welch Road, Commerce Township, MI 48390



## **For Lease**

46500 Desoto Court

Novi, MI 48377

**19,600 Square Feet**

Mark Lusky

[mlusky@wtrealty.com](mailto:mlusky@wtrealty.com)

Office: 248-624-7200

Fax: 248-624-7239

[www.wtrealty.com](http://www.wtrealty.com)

**For More Information Call (248) 624-7200**

Information contained herein is subject to verification and no liability for errors or omissions is assumed.  
Price is subject to change and listing may be withdrawn without notice.

# Summary

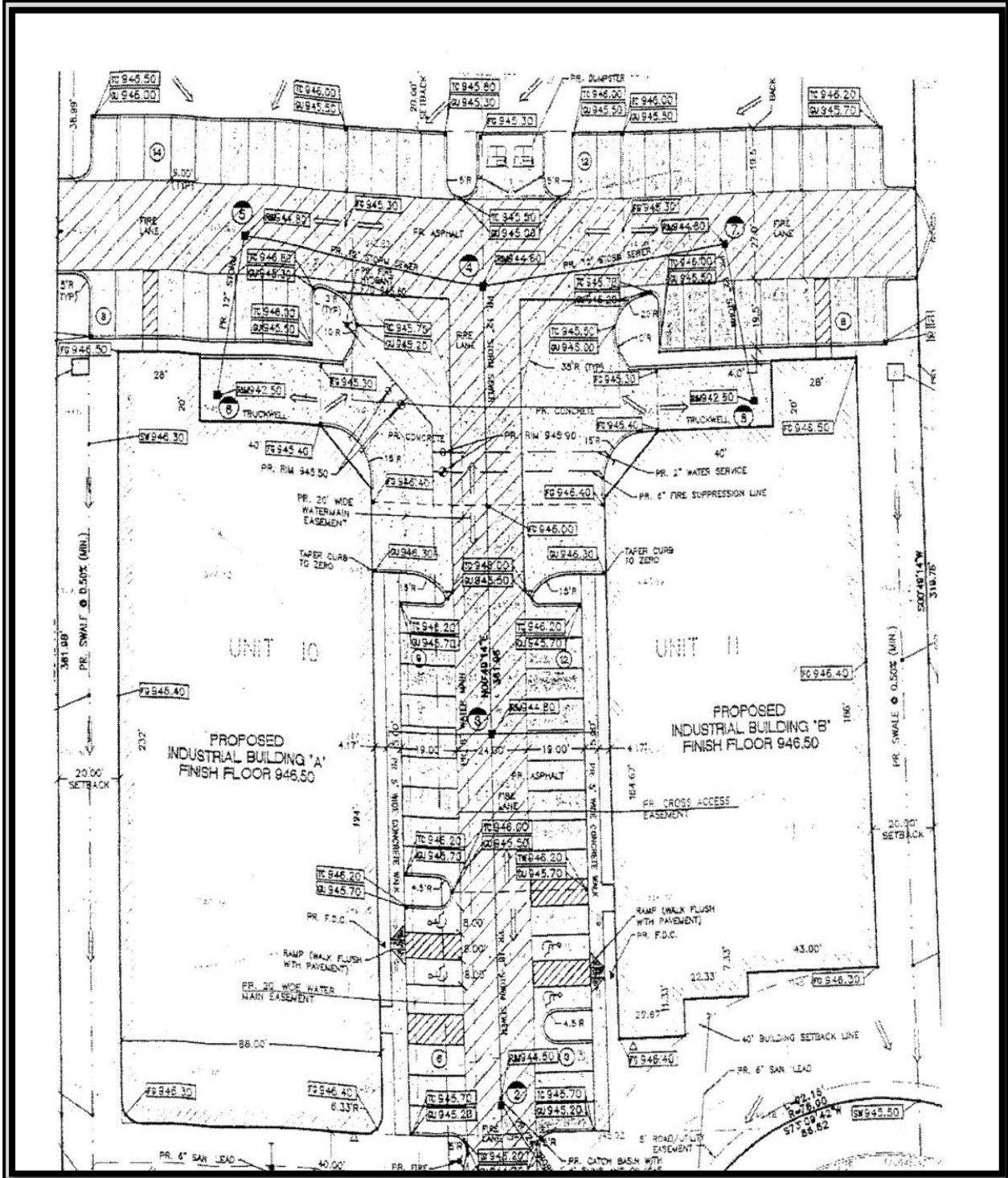
<b>Property Address:</b>	46500 Desoto Court Novi, MI 48377
<b>Space Available:</b>	19,600 Square Feet
<b>Office Space:</b>	3,600 sq. ft.
<b>Location:</b>	East of Beck Road, South of Pontiac Trail
<b>Ceiling Height:</b>	20' clearance
<b>Year Built:</b>	2008
<b>Zone:</b>	I-1
<b>Well:</b>	1 Truck well
<b>Parking:</b>	37 spaces
<b>Door:</b>	1 overhead door
<b>Power:</b>	220/3 Phase
<b>Taxes:</b>	Summer 2023 - \$20,661.97 Winter 2023 - \$794.32
<b>Lease Rate:</b>	\$8.95 NNN
<b>Building Highlights:</b>	Excellent condition Good freeway access



**WINSTON-TRAITTEL REALTY, INC.**  
740 Welch Road, Commerce Township, MI 48390

Information contained herein is subject to verification and no liability for errors or omissions is assumed.  
Price is subject to change and listing may be withdrawn without notice.

# Site Plan

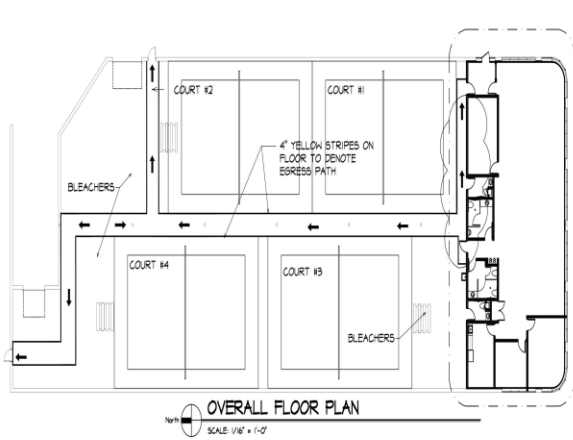


**W** WINSTON-TRAITTEL REALTY, INC.  
740 Welch Road, Commerce Township, MI 48390

Information contained herein is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing may be withdrawn without notice.



# Office Plan



### INTERIOR FINISH NOTES:

- THE INTERIOR HALL AND CEILING FINISHES WILL COMPLY WITH IBC SECTION 905.5 CLASS A FOR EXIT PASSAGEWAYS AND CORRIDORS. CLASS B FOR ROOMS AND ENCLOSED SPACES.
- CLASS 1 FLOOR FINISHES WILL BE INSTALLED FOR EXIT PASSAGEWAYS AND EXIT ACCESS CORRIDORS. ALL OTHER FLOOR AREAS MUST COMPLY WITH DOC FF-1 FILL TEST.
- CATALOG CUTS AND DOCUMENTATION FOR ALL INTERIOR FINISHES WILL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.
- ALL FLOOR CERAMIC TILE SHALL HAVE A SLIP RESISTANT FINISH.
- ALL HALL AND GYP-SUM BOARD CEILING SURFACES TO RECEIVE ONE COAT OF PRIMER AND TWO COATS OF PAINT.
- WINDOW SILL RETURNS TO BE PLASTIC LAMINATE ON PARTICLE BOARD. COLOR TO BE DETERMINED.
- ACOUSTIC CEILING TILE AND GRID TO BE USG EQUIP. CLIMARUS PL WHITE W/ CONTRICITE FIBER WHITE OR AS APPROVED BY OWNER.
- THE INTERIOR FLOOR FINISHES WILL COMPLY WITH SECTION 04.
- CHANGES IN FLOOR LEVEL SHALL BE 2" HIGH MAXIMUM UNLESS A RAMP IS PROVIDED.
- CHANGES IN FLOOR LEVEL BETWEEN 2" & 4" SHALL BE DEVELOPED WITH A SLOPE NOT STEEPER THAN 1:2.

### PARTITION LEGEND

- 1/2" GYP BOARD ON BOTH SIDES OF 3/4" METAL STUDS @ 16" O.C. TO UNDERSIDE OF THE ACOUSTIC LAT-IN CEILING.
- 1/2" GYP BOARD ON BOTH SIDES OF 3/4" METAL STUDS @ 16" O.C. GYP-SUM BOARD TO EXTEND TO 3" ABOVE FINISHED CEILING.
- 1/2" GYP BOARD ON BOTH SIDES OF 3/4" METAL STUDS @ 16" O.C. GYP-SUM BOARD TO EXTEND 3" ABOVE FINISHED CEILING W/ SOUND BATT INSULATION.
- 1/2" GYP BOARD ON BOTH SIDES OF 3/4" METAL STUDS @ 16" O.C. GYP-SUM BOARD TO ROOF DECK W/ SOUND BATT INSULATION.
- 1/2" GYP BOARD ON ONE SIDE OF 3/4" METAL STUDS @ 16" O.C. FLOOR TO 3" ABOVE THE FINISHED CEILING WITH 1/2" RIGID INSULATION.
- 1/2" GYP BOARD ON BOTH SIDES OF 3/4" METAL STUDS @ 16" O.C. GYP-SUM BOARD TO ROOF DECK W/ SOUND BATT INSULATION.

### ROOM FINISH LEGEND

- OPT - CARPET
- SBSP - GYP-SUM BOARD - PAINTED
- CT - CERAMIC TILE
- AC - ACOUSTIC LAT-IN CEILING
- VB - VINYL BASE
- FRP - FIBERGLASS REINFORCED PANEL OVER GYP SD
- BH - BY MANUFACTURER
- VCT - VINYL TILE
- EBP - EXIST. BLOCK / PAINTED
- VP - VINYL WOOD PLANK
- SV - SHEET VINYL
- CMU - PAINTED CONC. MASONRY UNIT
- ESP - EPOXY PAINTED FLOOR

### Hardware Schedule

INTERIOR DOOR - Set A		INTERIOR DOOR - Set B		INTERIOR DOOR - Set C	
Butts	Clear	Butts	Clear	Butts	Clear
Latchset	Bumper	Latchset	Bumper	Privacy Set	Bumper

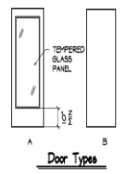
INTERIOR DOOR - Set D	
Butts	Clear
Push Pull Hardware	Bumper

ALL DOORS TO HAVE LEVEL HANDLE LOCK AND LATCHSETS TO MEET WITH BARRIER FREE REQUIREMENTS. SEE SPECIFICATIONS.

ALL DOORS TO BE SOLID CORE WITH A STAIN / POLYURETHANE FINISH TO BE APPROVED BY OWNER. DOOR FRAMES TO BE PAINTED FINISH.

DOOR OPENING FORCE WILL BE AS FOLLOWS:

- INTERIOR HINGED DOORS = 5.0 LBS OR 22.2 N
- SLINGS OR HINGED DOORS = 5.0 LBS OR 22.2 N

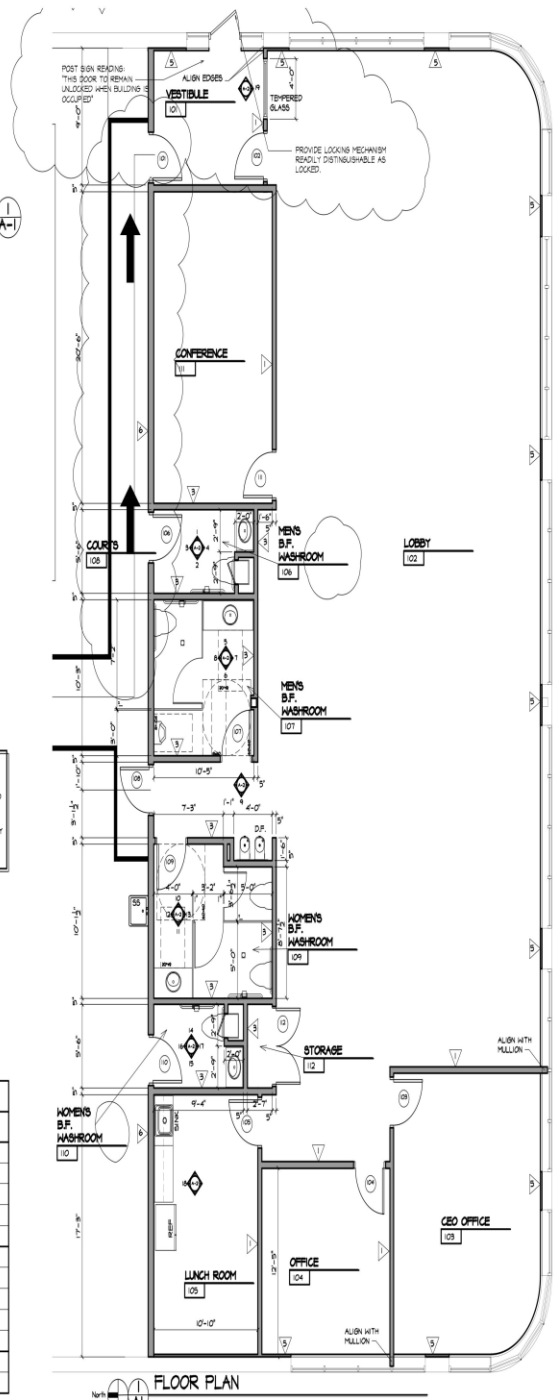


### DOOR SCHEDULE

Door Number	SIZE	FRAME		HARDWARE		TYPE	NOTES
		Wt	Hgt	MATL	SET NO		
101	3'-0" x 7'-0"	HD	D	B	---	---	---
102	3'-0" x 7'-0"	HD	A	B	---	---	---
103	3'-0" x 7'-0"	HD	B	B	---	---	---
104	3'-0" x 7'-0"	HD	B	B	---	---	---
105	3'-0" x 7'-0"	HD	B	B	---	---	---
106	3'-0" x 7'-0"	HD	C	B	---	---	---
107	3'-0" x 7'-0"	HD	B	B	---	---	---
108	3'-0" x 7'-0"	HD	A	B	---	---	---
109	3'-0" x 7'-0"	HD	B	B	---	---	---
110	3'-0" x 7'-0"	HD	C	B	---	---	---
111	3'-0" x 7'-0"	HD	B	B	---	---	---
112	3'-0" x 7'-0"	HD	B	B	---	---	---

### ROOM FINISH SCHEDULE

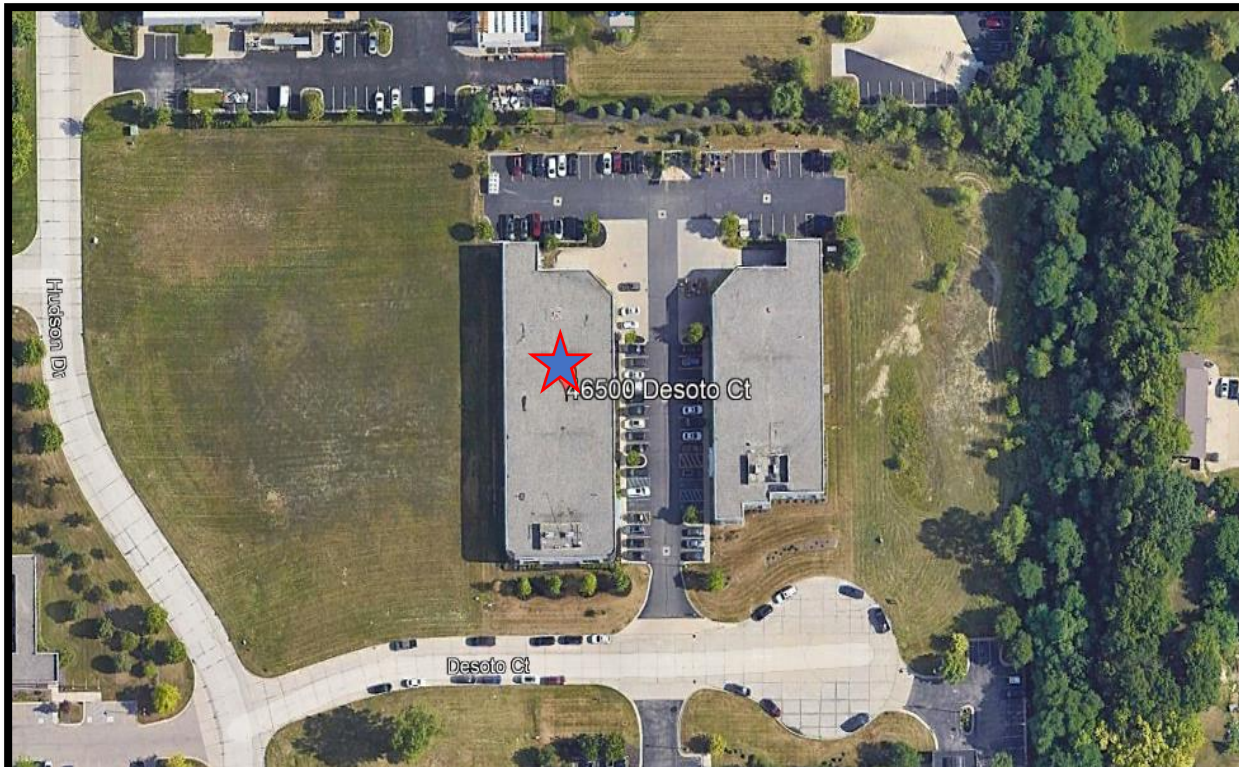
Number	Room Name	FLOORING		WALLS				CEILING		NOTES
		Fy	Base	N	E	S	W	Height	Height	
101	VESTIBULE	CT	CT	ESP	ESP	ESP	ESP	AC	9'-0"	---
102	LOBBY	OPT	CT	ESP	ESP	ESP	ESP	AC	9'-0"	---
103	CEO OFFICE	OPT	CT	ESP	ESP	ESP	ESP	AC	9'-0"	---
104	OFFICE	OPT	CT	ESP	ESP	ESP	ESP	AC	9'-0"	---
105	LUNCH ROOM	VCT	VB	ESP	ESP	ESP	ESP	AC	9'-0"	---
106	M.F. WASHROOM	CT	CT	ESP	ESP	ESP	ESP	ESP	9'-0"	---
107	B.F. WASHROOM	CT	CT	ESP	ESP	ESP	ESP	ESP	9'-0"	---
108	COURTS	ESP	---	CMU	CMU	ESP	CMU	EXP	25'-0"	---
109	B.F. WASHROOM	CT	CT	ESP	ESP	ESP	ESP	ESP	9'-0"	---
110	B.F. WASHROOM	CT	CT	ESP	ESP	ESP	ESP	ESP	9'-0"	---
111	CONFERENCE	OPT	CT	ESP	ESP	ESP	ESP	ESP	9'-0"	---
112	STORAGE	OPT	CT	ESP	ESP	ESP	ESP	AC	9'-0"	---



10/13/2014 10:56 AM C:\Users\jg\Documents\133014\133014.dwg, A1, F:\2014\133014.dwg, A1

Information contained herein is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing may be withdrawn without notice.

# Aerial

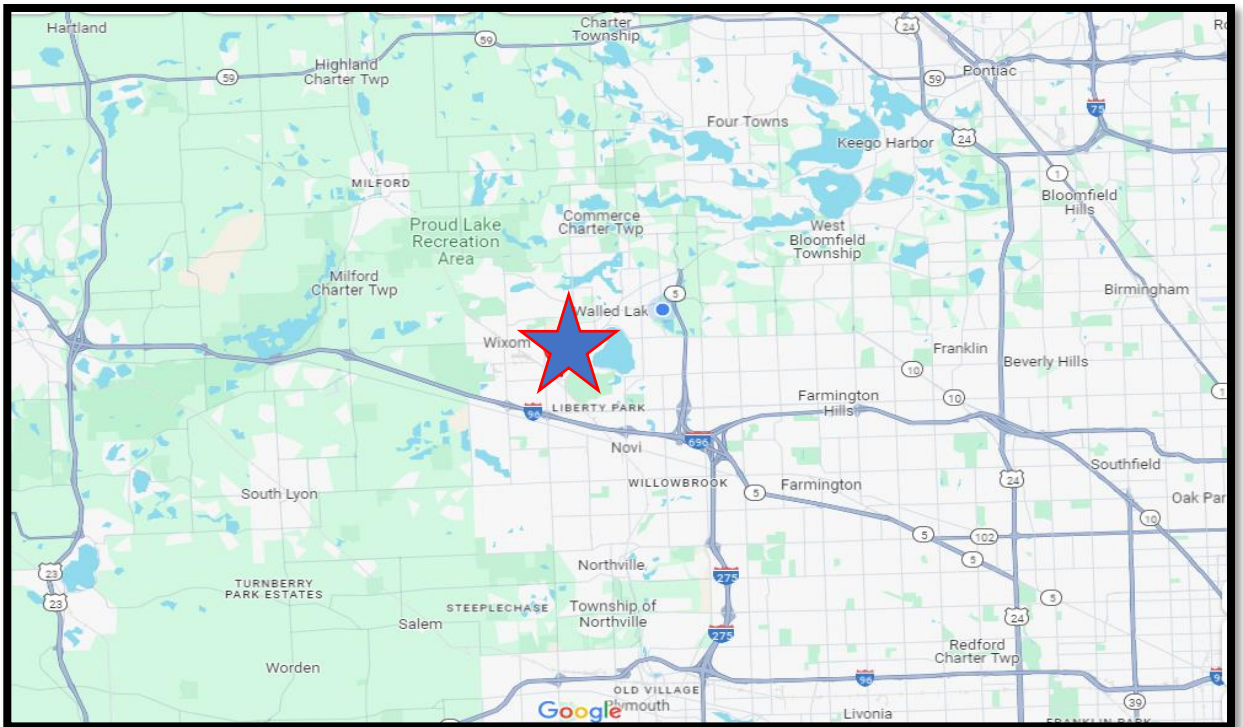
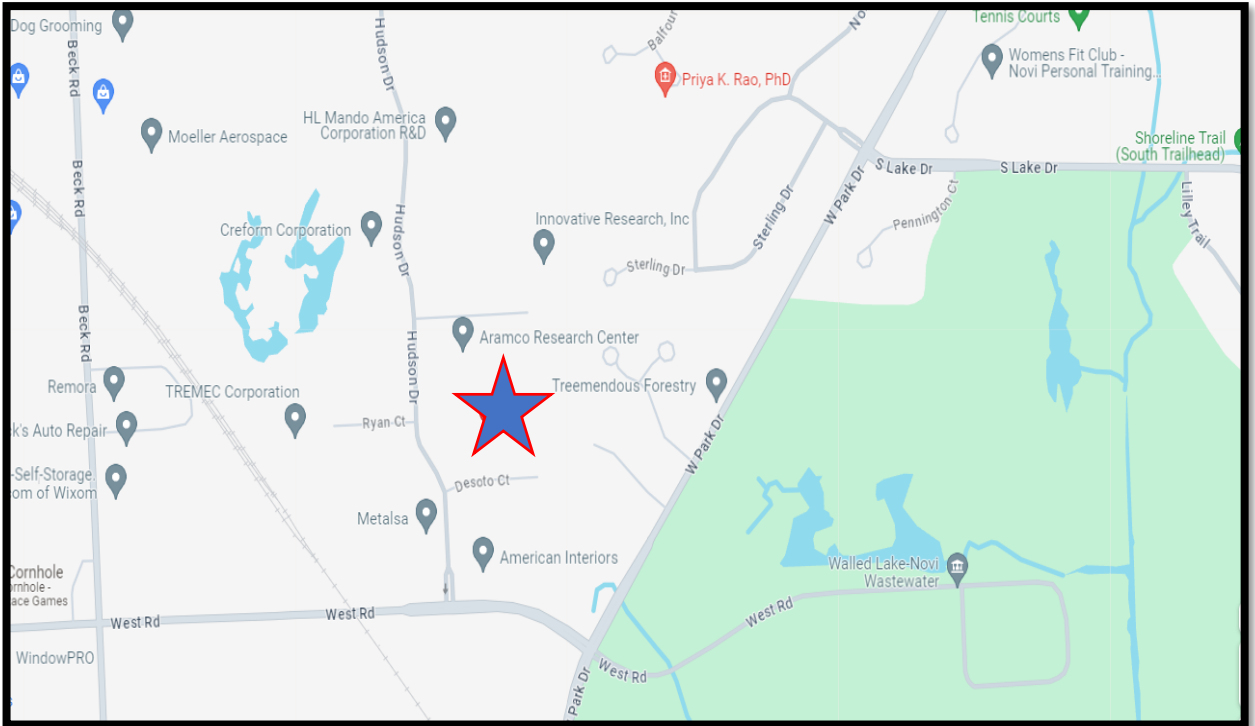


**WINSTON-TRAITTEL REALTY, INC.**  
740 Welch Road, Commerce Township, MI 48390

Information contained herein is subject to verification and no liability for errors or omissions is assumed.  
Price is subject to change and listing may be withdrawn without notice.



# Maps



**WINSTON-TRAITTEL REALTY, INC.**  
740 Welch Road, Commerce Township, MI 48390

Information contained herein is subject to verification and no liability for errors or omissions is assumed.  
Price is subject to change and listing may be withdrawn without notice.