



FOR LEASE

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FOR LEASE

21333 Haggerty Road

21333 Haggerty Rd Novi, MI 48375



Lease Rate: \$14.00 SF/yr (NNN + Electric)

DESCRIPTION

This three-story building sits on a hilltop location just north of Eight Mile Road in Novi, Michigan. With immediate access to I-275, this ideal location provides quick access to all of Metro Detroit.

PROPERTY HIGHLIGHTS

- A complete quality renovation of this structure in 2003 and \$1.3 million full interior renovation completed in 2017 put this building ahead of the competition.
- Immediate access to I-275 and I-96, and just south of the I-696 interchange, 21333 Haggerty Road provides the ideal location to reach all of Southeast Michigan.
- The 40' Diego Rivera-styled lobby mural makes a historical first impression.
- 8 Electric Vehicle chargers free for tenant and guest use
- 24/7 Access via key fob.
- Advanced connectivity offerings and multiple fiber operators are available. Internal building connectivity has a fiber backbone; all building devices are on the IP network for modern administration, alarm, and future-proofing.
- Common area renovations completed in 2022.

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BUILDING INFORMATION

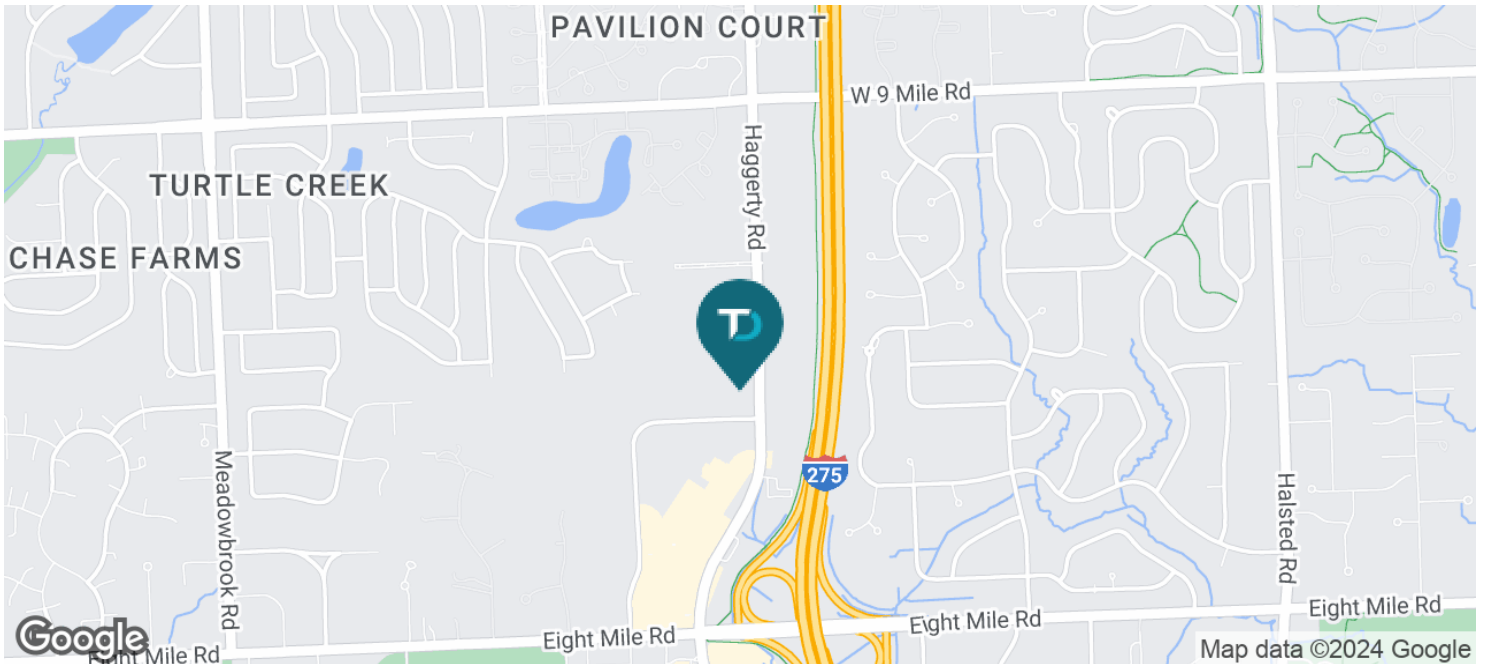
Building Size:	63,585 SF
Year Built:	1980
Last Renovated:	2017
Number of Floors:	3
Parking Spaces:	276 Spaces 8 Electric Vehicle Chargers
Parking Ratio:	3.97
NNN:	\$8/SF

PROPERTY INFORMATION

Lot Size:	4.43 Acres
Property Type:	Office
Zoning	Office
Traffic Count:	25,430 VPD on Haggerty Road and 188,400 VPD on I-275
APN:	22-36-400-014

LOCATION INFORMATION

Located on the northwest corner of Orchard Place Drive and Haggerty Road. Haggerty Project sits just west of I-275 and just North of Eight Mile Road, with immediate access to I-275, I-96 and M-5.



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AVAILABLE SPACES

SPACE	RATE	LEASE TYPE	SIZE (SF)	COMMENTS
160	\$14.00 SF/yr	NNN + Electric	5,438 SF	Move-in ready space.
200	\$14.00 SF/yr	NNN + Electric	10,000 - 19,995 SF	Fully furnished plug-and-play space. Floor-to-ceiling glass.

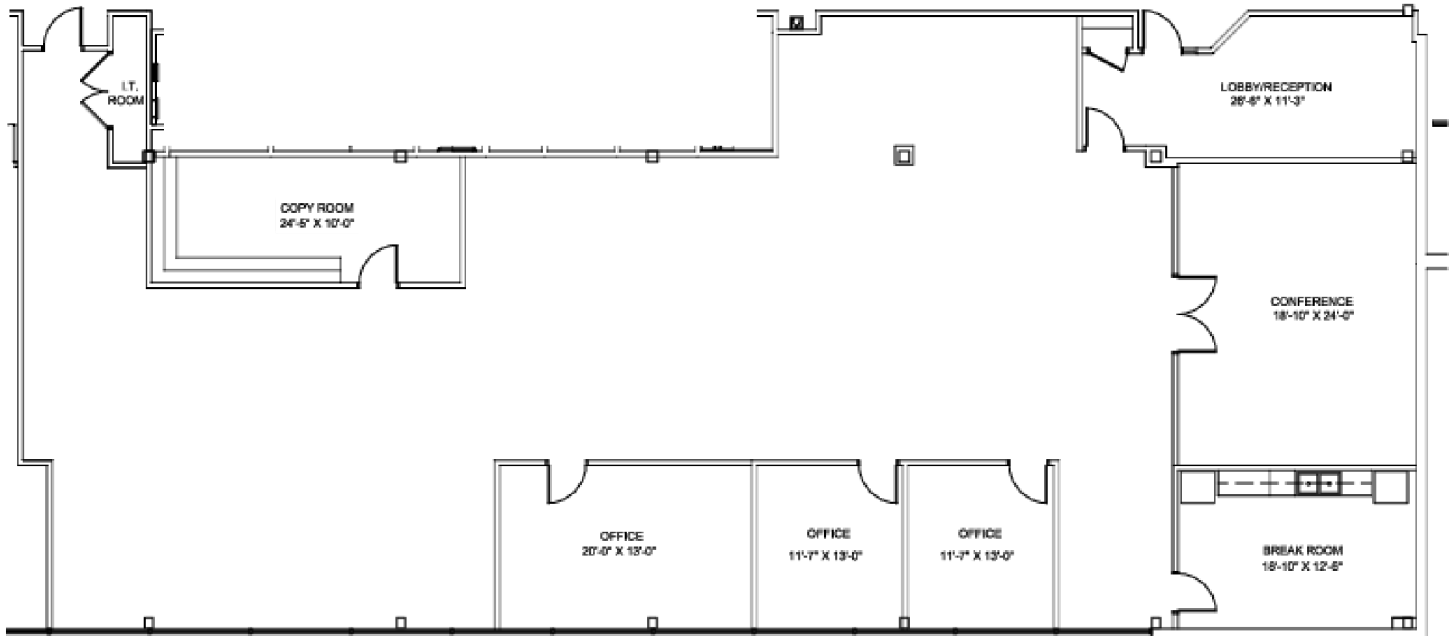
ADDITIONAL PHOTOS



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LEARNING CARE BUILDING, STE 160
21333 HAGGERTY, NOVI

4,855 U.S.F / 5,438 R.S.F

SCALE: 3/32" = 1'-0"
12% COMMON FACTOR

Move-in ready space
Suite entrance located at building main lobby
In-suite kitchen
Recently updated finishes



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LEARNING CARE BUILDING, LEVEL TWO OVERALL PLAN
21333 HAGGERTY, NOVI
SCALE: NOT TO SCALE

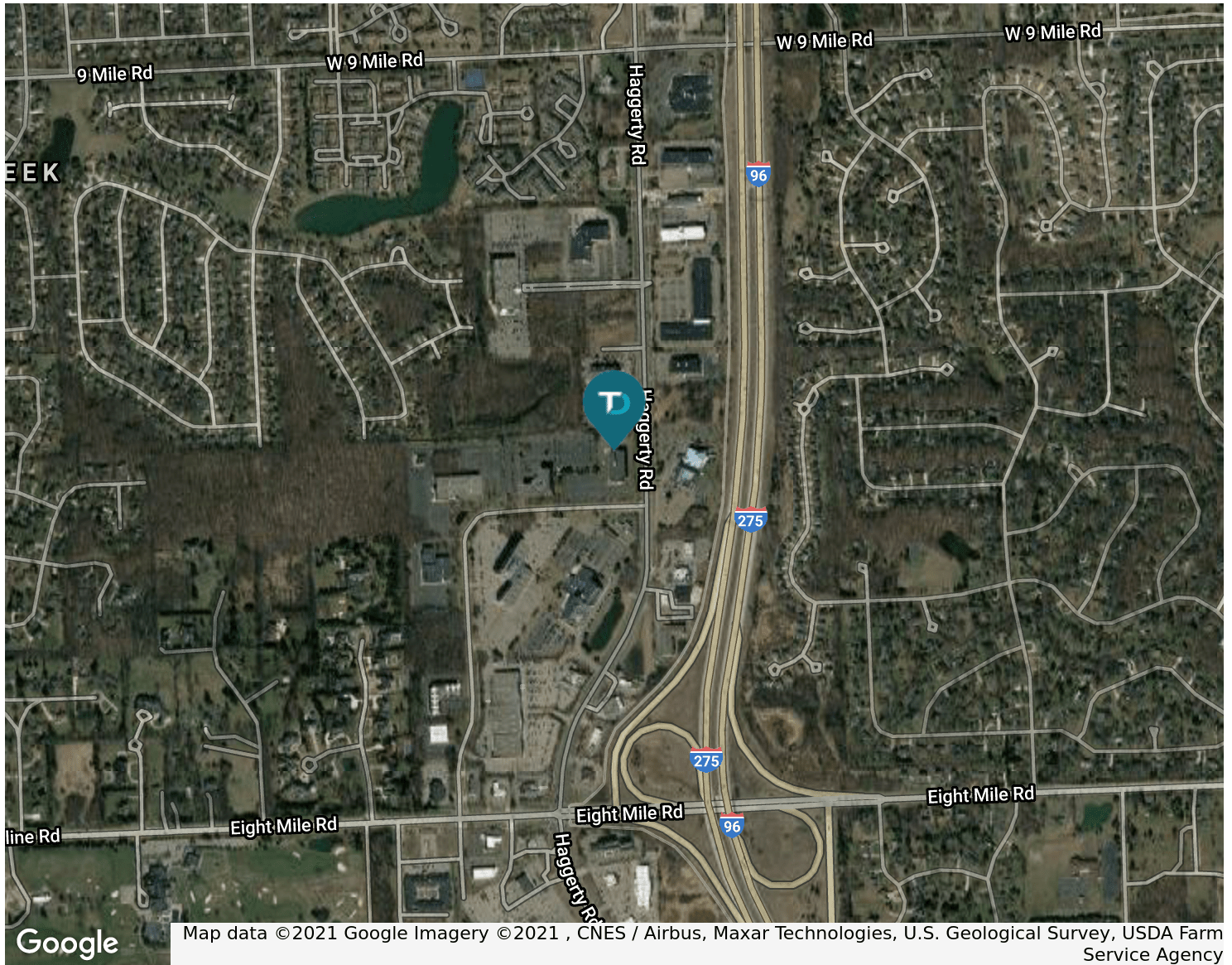
Fully furnished plug-and-play space
Floor-to-ceiling glass
Prominent monument signage on Haggerty Road
Full floor available
10,000-19,987 SF available



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DEMOGRAPHIC INFORMATION

	1 MILE	3 MILES	5 MILES
Total population	7,276	70,826	180,101
Median age	41.3	40.6	42.2
Total households	3,028	30,393	74,230
Average HH income	\$102,243	\$91,535	\$96,884
Average house value	\$297,418	\$273,419	\$286,106

