EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

21333 Haggerty Road

21333 Haggerty Rd Novi, MI 48375



FOR LEASE

LISTED BY:

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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

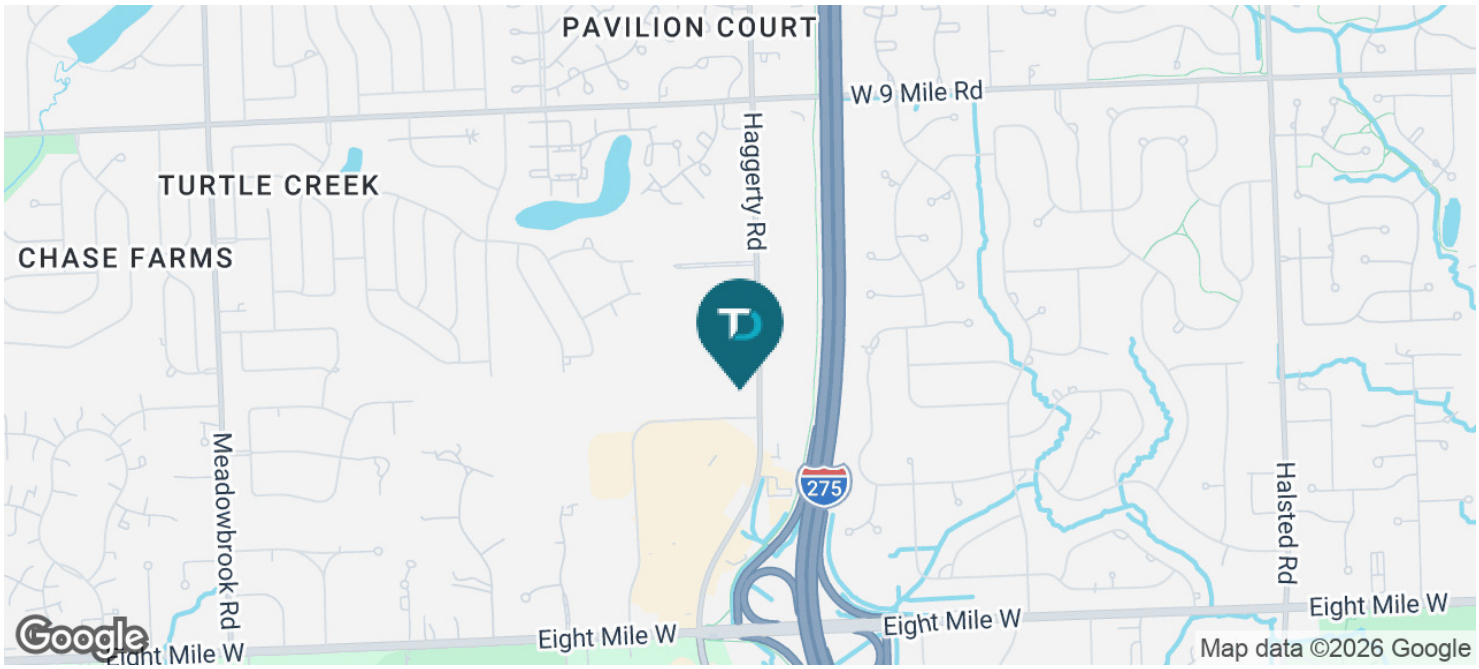
Building Size:	64,467 SF
Year Built:	1980
Last Renovated:	2017
Number of Floors:	3
Parking Spaces:	276 Spaces 8 Electric Vehicle Chargers
Parking Ratio:	3.97
NNN:	$8/SF

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	

ADDITIONAL PHOTOS





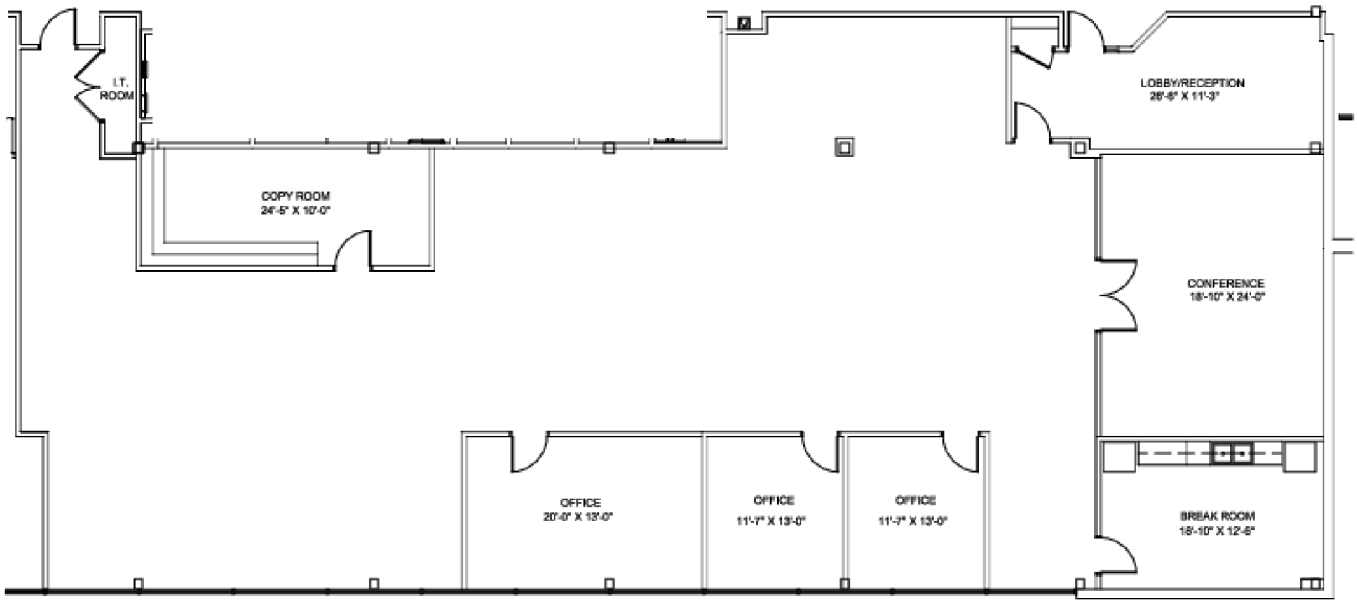




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NORTH

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

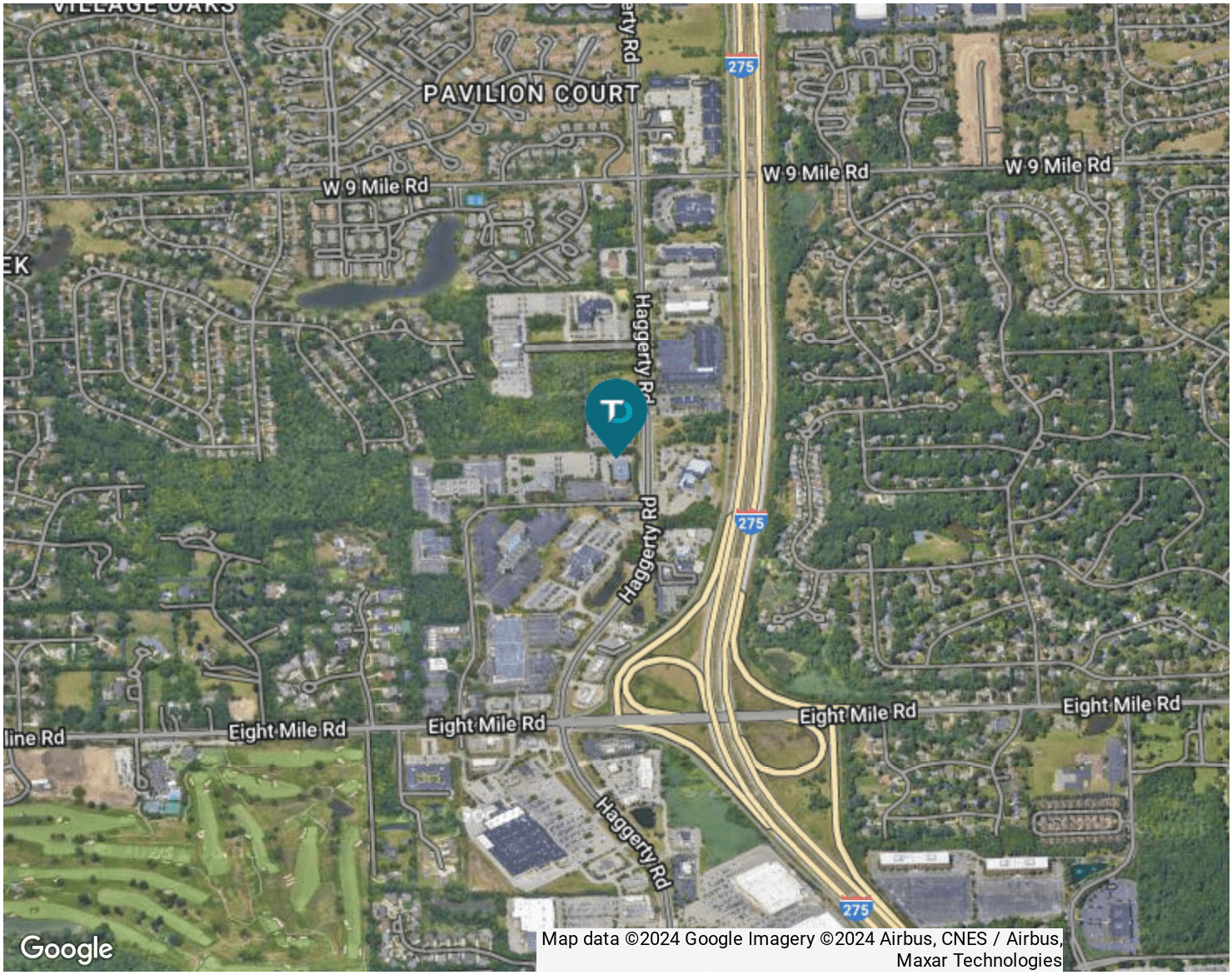
Move-in ready space
Suite entrance located at building main lobby
In-suite kitchen
Recently updated finishes

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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