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THOMAS DUKE
COMMERCIAL REAL ESTATE

# Haggerty Pointe

39300 W. 12 Mile Road Farmington Hills, MI 48331




# FOR LEASE

GetReal*quality*
**248.476.3700**

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## Lease Rate: $14.50 SF/yr (NNN + Electric)

### DESCRIPTION

Haggerty Pointe provides state of the art building systems, private suite entrances, immediate access to ample, well-lit parking and individual signage. This building has 9' to 16' ceiling heights to allow for impressive interior design.

Haggerty Pointe supplies the best functional advantages, with the prestige of the premier corner of Farmington Hills. Allowing efficiency without sacrificing image, Haggerty Pointe is an exemplary business environment.

### PROPERTY HIGHLIGHTS

- Well-located at the busy corner of Haggerty Road and West 12 Mile Road with 90,277 VPD
- Private exterior entrances into each individual suite
- Ample parking with immediate building access
- Easy access to M-5 and the I-696, I-96 and I-275 interchange
- Advanced connectivity offerings, multiple fiber operators available. Internal building connectivity has a fiber backbone, all building devices are on the IP network for modern administration, alarming, and future proofing

For more information, please contact: Andrew Goble / 248.476.3700 / agoble@thomasduke.com
Trevor Duke / 248.476.3700 / trevor@thomasduke.com

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### BUILDING INFORMATION

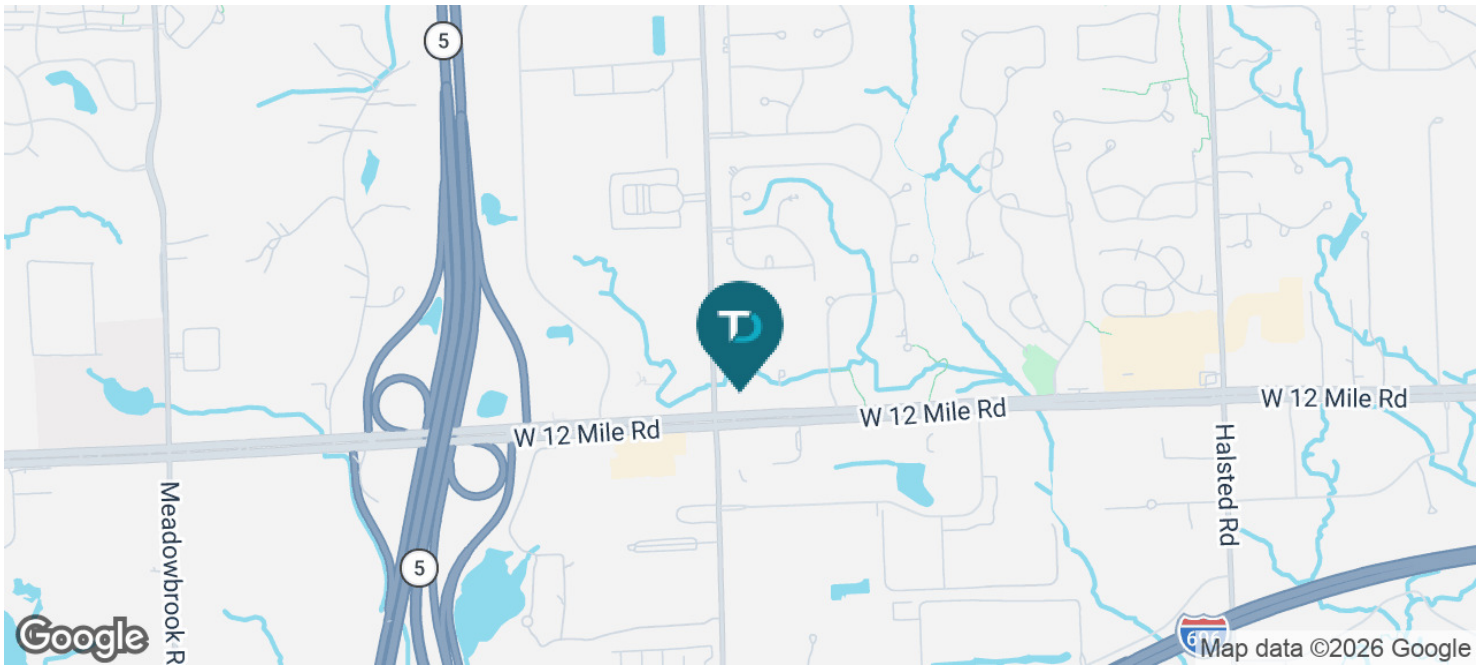
| | |
|---|---|
| Building Size: | 48,929 SF |
| Year Built: | 2001 |
| Number of Floors: | 1 |
| Parking Spaces: | 172 |
| Operating Expenses: | $7.75/SF |

### PROPERTY INFORMATION

| | |
|---|---|
| Lot Size: | 4.98 Acres |
| Property Type: | Office |
| Zoning | Office |
| Traffic Count: | 90,277 VPD at the corner of Haggety and 12 Mile Road |
| APN: | 23-07-300-005 |

### LOCATION INFORMATION

Haggerty Pointe is located on the northeast corner of Haggerty Road and West 12 Mile Road, just east of Novi. This building has corner exposure to this busy intersection with 90,227 vehicles per day. Haggerty Pointe is ¼ mile east of M-5 and ½ a mile north of the I-696, I-96 and I-275 interchange.



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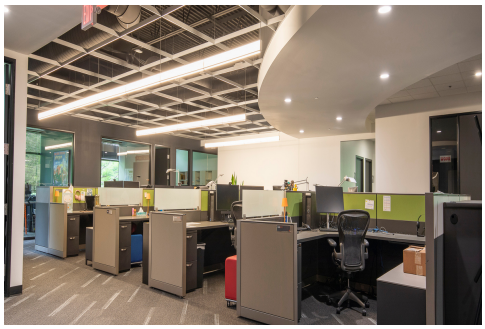
### AVAILABLE SPACES

| SPACE | RATE | LEASE TYPE | SIZE (SF) | COMMENTS |
|---|---|---|---|---|
| 110 | $14.50 SF/yr | NNN + Electric | 8,777 - 12,173 SF | Monument signage at the corner of 12 Mile and Haggerty Rd Available. Contiguous with suite 120 |
| 120 | $14.50 SF/yr | NNN + Electric | 3,396 - 12,173 SF | Monument signage at the corner of 12 Mile and Haggerty Rd Available. Contiguous with suite 110 |

### ADDITIONAL PHOTOS





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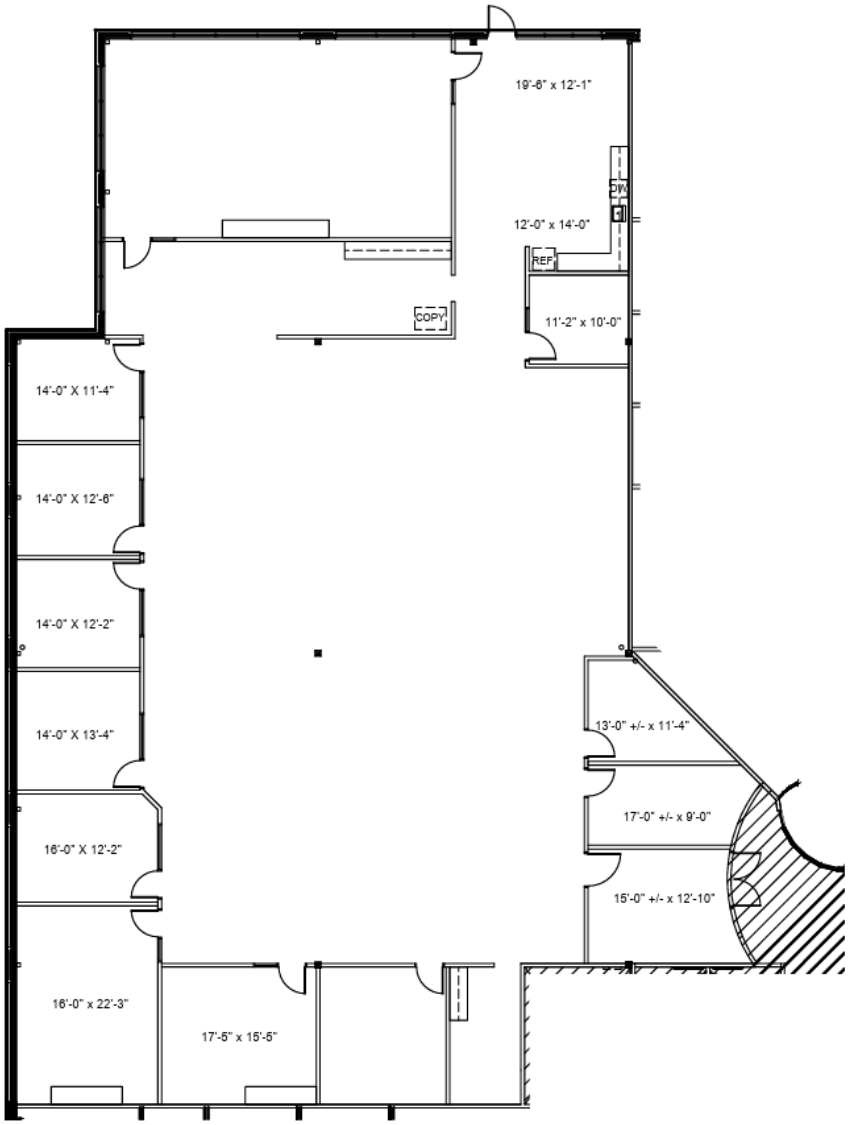
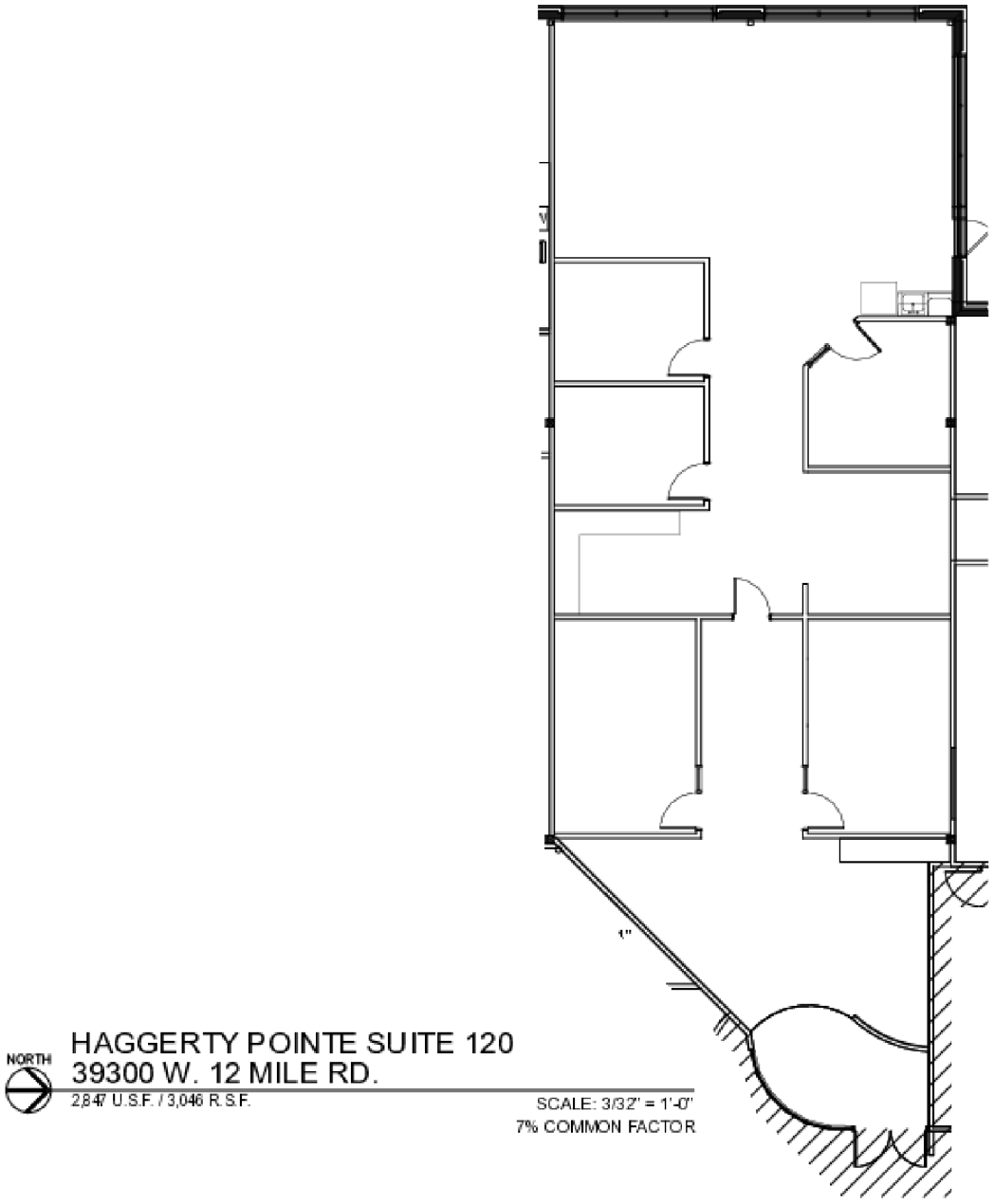



NORTH

HAGGERTY POINTE SUITE 110
39300 W. 12 MILE RD.

8,203 U.S.F. / 8,777 R.S.F.

SCALE: 1/16" = 1'-0"
7% COMMON FACTOR


1"
NORTH
HAGGERTY POINTE SUITE 120
39300 W. 12 MILE RD.
2,847 U.S.F. / 3,046 R.S.F.
SCALE: 3/32" = 1'-0"
7% COMMON FACTOR

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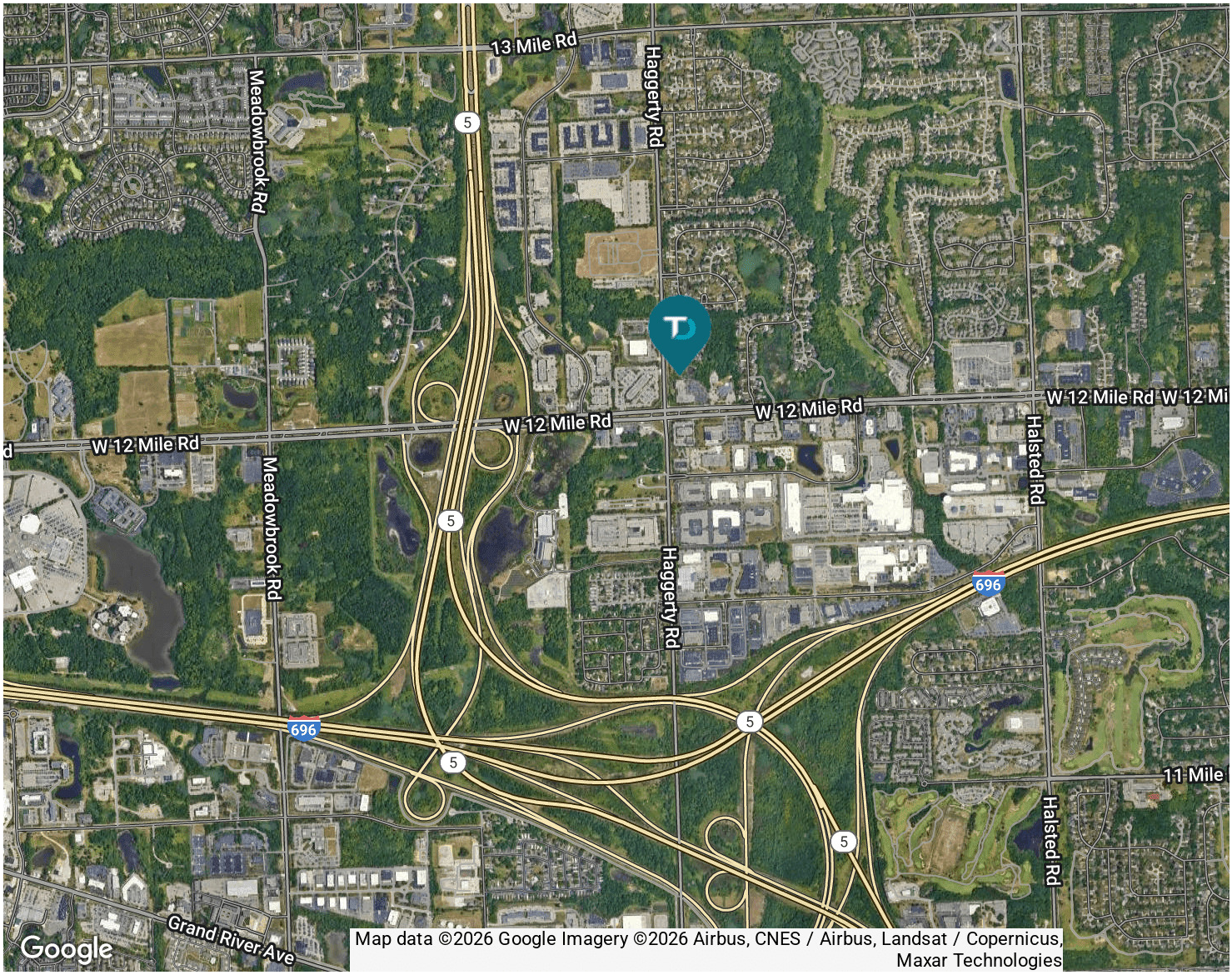


| DEMOGRAPHIC INFORMATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total population | 3,862 | 61,956 | 172,907 |
| Median age | 43.2 | 41.2 | 41.2 |
| Total households | 1,712 | 26,805 | 73,005 |
| Average HH income | $107,068 | $99,501 | $96,811 |
| Average house value | $232,942 | $273,475 | $268,738 |