EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

Haggerty Pointe

39300 W. 12 Mile Road Farmington Hills, MI 48331



FOR LEASE

GetReal*quality*
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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

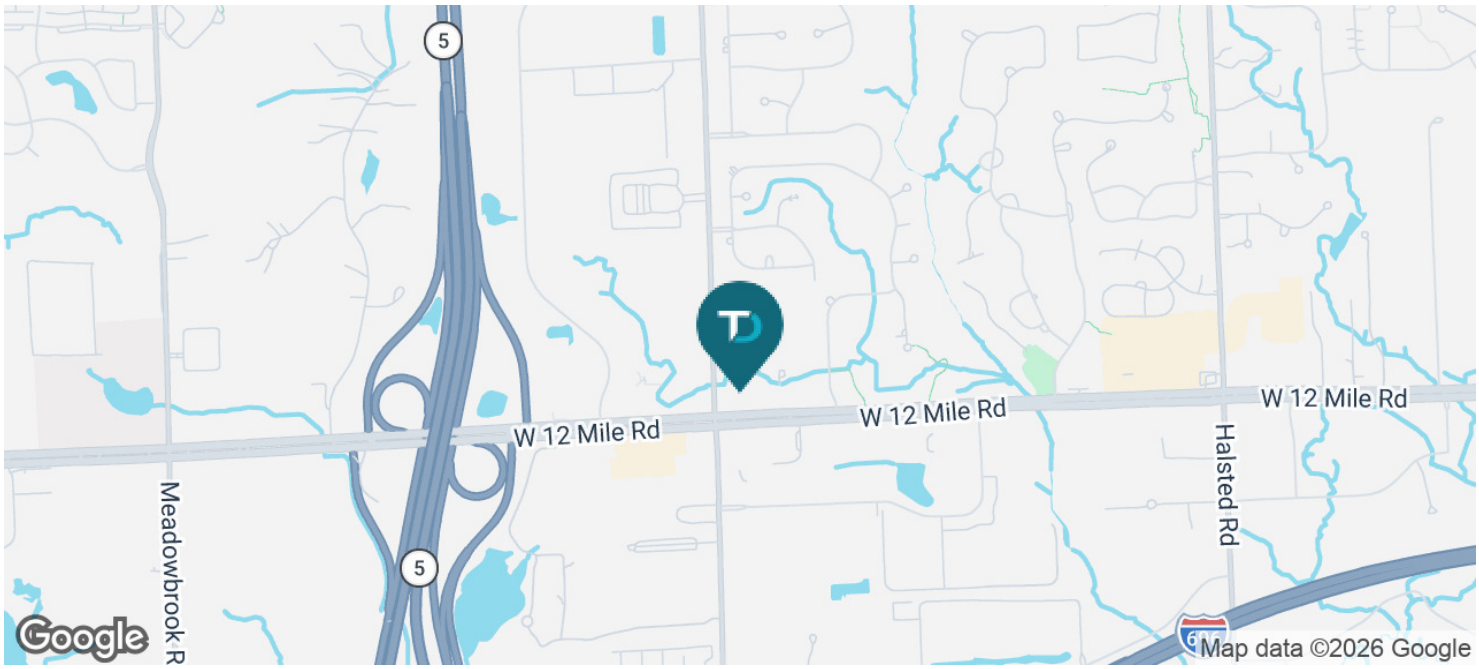
Building Size:	48,929 SF
Year Built:	2001
Number of Floors:	1
Parking Spaces:	172
Operating Expenses:	$7.75/SF

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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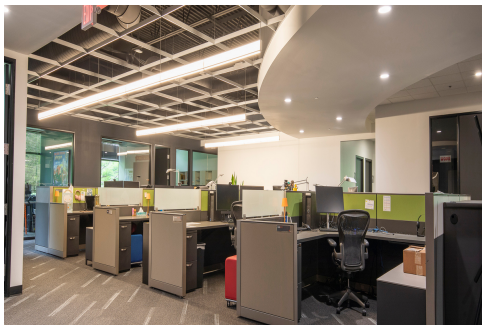
AVAILABLE SPACES

SPACE	RATE	LEASE TYPE	SIZE (SF)	COMMENTS
110	$14.50 SF/yr	NNN + Electric	8,777 - 17,094 SF	Monument signage at the corner of 12 Mile and Haggerty Rd Available. Contiguous with suite 115 and 120
115	$14.50 SF/yr	NNN + Electric	4,921 - 17,094 SF	Monument signage at the corner of 12 Mile and Haggerty Rd Available. Contiguous with suite 110 and 120
120	$14.50 SF/yr	NNN + Electric	3,396 - 17,094 SF	Monument signage at the corner of 12 Mile and Haggerty Rd Available. Contiguous with suite 110 and 115

ADDITIONAL PHOTOS



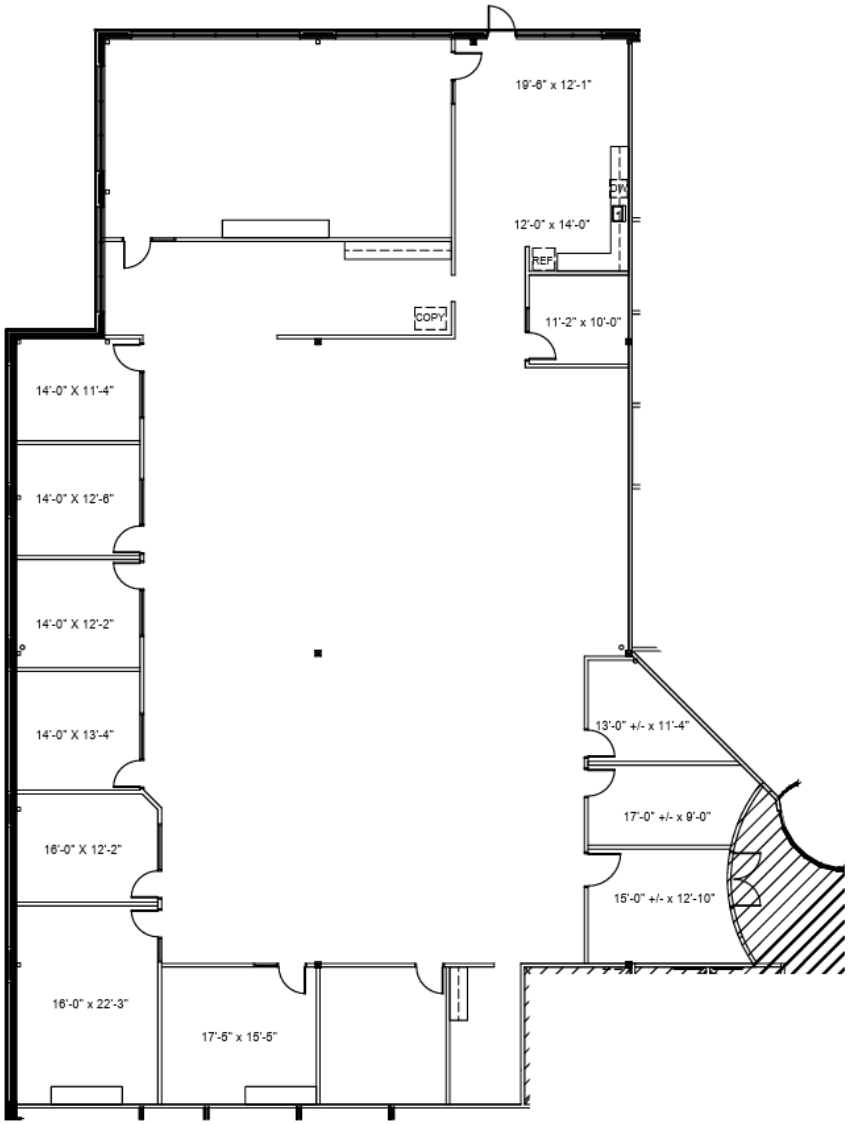


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NORTH

HAGGERTY POINTE SUITE 110
39300 W. 12 MILE RD.

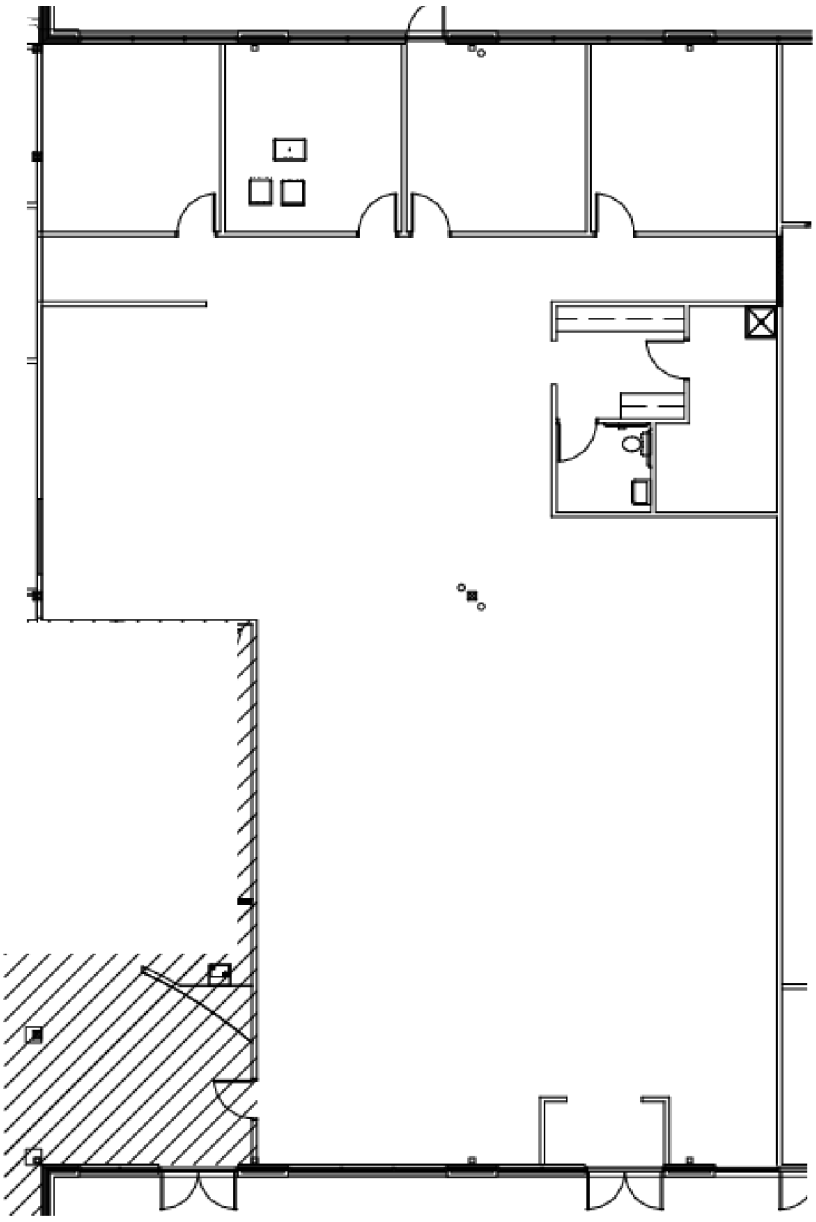
8,203 U.S.F. / 8,777 R.S.F.

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

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NORTH

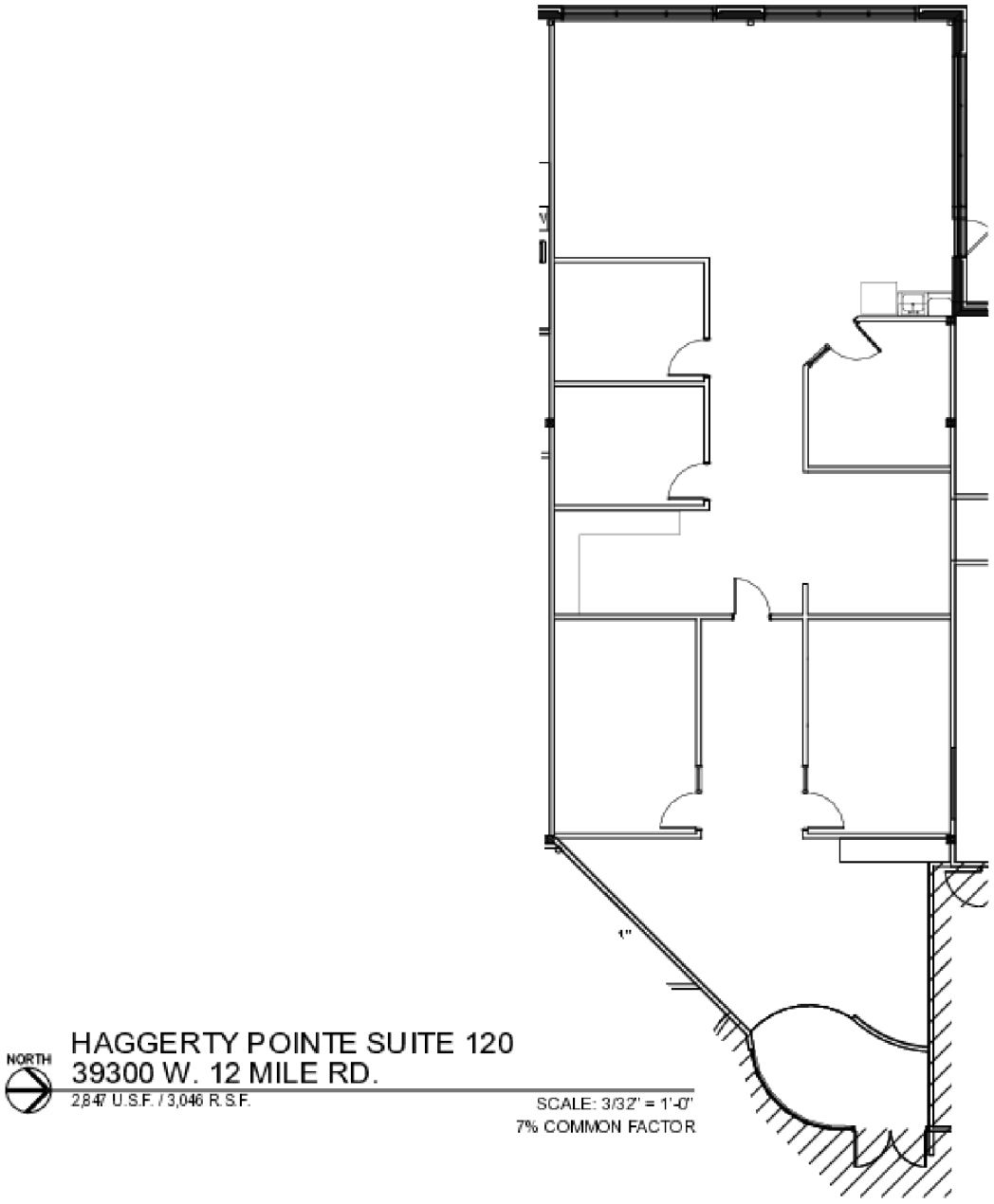
HAGGERTY POINTE SUITE 115
39300 W. 12 MILE RD.
4,559 U.S.F. / 4,878 R.S.F.

SCALE: 3/32" = 1'-0"
7% COMMON FACTOR

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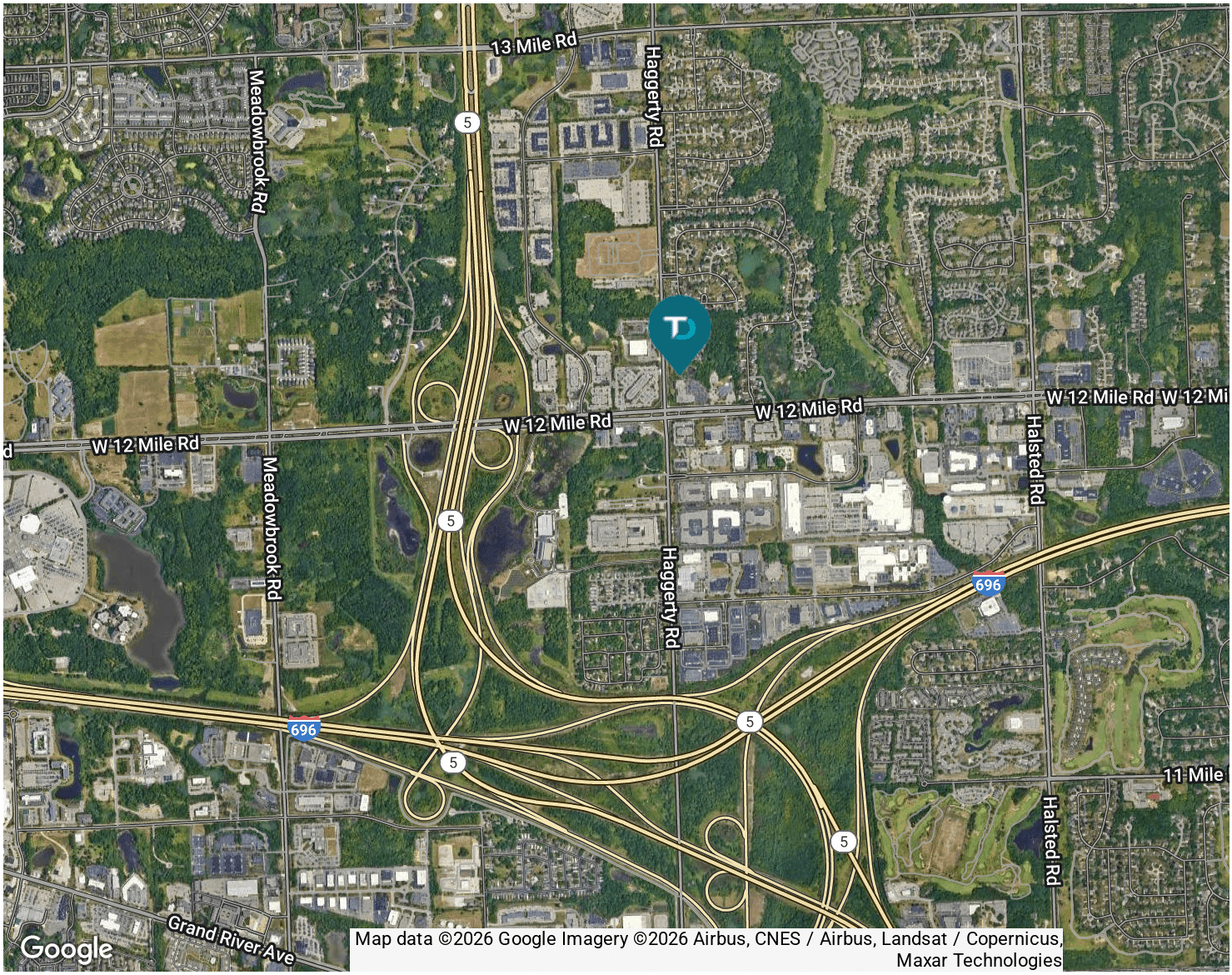
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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	3,862	61,956	172,907
Median age	43.2	41.2	41.2
Total households	1,712	26,805	73,005
Average HH income	$107,068	$99,501	$96,811
Average house value	$232,942	$273,475	$268,738