EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

Century II Building

21430 Haggerty Northville, MI 48167



FOR LEASE

GetReal*quality*
248.476.3700

LISTED BY:

Andrew Goble
Associate
agoble@thomasduke.com

Trevor Duke
Director of Property Management
trevor@thomasduke.com



WWW.THOMASDUKE.COM

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Lease Rate: Rates to be Determined

DESCRIPTION

New ground-up construction to include 75,000 RSF of Class A office space. Five stories with arched glass lines allowing natural light to provide an efficient, elegant, and comfortable work environment

PROPERTY HIGHLIGHTS

- Brand new construction
- Visibility from I-275 and Haggerty Road - 192,905 VPD on I-275
- Building signage rights available
- 12,300-14,000 RSF floor plates
- Proposed first-floor restaurant
- Two-story building lobby

For more information, please contact: Andrew Goble / 248.476.3700 / agoble@thomasduke.com
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BUILDING INFORMATION

Building Size:	75,000 SF
Number of Floors:	5
Parking Spaces:	450

PROPERTY INFORMATION

Property Type:	Office
Zoning	Office
Traffic Count:	220,000 VPD on I-275 and Haggerty Road.
APN:	23-31-101-024

LOCATION INFORMATION

Prime business location between I-275 and Haggerty Road, just north of Eight Mile Road. Century II Building will offer stunning views and exposure to nearly 220,000 vehicles per day along I-275 and Haggerty Road.



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AVAILABLE SPACES

SPACE	RATE	LEASE TYPE	SIZE (SF)
Century II	Rates to be Determined	Gross + Electric	30,000 - 75,000 SF

ADDITIONAL PHOTOS









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Perspective View

SCALE: N.T.S.

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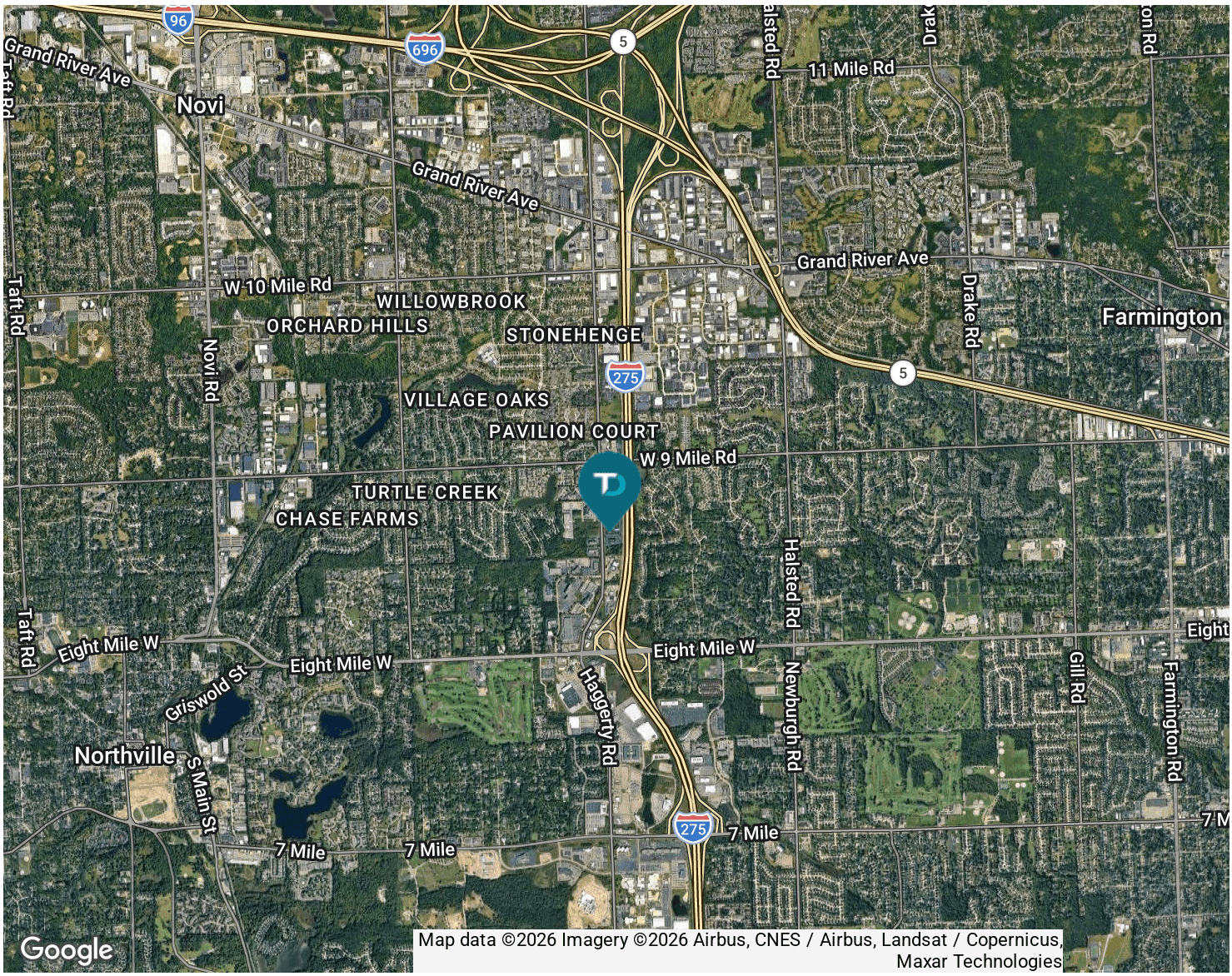
Proposed Site Plan

SCALE: 1" = 30'-0"

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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	8,014	55,569	141,009
Median age	44.2	41.5	41.3
Total households	3,433	21,620	55,018
Average HH income	$110,756	$121,424	$111,929
Average house value	$344,032	$361,881	$319,073

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