

TWO STORY CLASS A OFFICE
8,916 SF TO 21,622 SF AVAILABLE

LOBBY COMPLETELY REFRESHED

Haggerty Corporate Office Centre IV

28175 Cabot Drive, Novi, Michigan 48377



OFFICE/R&D OPPORTUNITY IN
OAKLAND COUNTY'S PREMIER OFFICE
AND TECHNOLOGY PARK

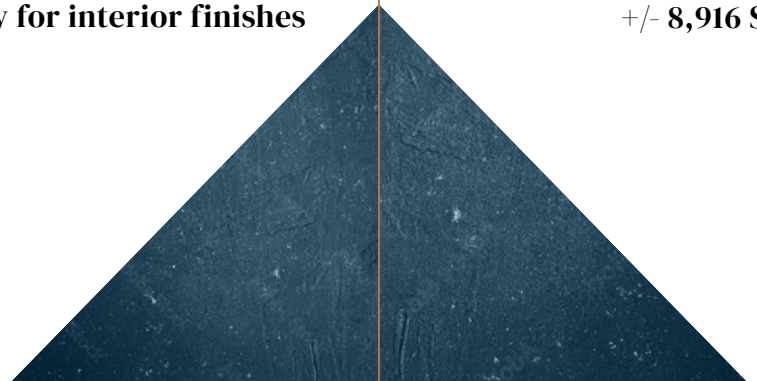


NORTHERN EQUITIES
GROUP

CBRE



Property Highlights

- Located within Haggerty Corridor Corporate Park
 - Located at cross-roads of 4 major freeways; I-696, I-275, I-96 and M-5
 - Minutes from the Lodge Freeway, M-14 and I-75.
 - Two-story brick structure
 - Lab/Research component possible
 - Dramatic two-story lobby with coffered ceilings, monumental stair case
 - Space is demolished and ready for interior finishes
 - Floor-to-ceiling glass in all corners, ideal for conference room or executive office
 - 9'6" ceilings
 - Building security system, key card access
 - 24/7 HVAC controlled by tenant
 - Flexibility with interior build out
 - Walkable to Starbucks at park entrance on 12 Mile
 - 256 parking spaces, with more available
 - Minimum Divisible: +/- 8,916 SF
- 



SAMPLE BUILD-OUT



LOBBY





SAMPLE BUILD-OUT

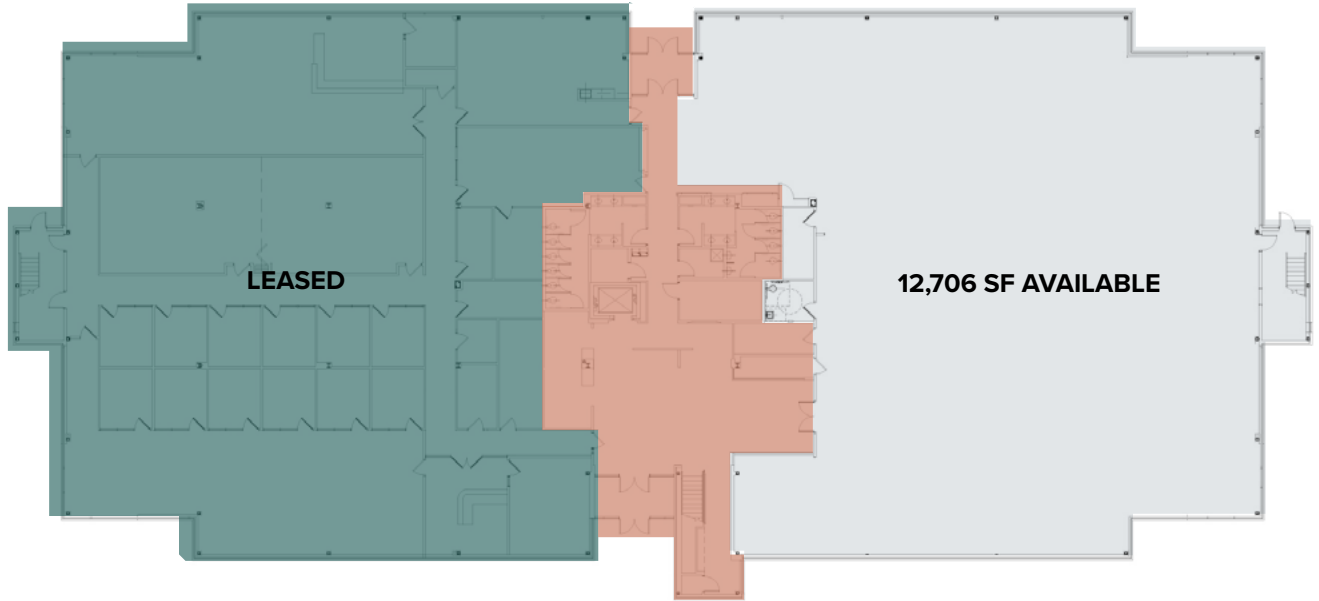


Floor Plans

UP TO 21,662 SF AVAILABLE

AVAILABLE SPACE IS
DEMOLISHED AND READY
FOR TENANT FIT OUT!

FIRST AND SECOND FLOOR SPACES CAN BE MADE CONTIGUOUS

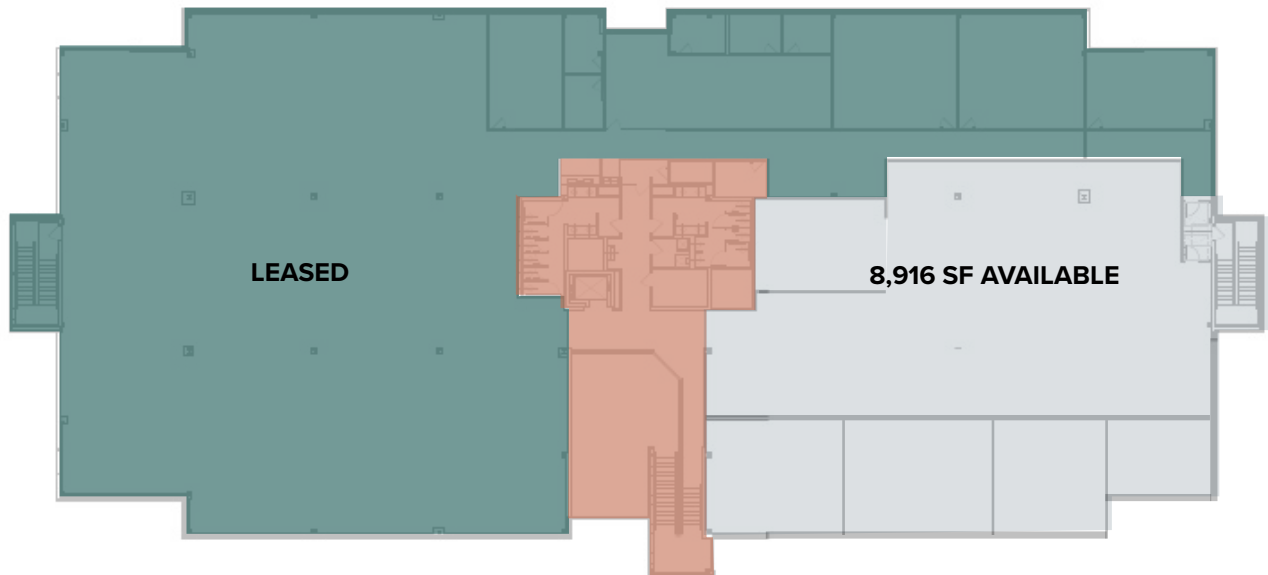


FIRST FLOOR | 12,706 SF AVAILABLE

LEASED

LOBBY

AVAILABLE



SECOND FLOOR | 8,916 SF AVAILABLE

Northern Equities

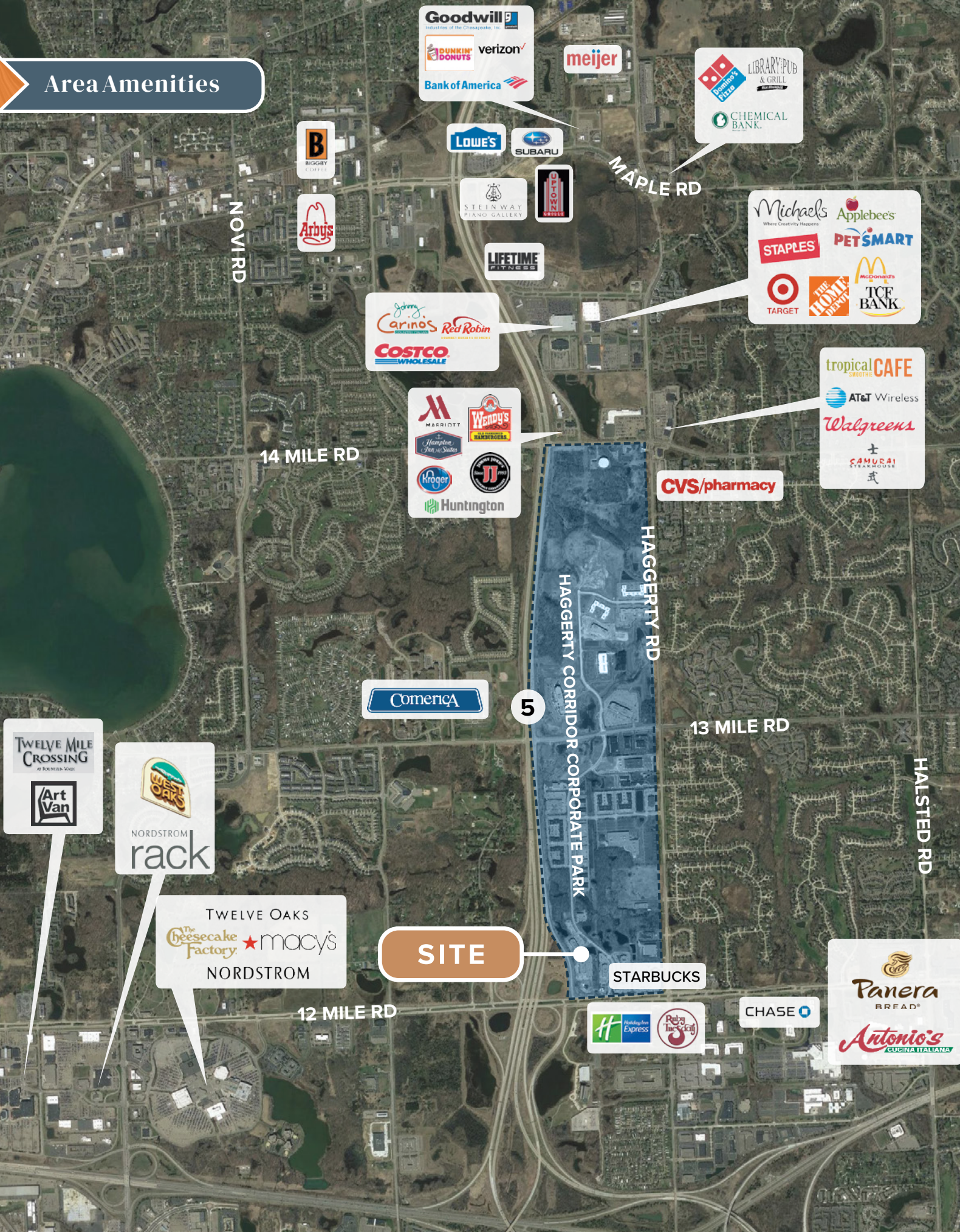
Northern Equities Group, founded in 1979, is a real estate development and investment firm engaged in all aspects of real estate acquisition, development, construction and management. With principal holdings in Michigan, North Carolina and Colorado, Northern Equities Group has been associated with over 100 clients representing over \$1 billion worth of real estate.

Northern Equities Group's primary focus has been the development, construction and management of office buildings, research facilities, industrial buildings, apartments and land development. It has a solid track record in dealing with cities, re-zoning and developing infrastructures in corporate parks. Northern Equities Group is a full service real estate development company that works with their clients from start to finish thus ensuring a development that exceeds client expectations, is on time and within budget.

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Area Amenities



Goodwill
DUNKIN' DONUTS
verizon
Bank of America

meijer

LIBRARY PUB & GRILL
CHEMICAL BANK

BIGSBY CURRY

Lowe's

SUBARU

STEINWAY PIANO GALLERY

REZZO-TEC

LIFETIME FITNESS

Arbys

Johnny Carinos Red Robin
COSTCO WHOLESALE

Michaels Applebees
STAPLES PETSMART
TARGET HOME DEPOT TCF BANK

MARRIOTT Wendy's
Hampton Inn & Suites
Kroger HUNTINGTON

tropical CAFE
AT&T Wireless
Walgreens
SAMURAI EYEMOUSE

CVS/pharmacy

Comerica

5

TWELVE MILE CROSSING
Art Van

WEST OAKS
NORDSTROM rack

TWELVE OAKS
Dr. Cheesecake Factory macy's
NORDSTROM

SITE

HAGGERTY CORRIDOR CORPORATE PARK
HAGGERTY RD

STARBUCKS

13 MILE RD

12 MILE RD

Holiday Inn Express
Papa John's

CHASE

Panera BREAD
Antonio's CUCINA ITALIANA

HALSTED RD

Haggerty Corridor Corporate Park



13 MILE



Beaumont

POLARIS



M5

OSRAM



HAGGERITY ROAD



SITE



12 MILE



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