

39000 W Seven Mile Rd - Corewell Health Building

Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA (% Leased)	127,379 SF (75.9%)
Built	2022
Stories	4
Elevators	2 passenger
Typical Floor	31,845 SF
Tenancy	Multiple
Available	1,500 - 30,648 SF
Max Contiguous	11,057 SF
Asking Rent	Withheld



Property Details

Land Area	34.58 AC (1,506,305 SF)	Zoning	C-2
Building FAR	0.08	Parcel	46-023-99-0001-004
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	2200	Office/Medical	Direct	1,500 - 4,317	4,317	4,317	Withheld	Vacant	Negotiable
Shell space that can be divided and built out for office space that fits your practice needs.									
P 3	3150/3200	Medical	Direct	1,500 - 11,057	11,057	11,057	Withheld	Vacant	Negotiable
Shell space that can be divided and built out for office space that fits your practice needs.									
P 3	3500	Office/Medical	Direct	8,092	8,092	8,092	Withheld	Vacant	Negotiable
Great shell space that can be divided and built out to meet your practice needs.									
P 3	3800	Office/Medical	Direct	4,116	4,116	4,116	Withheld	Vacant	Negotiable
Over 3,000 square feet of move-in-ready medical office space with exam rooms, reception area, large space for testing equipment/use, and physician office space.									
P 3	3700	Office/Medical	Direct	3,066	3,066	3,066	Withheld	Vacant	Negotiable
Turn key medical office space. Exam rooms designed with sinks in rooms. Large reception desk area. Spacious waiting room area. Neutral colors ready for you to plug and play.									

Amenities

- Air Conditioning
- Security System
- Atrium
- Wheelchair Accessible
- Property Manager on Site
- Reception

Transportation

Parking Details	Ratio of 4.00/1,000 SF
Traffic Volume	5,736 on 7 Mile Rd (2023); 5,031 on 7 Mile Rd (2024); 5,087 on 7 Mile Rd (2025); 2,579 on 7 Mile Rd (2025); 2,858 on 7 Mile Rd (2024); 26,931 on Cbs Fox Dr (2025); 192,787 on 7 Mile Rd (2025); 4,665 on I- 96 (2023); 4,464 on I- 275 (2022); 4,759 on I- 275 (2025)



39000 W Seven Mile Rd - Corewell Health Building

Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket



Office

Transportation (Continued)

Airport	Detroit Metro Wayne County	26 min drive
	Windsor International	53 min drive
Walk Score [®]	Car-Dependent (29)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Corewell Health	1, 3-4	40,873	22	Apr 2022	Apr 2027
Orthopedic Institute of Michigan	2	2,500	10	Jan 2023	-
Elie Mental Health	2	2,000	13	Jun 2025	-
Kahana Oculoplastic & Orbital Surgery	2	2,000	4	Jun 2025	-
Asthma, Allergy, & Immunology Center	2	1,600	10	Jan 2023	-

Showing 5 of 10 Tenants



32950-32956 5 Mile Rd



Livonia, Michigan 48154 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	4,320 SF (53.7%)
Built/Renovated	1930/2008
Stories	1
Elevators	None
Typical Floor	4,320 SF
Tenancy	Multiple
Available	2,000 SF
Max Contiguous	2,000 SF
Asking Rent	\$13.95 SF/Year/+U&CH
Parking Spaces	26 (6.02/1,000 SF)



Property Details

Land Area	0.18 AC (7,841 SF)	Zoning	Medical/Office
Building FAR	0.55	Parcel	46-059-01-0073-000
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	32956	Office/Medical	Direct	2,000	2,000	2,000	\$13.95 +U&CH	Vacant	Negotiable

*Move-in ready, built-out space *Private entrance and in-suite restrooms *Monument signage available

Amenities

- Signage

Transportation

Parking Details	26 Surface Spaces; Ratio of 6.02/1,000 SF		
Traffic Volume	19,691 on Shadyside (2025); 38,756 on Roycroft (2025); 29,394 on Luther Ln (2025); 25,583 on Civic Center Dr (2025); 25,589 on Civic Center Dr (2024); 17,885 on 5 Mile Rd (2024); 17,936 on 5 Mile Rd (2025); 37,861 on Rayburn St (2025); 2,375 on 5 Mile Rd (2025)		
Airport	Detroit Metro Wayne County		29 min drive
	Windsor International		47 min drive
Walk Score®	Somewhat Walkable (64)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Livonia Medical Clinic Llc	1	2,520	3	Aug 2008	-
Sultani Logistics	1	2,000	-	Oct 2021	-
Sulgani Logistics Inc	1	500	-	Jun 2025	-

Showing 3 of 3 Tenants



33300 5 Mile Rd - Civic Center Office Plaza



Livonia, Michigan 48154 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	39,000 SF (88.1%)
Built	1989
Stories	2
Elevators	1 passenger
Typical Floor	19,500 SF
Tenancy	Multiple
Available	875 - 6,022 SF
Max Contiguous	3,785 SF
Asking Rent	\$1795 SF/Year/FS
Parking Spaces	165 (4.23/1,000 SF)



Property Details

Land Area	313 AC (136,343 SF)	Owner Occupied	No
Building FAR	0.29	Zoning	C-1
Core Factor	9%	Parcel	46-059-99-0006-001
Slab to Slab	10'		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	101	Office	Direct	875	875	875	\$1795 FS	Vacant	1 - 30 Years

From its soaring atrium lobby to the abundant parking and quality finishes in your suite, Civic Center Professional Building represents an outstanding value and a unique combination of convenience and quality. The building offers professional management, an excellent location, and a long list of long-term tenants. There are currently two suites available that feature great window lines for an abundance of natural light. Suite 101 is 875 SF and features an open area and four private offices.

P 2	210	Office	Direct	3,785	3,785	3,785	\$1795 FS	Vacant	1 - 30 Years
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From its soaring atrium lobby to the abundant parking and quality finishes in your suite, Civic Center Professional Building represents an outstanding value and a unique combination of convenience and quality. The building offers professional management, an excellent location, and a long list of long-term tenants. Suite 210 is 3,785 SF and features a lobby, reception, conference room, lunch room, a bullpen area, 8 private offices, and two executive corner suites.

P 2	204	Office	Direct	1,362	1,362	1,362	\$1795 FS	10/2025	Negotiable
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Suite 204 is a mostly open plan of 1,362 SF and features a private office, kitchenette, and storage space.

Amenities

- Air Conditioning
- Atrium
- Bus Line
- Secure Storage
- Security System
- Signage

Transportation

Parking Details	165 Surface Spaces; Ratio of 4.23/1,000 SF		
Traffic Volume	19,691 on Shadyside (2025); 38,756 on Roycroft (2025); 29,394 on Luther Ln (2025); 37,861 on Rayburn St (2025); 25,583 on Civic Center Dr (2025); 25,589 on Civic Center Dr (2024); 18,377 on Edington St (2025); 32,568 on Luther Dr (2025); 17,885 on 5 Mile Rd (2024); 17,936 on 5 Mile Rd (2025)		
Airport	Detroit Metro Wayne County		29 min drive
	Windsor International		47 min drive



33300 5 Mile Rd - Civic Center Office Plaza

Livonia, Michigan 48154 (Wayne County) - Southern I-275 Corridor Submarket



Office

Transportation (Continued)

Walk Score [®] Somewhat Walkable (64)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Title One	1-2	10,819	60	Apr 2009	Dec 2027
Livonia Chamber Of Commerce	2	4,958	13	Oct 2015	Nov 2034
Lmr & Associates Pllc	2	1,950	5	Jan 2020	-
Oakland Psychological	2	1,950	10	Jan 2012	-
Olympia Medical	2	1,950	15	Jul 2019	-

Showing 5 of 9 Tenants



38777 W 6 Mile Rd



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	122,904 SF (91.0%)
Built	1986
Stories	4
Elevators	None
Typical Floor	29,438 SF
Tenancy	Multiple
Available	1,143 - 11,032 SF
Max Contiguous	3,602 SF
Asking Rent	\$19.50 SF/Year/+ELEC
Parking Spaces	500 (4.30/1,000 SF)



Property Details

Land Area	8.92 AC (388,555 SF)	Owner Occupied	No
Building FAR	0.32	Zoning	PO
Core Factor	12%	Parcel	46-070-99-0001-005
Slab to Slab	9'		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	102	Office	Direct	3,377	3,377	3,377	\$19.50 +ELEC	Vacant	Negotiable
<ul style="list-style-type: none"> • 1,143 – 10,102SF Available • Award Winning Architectural Design and Landscaping • Excellent Location Right Off of I-275 & 6 Mile Road • Lobby and Common Areas Recently Renovated • Turnkey Custom Buildouts • Grab n' Go Convenient Store Onsite with Many Nearby Amenities • On-Site Property Management • Suite 212 Ready for Immediate Occupancy 									
P 2	209	Office	Direct	2,910	2,910	2,910	\$19.50 +ELEC	Vacant	Negotiable
<ul style="list-style-type: none"> • 1,143 – 10,102SF Available • Award Winning Architectural Design and Landscaping • Excellent Location Right Off of I-275 & 6 Mile Road • Lobby and Common Areas Recently Renovated • Turnkey Custom Buildouts • Grab n' Go Convenient Store Onsite with Many Nearby Amenities • On-Site Property Management • Suite 212 Ready for Immediate Occupancy 									
P 2	211	Office	Direct	1,143	1,143	1,143	\$19.50 +ELEC	Vacant	Negotiable
<ul style="list-style-type: none"> • 1,143 – 10,102SF Available • Award Winning Architectural Design and Landscaping • Excellent Location Right Off of I-275 & 6 Mile Road • Lobby and Common Areas Recently Renovated • Turnkey Custom Buildouts 									



38777 W 6 Mile Rd



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
<ul style="list-style-type: none"> • Grab n' Go Convenient Store Onsite with Many Nearby Amenities • On-Site Property Management • Suite 212 Ready for Immediate Occupancy 									
P 3	305	Office	Direct	3,602	3,602	3,602	\$19.50 +ELEC	Vacant	Negotiable

- 1,143 – 10,102SF Available
- Award Winning Architectural Design and Landscaping
- Excellent Location Right Off of I-275 & 6 Mile Road
- Lobby and Common Areas Recently Renovated
- Turnkey Custom Buildouts
- Grab n' Go Convenient Store Onsite with Many Nearby Amenities
- On-Site Property Management
- Suite 212 Ready for Immediate Occupancy

Amenities

- Air Conditioning
- Atrium
- Property Manager on Site
- Restaurant
- Signage

Transportation

Parking Details	500 Surface Spaces; Ratio of 4.30/1,000 SF	
Traffic Volume	5,303 on 6 Mile Rd (2023); 4,596 on I- 275 (2025); 5,073 on I- 275 (2024); 32,208 on Northwest Rd (2020); 32,214 on Northwest Rd (2025); 32,157 on Northwest Rd (2024); 3,131 on 6 Mile Rd (2025); 3,096 on 6 Mile Rd (2024); 4,613 on 6 Mile Rd (2023); 41,989 on Northwest Rd (2025)	
Airport	Detroit Metro Wayne County	25 min drive
	Windsor International	52 min drive
Walk Score®	Car-Dependent (45)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Foley, Baron, Metzger, Juip PLLC	3	15,764	45	May 2020	-
NMDB Law	1	13,377	89	Jul 2016	-
OneMain Financial	2	9,214	22	Nov 2021	-
Hankook	1	7,957	43	Mar 2018	-
Advanced Composites	3	7,870	50	Aug 2024	-

Showing 5 of 19 Tenants



Property Summary

RBA (% Leased)	80,388 SF (57.0%)
Built/Renovated	1987/2002
Stories	2
Elevators	1 passenger
Typical Floor	40,194 SF
Tenancy	Multiple
Available	1,373 - 34,589 SF
Max Contiguous	15,870 SF
Asking Rent	\$19.50 SF/Year/+ELEC
Parking Spaces	300 (3.73/1,000 SF)



Property Details

Land Area	6.20 AC (270,072 SF)	Owner Occupied	No
Building FAR	0.30	Zoning	OS
Core Factor	12%	Parcel	46-070-99-0001-016
Slab to Slab	11'		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	105	Office	Direct	15,870	15,870	15,870	\$19.50 +ELEC	Vacant	Negotiable
<ul style="list-style-type: none"> • 2,930 – 15,870SF Available • Award Winning Architectural Design and Landscaping • Excellent Location Right Off of Haggerty & 6 Mile Roads • Lobby and Common Areas Recently Renovated • Parking Lot Recently Redone • Turnkey Custom Buildouts • Building and Monument Signage Available • EV Parking Available • On-Site Property Management • Many Nearby Amenities 									
P 1	105	Office	Direct	7,475	7,475	7,475	\$19.50 +ELEC	Vacant	Negotiable
<ul style="list-style-type: none"> • 2,930 – 15,870SF Available • Award Winning Architectural Design and Landscaping • Excellent Location Right Off of Haggerty & 6 Mile Roads • Lobby and Common Areas Recently Renovated • Parking Lot Recently Redone • Turnkey Custom Buildouts • Building and Monument Signage Available • EV Parking Available • On-Site Property Management • Many Nearby Amenities 									
P 2	203	Office	Direct	3,694	3,694	3,694	\$19.50 +ELEC	Vacant	Negotiable

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
<ul style="list-style-type: none"> • 2,930 – 15,870SF Available • Award Winning Architectural Design and Landscaping • Excellent Location Right Off of Haggerty & 6 Mile Roads • Lobby and Common Areas Recently Renovated • Parking Lot Recently Redone • Turnkey Custom Buildouts • Building and Monument Signage Available • EV Parking Available • On-Site Property Management • Many Nearby Amenities 									
P 2	209	Office	Direct	3,247	3,247	3,247	\$19.50 +ELEC	Vacant	Negotiable
<ul style="list-style-type: none"> • 2,930 – 15,870SF Available • Award Winning Architectural Design and Landscaping • Excellent Location Right Off of Haggerty & 6 Mile Roads • Lobby and Common Areas Recently Renovated • Parking Lot Recently Redone • Turnkey Custom Buildouts • Building and Monument Signage Available • EV Parking Available • On-Site Property Management • Many Nearby Amenities 									
P 2	212	Office	Direct	2,930	2,930	2,930	\$19.50 +ELEC	Vacant	Negotiable
<ul style="list-style-type: none"> • 2,930 – 15,870SF Available • Award Winning Architectural Design and Landscaping • Excellent Location Right Off of Haggerty & 6 Mile Roads • Lobby and Common Areas Recently Renovated • Parking Lot Recently Redone • Turnkey Custom Buildouts • Building and Monument Signage Available • EV Parking Available • On-Site Property Management • Many Nearby Amenities 									
P 2	206	Office	Direct	1,373	1,373	1,373	\$19.50 +ELEC	Vacant	Negotiable
<ul style="list-style-type: none"> • 2,930 – 15,870SF Available • Award Winning Architectural Design and Landscaping • Excellent Location Right Off of Haggerty & 6 Mile Roads • Lobby and Common Areas Recently Renovated • Parking Lot Recently Redone • Turnkey Custom Buildouts • Building and Monument Signage Available • EV Parking Available • On-Site Property Management • Many Nearby Amenities 									



39209 W 6 Mile Rd

Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket



Office

Amenities

- 24 Hour Access
- Air Conditioning
- Car Charging Station
- Monument Signage
- Property Manager on Site
- Security System
- Signage

Transportation

Parking Details	300 Surface Spaces; Ratio of 3.73/1,000 SF		
Traffic Volume	24,974 on Common Rd (2025); 41,989 on Northwest Rd (2025); 19,711 on Common Rd (2025); 32,214 on Northwest Rd (2025); 32,157 on Northwest Rd (2024); 32,208 on Northwest Rd (2020); 19,414 on Jasmine Cir (2023); 19,113 on Jasmine Cir (2024); 19,399 on Jasmine Cir (2025); 17,032 on Village Run Dr (2023)		
Airport	Detroit Metro Wayne County		25 min drive
	Windsor International		52 min drive
Walk Score [®]	Somewhat Walkable (56)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Acro Service Corporation	1	10,000	66	Jun 2017	-
The Blain Group	1	4,342	28	Oct 2015	-
Maeda Corporation	2	3,000	20	Nov 1988	Aug 2026
Victory Sales Inc.	2	2,500	5	Jan 2023	-
Xuereb Law Group	1	2,346	6	Apr 2022	Jun 2027

Showing 5 of 9 Tenants



37595 7 Mile Rd - Mission Health Medical Center



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	65,762 SF (94.6%)
Built	1996
Stories	4
Elevators	None
Typical Floor	16,441 SF
Tenancy	Multiple
Available	3,274 - 6,822 SF
Max Contiguous	3,548 SF
Asking Rent	\$14.50 SF/Year/NNN
Parking Spaces	493 (750/1,000 SF)



Property Details

Land Area	1716 AC (747,490 SF)	Owner Occupied	No
Building FAR	0.09	Zoning	B2
Slab to Slab	12'	Parcel	46-025-99-0001-006

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	230	Medical	Direct	3,548	3,548	3,548	\$14.50 NNN	Vacant	5 - 10 Years
Excellent medical suite, seven exam rooms, drs. office, nurses station. Virtual Tour Link: https://my.matterport.com/show/?m=cidzGsimry&ts=1									
P 4	480	Medical	Direct	3,274	3,274	3,274	\$14.50 NNN	60 Days	Negotiable

Amenities

- Signage

Transportation

Parking Details	493 Surface Spaces; Ratio of 750/1,000 SF		
Traffic Volume	25,712 on 7 Mile Rd (2025); 24,663 on Glengarry Dr (2025); 24,402 on 7 Mile Svc Rd (2025); 28,291 on Northland St (2023); 25,934 on Northland St (2024); 25,871 on Northland St (2025); 27,642 on 7 Mile Rd (2022); 5,818 on I- 96 (2023); 2,856 on Dardanella St (2025); 3,088 on Dardanella St (2024)		
Airport	Detroit Metro Wayne County		27 min drive
	Windsor International		53 min drive
Walk Score [®]	Car-Dependent (38)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ascension Health	1-4	37,068	33	Mar 2016	-
Trinity Health Academic Internal & Family Medicine	2-3	4,230	35	Jan 2017	-
Dental Care of Michigan	4	4,175	16	May 2014	-
Labcorp	1	3,900	26	Aug 2024	-



37595 7 Mile Rd - Mission Health Medical Center

Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Allure Medical Spa	4	3,850	25	Jun 2011	-

Showing 5 of 11 Tenants



38705 7 Mile Rd - Seven Mile Crossing I



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	124,880 SF (36.0%)
Built	1987
Stories	4
Elevators	4 passenger
Typical Floor	31,220 SF
Tenancy	Multiple
Available	737 - 140,752 SF
Max Contiguous	59,000 SF
Asking Rent	\$15.00 - 19.95 SF/Year
Parking Spaces	314 (2.51/1,000 SF)



Property Details

Land Area	5.64 AC (245,678 SF)	Owner Occupied	No
Building FAR	0.51	Zoning	OS
Core Factor	12.4%	Parcel	46-189-99-0035-000
Slab to Slab	12'		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	150	Office	Direct	1,500 - 6,371	6,371	6,371	\$19.95 MG	Vacant	2 - 10 Years

Class A three-building office campus
 Up to 60,000 RSF available
 Newly remodeled common areas
 Two electric car charging stations on site
 Professionally landscaped including outdoor seating areas
 Café on site
 Conferencing use at VisTaTech Center
 Conveniently located close to many restaurants, retail, hotels and a college campus
 Discounts on amenities at Schoolcraft College
 Upscale restaurant on building site
 Dedicated and redundant fiber optics available
 Located on Seven Mile Road between I-275 and Haggerty Road

P 1	160	Office	Direct	5,910	5,910	5,910	\$19.95 MG	Vacant	Negotiable
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Class A three-building office campus
 Up to 60,000 RSF available
 Newly remodeled common areas
 Two electric car charging stations on site
 Professionally landscaped including outdoor seating areas
 Café on site
 Conferencing use at VisTaTech Center
 Conveniently located close to many restaurants, retail, hotels and a college campus
 Discounts on amenities at Schoolcraft College
 Upscale restaurant on building site



38705 7 Mile Rd - Seven Mile Crossing I



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
Dedicated and redundant fiber optics available Located on Seven Mile Road between I-275 and Haggerty Road									
P 1	195	Office	Direct	1,906	1,906	1,906	\$19.95 MG	Vacant	Negotiable
Class A three-building office campus Up to 60,000 RSF available Newly remodeled common areas Two electric car charging stations on site Professionally landscaped including outdoor seating areas Café on site Conferencing use at VisTaTech Center Conveniently located close to many restaurants, retail, hotels and a college campus Discounts on amenities at Schoolcraft College Upscale restaurant on building site Dedicated and redundant fiber optics available Located on Seven Mile Road between I-275 and Haggerty Road									
P 1	175	Office	Sublet	1,858	1,858	1,858	Withheld	Vacant	Thru Nov 2026
E 2	Second Floor	Office	Direct	15,000 - 29,000	29,000	59,000	\$19.95 MG	Vacant	7 - 10 Years
Class A three-building office campus Up to 60,000 RSF available Newly remodeled common areas Two electric car charging stations on site Professionally landscaped including outdoor seating areas Café on site Conferencing use at VisTaTech Center Conveniently located close to many restaurants, retail, hotels and a college campus Discounts on amenities at Schoolcraft College Upscale restaurant on building site Dedicated and redundant fiber optics available Located on Seven Mile Road between I-275 and Haggerty Road									
E 2	-	Office	Sublet	29,000	29,000	29,000	\$15.00 +ELEC	Vacant	Thru Aug 2030
E 3	Third Floor	Office	Direct	30,000	30,000	59,000	\$19.95 MG	Vacant	7 - 10 Years
Class A three-building office campus Up to 60,000 RSF available Newly remodeled common areas Two electric car charging stations on site Professionally landscaped including outdoor seating areas Café on site Conferencing use at VisTaTech Center Conveniently located close to many restaurants, retail, hotels and a college campus Discounts on amenities at Schoolcraft College Upscale restaurant on building site Dedicated and redundant fiber optics available Located on Seven Mile Road between I-275 and Haggerty Road									
E 3	-	Office	Sublet	30,000	30,000	30,000	\$15.00 +ELEC	Vacant	Negotiable



38705 7 Mile Rd - Seven Mile Crossing I



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 4	440	Office	Direct	5,970	5,970	5,970	\$19.95 MG	Vacant	2 - 10 Years

Class A three-building office campus
 Up to 60,000 RSF available
 Newly remodeled common areas
 Two electric car charging stations on site
 Professionally landscaped including outdoor seating areas
 Café on site
 Conferencing use at VisTaTech Center
 Conveniently located close to many restaurants, retail, hotels and a college campus
 Discounts on amenities at Schoolcraft College
 Upscale restaurant on building site
 Dedicated and redundant fiber optics available
 Located on Seven Mile Road between I-275 and Haggerty Road

P 4	465	Office	Direct	737	737	737	\$19.95 MG	Vacant	Negotiable
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Class A three-building office campus
 Up to 60,000 RSF available
 Newly remodeled common areas
 Two electric car charging stations on site
 Professionally landscaped including outdoor seating areas
 Café on site
 Conferencing use at VisTaTech Center
 Conveniently located close to many restaurants, retail, hotels and a college campus
 Discounts on amenities at Schoolcraft College
 Upscale restaurant on building site
 Dedicated and redundant fiber optics available
 Located on Seven Mile Road between I-275 and Haggerty Road

Amenities

- Air Conditioning
- Restaurant
- Conferencing Facility
- Convenience Store
- Property Manager on Site

Transportation

Parking Details	314 Surface Spaces; Ratio of 2.51/1,000 SF	
Traffic Volume	26,931 on Cbs Fox Dr (2025); 23,899 on Haggerty Rd (2025); 25,982 on Haggerty Ct (2025); 4,444 on 7 Mile Rd (2024); 4,323 on 7 Mile Rd (2021); 2,858 on 7 Mile Rd (2024); 2,579 on 7 Mile Rd (2025); 2,994 on 7 Mile Rd (2023); 16,252 on Haggerty Rd (2025); 3,036 on Dardanella St (2023)	
Airport	Detroit Metro Wayne County	25 min drive
	Windsor International	52 min drive
Walk Score®	Car-Dependent (42)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
RevSpring	4	6,101	1	Aug 2017	-
Vector Pipeline	4	3,330	22	Aug 2005	-
OLV Investment Group	1	3,054	9	Dec 2017	-



38705 7 Mile Rd - Seven Mile Crossing I

Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
KDDI Corporation	4	2,826	19	Oct 2020	-
Group Management Service	4	2,753	18	Oct 2021	Oct 2026

Showing 5 of 10 Tenants



28711 8 Mile Rd



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	9,895 SF (68.3%)
Built	1978
Stories	1
Elevators	None
Typical Floor	9,895 SF
Tenancy	Multiple
Available	3,141 SF
Max Contiguous	3,141 SF
Asking Rent	\$21.00 SF/Year/+ELEC
Parking Spaces	84 (8.48/1,000 SF)



Property Details

Land Area	1.93 AC (84,071 SF)	Zoning	201
Building FAR	012	Parcel	46-002-02-0250-000
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office/Medical	Direct	3,141	3,141	3,141	\$21.00 +ELEC	Vacant	Negotiable

Amenities

- Air Conditioning

Transportation

Parking Details	84 Surface Spaces; Ratio of 8.48/1,000 SF		
Traffic Volume	20,757 on Pearl St (2025); 20,190 on Brentwood St (2025); 40,801 on Waldron St (2025); 20,190 on W 8 Mile Rd (2025); 20,708 on Middlebelt Rd (2025); 29,433 on W 8 Mile Rd (2021); 30,654 on W 8 Mile Rd (2023); 28,799 on W 8 Mile Rd (2025); 31,299 on Colwell St (2025); 20,774 on 8 Mile Rd (2025)		
Airport	Detroit Metro Wayne County		36 min drive
	Windsor International		48 min drive
Walk Score ®	Somewhat Walkable (62)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Millennium Medical Group West	1	1,200	8	Sep 2016	-
Comprehensive OBGYN	1	750	5	Sep 2016	-
Botsford General Hospital	1	500	12	Sep 2017	-
Mount Clemens General Hospital	1	500	-	Jun 2017	-

Showing 4 of 4 Tenants



29125 Buckingham St - Buckingham Office Park

Livonia, Michigan 48154 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA (% Leased)	14,400 SF (62.5%)
Built	1988
Stories	1
Elevators	None
Typical Floor	14,400 SF
Tenancy	Multiple
Available	1,200 - 5,400 SF
Max Contiguous	4,200 SF
Asking Rent	\$12.50 SF/Year/NNN
Parking Spaces	66 (4.58/1,000 SF)



Property Details

Land Area	4.86 AC (211,702 SF)	Zoning	C-1
Building FAR	0.07	Parcel	46-095-99-0002-016
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Direct	4,200	4,200	4,200	\$12.50 NNN	Vacant	Negotiable

Contact listing agent via phone or email for more information.

P 1	-	Office	Direct	1,200	1,200	1,200	\$12.50 NNN	Vacant	Negotiable
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Contact listing agent via phone or email for more information.

Amenities

- Property Manager on Site

Transportation

Parking Details	66 Surface Spaces; Ratio of 4.58/1,000 SF		
Traffic Volume	14,649 on Buckingham Ct (2023); 12,991 on I- 96 (2023); 40,802 on Buckingham St (2025); 148,023 on Cardwell St (2023); 145,362 on Cardwell St (2024); 151,023 on Cardwell St (2025); 135,456 on Cardwell St (2020); 18,435 on Middlebelt Rd (2023); 10,875 on Berwick St (2022)		
Airport	Detroit Metro Wayne County		30 min drive
	Windsor International		44 min drive
Walk Score ®	Somewhat Walkable (51)		



10533-10535 Farmington Rd - Orangelawn Professional Center



Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	9,000 SF (82.8%)
Built	1970
Stories	1
Elevators	None
Typical Floor	9,000 SF
Tenancy	Multiple
Available	1,550 SF
Max Contiguous	1,550 SF
Asking Rent	\$14.52 SF/Year/FS
Parking Spaces	88 (9.78/1,000 SF)



Property Details

Land Area	1.35 AC (58,806 SF)	Zoning	OS
Building FAR	015	Parcel	46-129-01-0132-005
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office/Medical	Direct	1,550	1,550	1,550	\$14.52 FS	Vacant	2 - 5 Years

IMMEDIATE OCCUPANCY available in this 1550 sq feet of office space available in this busy medical/professional building conveniently located near the intersection of Plymouth and Farmington Roads. This office offers a private lobby with spacious reception area featuring plenty of storage, 4 private (9'x9') offices with sinks and an additional private doctor's office (19'x7') with it's own 1/2 bath. Small kitchenette with sink, refrigerator and microwave. Located in a busy building with an attorney, medical office and laboratory. Barrier free entry and ample parking lot spaces available. Looking for a new location for your new or existing practice, this would be a perfect fit! Schedule your appointment today!

PLEASE SUBMIT OFFERS TO: offers@movingthemitten.com and THERESE@movingthemitten.com. Please send offer in 1 PDF. Do NOT share via DotLoop, Remine or 3rd party sites. We confirm receipt of all offers, so if you do not get a confirmation, please resend and send the agent a text. Licensed Agent must be present at showing. No virtual tours. There will be no overlapping appointments allowed. Please note this home has a Sentrilock box to gain access. PRIOR TO YOUR SHOWING, you must set up your account through Realcomp. Download the Sentrilock app onto your phone and know how to utilize the app. Please call Realcomp BEFORE your showing at 248-553-3003 if you need assistance setting up the account. If you have problems accessing the lockbox once you are on site for the showing, please call Sentrilock at 877-736-8745.

Amenities

- Kitchen
- Reception
- Signage

Transportation

Parking Details	88 Surface Spaces; Ratio of 9.78/1,000 SF
Traffic Volume	30,742 on Van Ct Ave (2025); 10,691 on Hathaway St (2023); 10,823 on Hathaway St (2025); 10,348 on Hathaway St (2020); 24,312 on Farmington Rd (2024); 21,385 on Stark Rd (2021); 22,045 on Stark Rd (2025); 22,801 on Farmington Rd (2025); 22,710 on Farmington Rd (2023); 10,018 on Cindy (2025)



10533-10535 Farmington Rd - Orangelawn Professional Center

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Transportation (Continued)

Airport	Detroit Metro Wayne County	27 min drive
	Windsor International	47 min drive
Walk Score [®]	Car-Dependent (39)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
St Mary Mercy Hospital Lab	1	600	4	Jul 2016	-
Jeffrey H. Forrest, DDS	1	90	-	Sep 2011	-
M. H. Neal, MD	1	90	-	Sep 2011	-
Nancy, Neal Law Office of	1	-	1	Sep 2017	-
SJMHS Lab Patient Service Center-Orangelawn Profes	1	-	4	Aug 2017	-

Showing 5 of 5 Tenants



13955-13975 Farmington Rd - Livonia Metro Plex II



Livonia, Michigan 48154 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	35,841 SF (8.7%)
Built	1979
Stories	1
Elevators	None
Typical Floor	35,841 SF
Tenancy	Multiple
Available	1,938 - 32,728 SF
Max Contiguous	16,480 SF
Asking Rent	\$13.95 SF/Year/MG
Parking Spaces	82 (2.29/1,000 SF)



Property Details

Land Area	2.45 AC (106,722 SF)	Owner Occupied	No
Building FAR	0.34	Zoning	RE
Slab to Slab	15'	Parcel	46-084-99-0014-001

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	14115	Office	Direct	16,480	16,480	16,480	\$13.95 MG	Vacant	1 - 30 Years

There is currently 2,000 - 11,400 SF available within Livonia Metro-Plex, Livonia's premier high-tech park. This attractive four-building business park is located in an RE (Research/Engineering) zoning district that allows a broad range of office, flex, and high-tech uses. Livonia Metro-Plex offers many attractive features including additional parking capacity, 100% air-conditioned buildings, integrated storage areas, and ample power - making this a great opportunity for e commerce, medical, construction, manufacturing, and logistical distribution. The Metroplex is nestled in a serene setting surrounded by mature trees, walking paths, and immaculately maintained landscaping. The convenient location is adjacent to the I-96 expressway which gives immediate freeway access to the entire metro Detroit market area.

P 1	13955	Office	Direct	6,966	6,966	6,966	\$13.95 MG	Vacant	1 - 30 Years
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There is currently 2,000 - 11,400 SF available within Livonia Metro-Plex, Livonia's premier high-tech park. This attractive four-building business park is located in an RE (Research/Engineering) zoning district that allows a broad range of office, flex, and high-tech uses. Livonia Metro-Plex offers many attractive features including additional parking capacity, 100% air-conditioned buildings, integrated storage areas, and ample power - making this a great opportunity for e commerce, medical, construction, manufacturing, and logistical distribution. The Metroplex is nestled in a serene setting surrounded by mature trees, walking paths, and immaculately maintained landscaping. The convenient location is adjacent to the I-96 expressway which gives immediate freeway access to the entire metro Detroit market area.

P 1	14157	Office	Direct	2,754	2,754	2,754	\$13.95 MG	Vacant	1 Year
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There is currently 2,000 - 11,400 SF available within Livonia Metro-Plex, Livonia's premier high-tech park. This attractive four-building business park is located in an RE (Research/Engineering) zoning district that allows a broad range of office, flex, and high-tech uses. Livonia Metro-Plex offers many attractive features including additional parking capacity, 100% air-conditioned buildings, integrated storage areas, and ample power - making this a great opportunity for e commerce, medical, construction, manufacturing, and logistical distribution. The Metroplex is nestled in a serene setting surrounded by mature trees, walking paths, and immaculately maintained landscaping. The convenient location is adjacent to the I-96 expressway which gives immediate freeway access to the entire metro Detroit market area.

P 1	14143	Office	Direct	2,500	2,500	2,500	\$13.95 MG	Vacant	1 Year
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There is currently 2,000 - 11,400 SF available within Livonia Metro-Plex, Livonia's premier high-tech park. This attractive four-building business park is located in an RE (Research/Engineering) zoning district that allows a broad range of office, flex, and high-tech uses. Livonia Metro-Plex offers many attractive features including additional parking capacity, 100% air-conditioned buildings, integrated storage areas, and ample power - making this a great opportunity



13955-13975 Farmington Rd - Livonia Metro Plex II



Livonia, Michigan 48154 (Wayne County) - Southern I-275 Corridor Submarket

Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
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for e commerce, medical, construction, manufacturing, and logistical distribution. The Metroplex is nestled in a serene setting surrounded by mature trees, walking paths, and immaculately maintained landscaping. The convenient location is adjacent to the I-96 expressway which gives immediate freeway access to the entire metro Detroit market area.

P 1	13967	Office	Direct	2,090	2,090	2,090	\$13.95 MG	Vacant	1 Year
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There is currently 2,000 - 11,400 SF available within Livonia Metro-Plex, Livonia's premier high-tech park. This attractive four-building business park is located in an RE (Research/Engineering) zoning district that allows a broad range of office, flex, and high-tech uses. Livonia Metro-Plex offers many attractive features including additional parking capacity, 100% air-conditioned buildings, integrated storage areas, and ample power - making this a great opportunity for e commerce, medical, construction, manufacturing, and logistical distribution. The Metroplex is nestled in a serene setting surrounded by mature trees, walking paths, and immaculately maintained landscaping. The convenient location is adjacent to the I-96 expressway which gives immediate freeway access to the entire metro Detroit market area.

P 1	14141	Office	Direct	1,938	1,938	1,938	\$13.95 MG	Vacant	1 Year
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There is currently 2,000 - 11,400 SF available within Livonia Metro-Plex, Livonia's premier high-tech park. This attractive four-building business park is located in an RE (Research/Engineering) zoning district that allows a broad range of office, flex, and high-tech uses. Livonia Metro-Plex offers many attractive features including additional parking capacity, 100% air-conditioned buildings, integrated storage areas, and ample power - making this a great opportunity for e commerce, medical, construction, manufacturing, and logistical distribution. The Metroplex is nestled in a serene setting surrounded by mature trees, walking paths, and immaculately maintained landscaping. The convenient location is adjacent to the I-96 expressway which gives immediate freeway access to the entire metro Detroit market area.

Amenities

- Air Conditioning
- Courtyard
- High Ceilings
- Signage
- Yard

Transportation

Parking Details	82 Surface Spaces; Ratio of 2.29/1,000 SF
Traffic Volume	33,867 on Summers St (2025); 25,716 on I-96 (2025); 7,186 on Stamford St (2024); 7,567 on Stamford St (2023); 8,140 on Stamford Ct (2023); 7,699 on Stamford Ct (2024); 7,814 on Stamford Ct (2025); 34,666 on Summers St (2025); 12,063 on Schoolcraft Rd (2023); 11,021 on Schoolcraft Rd (2022)
Airport	Detroit Metro Wayne County 27 min drive Windsor International 45 min drive
Walk Score [®]	Car-Dependent (34)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
New Horizons Computer Learning Centers	1	16,480	110	Nov 2019	-
MedCerts	1	9,576	-	Sep 2015	-
Cypher Research	1	9,082	-	Jul 2019	-
Gateway Pediatric Therapy	1	4,391	29	Nov 2018	-
A Squared Media	1	3,000	-	Jul 2018	-

Showing 5 of 12 Tenants



14133-14155 Farmington Rd - Livonia Metro Plex IV



Livonia, Michigan 48154 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	31,812 SF (52.1%)
Built	1979
Stories	1
Elevators	None
Typical Floor	31,812 SF
Tenancy	Multiple
Available	2,500 - 15,254 SF
Max Contiguous	10,000 SF
Asking Rent	\$13.95 SF/Year/MG
Parking Spaces	294 (9.24/1,000 SF)



Property Details

Land Area	3.93 AC (171,191 SF)	Zoning	RE
Building FAR	019	Parcel	46-084-99-0014-004
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	14115	Office	Direct	10,000	10,000	10,000	\$13.95 MG	Vacant	Negotiable

There is currently 1,100 - 16,480 SF available within Livonia Metro-Plex, Livonia's premier high-tech park. This attractive four-building business park is located in an RE (Research/Engineering) zoning district that allows a broad range of office, flex, and high-tech uses. Livonia Metro-Plex offers many attractive features including additional parking capacity, 100% air-conditioned buildings, integrated storage areas, and ample power - making this a great opportunity for ecommerce, medical, construction, manufacturing, and logistical distribution.

The Metroplex is nestled in a serene setting surrounded by mature trees, walking paths, and immaculately maintained landscaping. The convenient location is adjacent to the I-96 expressway which gives immediate freeway access to the entire metro Detroit market area.

P 1	14157	Office	Direct	2,754	2,754	2,754	\$13.95 MG	Vacant	Negotiable
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There is currently 1,100 - 16,480 SF available within Livonia Metro-Plex, Livonia's premier high-tech park. This attractive four-building business park is located in an RE (Research/Engineering) zoning district that allows a broad range of office, flex, and high-tech uses. Livonia Metro-Plex offers many attractive features including additional parking capacity, 100% air-conditioned buildings, integrated storage areas, and ample power - making this a great opportunity for ecommerce, medical, construction, manufacturing, and logistical distribution.

The Metroplex is nestled in a serene setting surrounded by mature trees, walking paths, and immaculately maintained landscaping. The convenient location is adjacent to the I-96 expressway which gives immediate freeway access to the entire metro Detroit market area.

P 1	14143	Flex	Direct	2,500	2,500	2,500	\$13.95 MG	Vacant	Negotiable
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There is currently 1,100 - 16,480 SF available within Livonia Metro-Plex, Livonia's premier high-tech park. This attractive four-building business park is located in an RE (Research/Engineering) zoning district that allows a broad range of office, flex, and high-tech uses. Livonia Metro-Plex offers many attractive features including additional parking capacity, 100% air-conditioned buildings, integrated storage areas, and ample power - making this a great opportunity for ecommerce, medical, construction, manufacturing, and logistical distribution.

The Metroplex is nestled in a serene setting surrounded by mature trees, walking paths, and immaculately maintained landscaping. The convenient location is adjacent to the I-96 expressway which gives immediate freeway access to the entire metro Detroit market area.



14133-14155 Farmington Rd - Livonia Metro Plex IV

Livonia, Michigan 48154 (Wayne County) - Southern I-275 Corridor Submarket



Office

Amenities

- Air Conditioning
- Courtyard
- High Ceilings
- Monument Signage
- Yard

Transportation

Parking Details	294 Surface Spaces; Ratio of 9.24/1,000 SF
Traffic Volume	33,867 on Summers St (2025); 7,186 on Stamford St (2024); 7,567 on Stamford St (2023); 34,666 on Summers St (2025); 3,464 on Lyndon St (2021); 3,369 on Lyndon St (2025); 25,716 on I- 96 (2025); 8,140 on Stamford Ct (2023); 7,699 on Stamford Ct (2024); 7,814 on Stamford Ct (2025)
Airport	Detroit Metro Wayne County 27 min drive Windsor International 46 min drive
Walk Score ®	Car-Dependent (22)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
United Electric Inc	1	11,930	-	Jul 2016	-
Effective Training Inc	1	5,657	5	Aug 2012	-
Copper Hill Inc	1	3,005	-	Dec 2014	-
Alta Professional Insurance	1	2,000	20	Aug 2010	-
Seedlings Braille Books	1	1,800	9	Oct 2011	-

Showing 5 of 10 Tenants



14600 Farmington Rd - Heritage Commons Office Center

Livonia, Michigan 48154 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA (% Leased)	34,800 SF (89.5%)
Built	1985
Stories	1
Elevators	None
Typical Floor	34,800 SF
Tenancy	Multiple
Available	1,000 - 3,653 SF
Max Contiguous	3,653 SF
Asking Rent	\$1795 SF/Year/MG
Parking Spaces	30 (2.79/1,000 SF)



Property Details

Land Area	4.30 AC (187,308 SF)	Zoning	OS
Building FAR	019	Parcel	46-086-99-0015-000
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	105	Medical	Direct	2,653	3,653	3,653	\$1795 MG	Vacant	Negotiable
2,653-3,653 SF of Medical office space available for lease. Individual exterior suite entrances. Monument signage available. Multiple access points to/from Farmington Road. Fully furnished, move-in ready Dental suite.									
P 1	107	Office/Medical	Direct	1,000	3,653	3,653	\$1795 MG	Vacant	Negotiable
1,000- 3,653 SF of Medical office space available for lease. Individual exterior suite entrances. Monument signage available. Multiple access points to/from Farmington Road. Fully furnished, move-in ready Dental suite.									

Amenities

- Air Conditioning

Transportation

Parking Details	30 Surface Spaces; Ratio of 2.79/1,000 SF		
Traffic Volume	32,568 on Luther Dr (2025); 5,048 on Farmington Rd (2023); 5,044 on Farmington Rd (2025); 4,258 on Farmington Rd (2022); 5,040 on Farmington Rd (2024); 34,666 on Summers St (2025); 3,392 on Lyndon St (2024); 25,589 on Civic Center Dr (2024); 25,583 on Civic Center Dr (2025); 29,394 on Luther Ln (2025)		
Airport	Detroit Metro Wayne County		28 min drive
	Windsor International		46 min drive
Walk Score ®	Somewhat Walkable (51)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Trinity Health/St. Mary Hospital	1	3,600	-	Oct 2012	-
Amylase Technologies	1	2,653	-	Aug 2022	-



14600 Farmington Rd - Heritage Commons Office Center

Livonia, Michigan 48154 (Wayne County) - Southern I-275 Corridor Submarket



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
St Mary Mercy Primary Care	1	1,350	9	Jul 2016	-
Community Choice Realty LLC	1	1,120	-	Mar 2018	-
Alexander Dental PC	1	900	6	Sep 2016	-

Showing 5 of 8 Tenants



19805-19821 Farmington Rd

Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA (% Leased)	12,460 SF (72.1%)
Built	2001
Stories	1
Elevators	None
Typical Floor	12,460 SF
Tenancy	Multiple
Available	2,864 - 6,338 SF
Max Contiguous	3,474 SF
Asking Rent	\$18.75 SF/Year/MG
Parking Spaces	38 (3.05/1,000 SF)



Property Details

Land Area	1.46 AC (63,598 SF)	Zoning	OS-2
Building FAR	0.20	Parcel	46-013-99-0029-000
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	19821	Office	Direct	3,474	3,474	3,474	\$18.75 MG	Vacant	5 Years

USEABLE square feet of 3,474 at The Farmington /Road Office Building at 19805 Farmington Road in Livonia MI. Property is owner-occupied. The single-story, free-standing, brown brick building is professionally managed by Property Services Group.

Currently occupied by Sellinger Engineering Consulting Group for the Construction Industry. Available January 2025.

Other business owners in the building include: Insight Management, Performax Physical Therapy, a Quality Csre Physician, Tiseo Architects.

Description:

- Lobby and Reception Area
- Three window offices.
- Eight workstations in place
- Conference room for eight
- Kitchen
- Outside Patio
- Two interior restrooms
- Interior Storage
- Open interior space
- Open Ceiling
- Opportunity for more offices
- Cabling
- Two HVAC units. Five and Seven Tons
- Room on the Farmington Road Monument Sign
- Ample Parking
- Some existing furniture can be purchased between the current business owner and the future tenant for this space.

P 1	19809	Office/Medical	Direct	2,864	2,864	2,864	\$18.75 MG	09/2025	5 Years
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19805-19821 Farmington Rd

Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket



Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
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Physical Therapy Space that includes a whirlpool, two offices, reception, interior restrooms. Occupational Therapy space is 14 by 11 feet

Amenities

- Reception

Transportation

Parking Details	38 Surface Spaces; Ratio of 3.05/1,000 SF								
Traffic Volume	30,651 on Brookside Cir (2025); 27,206 on 8 Mile Rd (2025); 4,354 on Bridgeman St (2022); 4,103 on Bretton Dr (2024); 4,097 on Bretton Dr (2025); 4,410 on Bretton Dr (2023); 31,011 on Gable St (2025); 3,827 on Fargo (2025); 23,008 on Farmington Rd (2025); 33,359 on Farmington Rd (2025)								
Airport	Detroit Metro Wayne County								31 min drive
	Windsor International								51 min drive
Walk Score ®	Somewhat Walkable (51)								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Performax Physical THERAPY PC	1	4,361	10	May 2014	-
Insight Management Consulting	1	2,770	-	Jun 2023	Jun 2028
Tiseo Architects	1	1,600	5	Jun 2003	-
Carol Crouch-ross Md	1	500	2	May 2025	-

Showing 4 of 4 Tenants



11878 Hubbard St

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA (% Leased)	32,522 SF (87.7%)
Built/Renovated	1984/1995
Stories	2
Elevators	1 passenger
Typical Floor	16,000 SF
Tenancy	Multiple
Available	500 - 4,000 SF
Max Contiguous	4,000 SF
Asking Rent	\$12.50 SF/Year/FS
Parking Spaces	110 (3.38/1,000 SF)



Property Details

Land Area	1.86 AC (81,022 SF)	Owner Occupied	No
Building FAR	0.40	Zoning	M-I Lt. Manufacturing
Slab to Slab	12'	Parcel	46-107-03-0018-004
Column Spacing	30'w x 30'd		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	-	Office	Direct	500 - 4,000	4,000	4,000	\$12.50 FS	Vacant	1 - 10 Years

500 - 12,000 SF available.

Term is negotiable - short term and long term lease available.

Transportation

Parking Details	110 Surface Spaces; Ratio of 3.38/1,000 SF		
Traffic Volume	20,543 on Loveland St (2025); 19,962 on Loveland St (2024); 40,379 on Enterprise Dr (2025); 31,326 on Allied Dr (2025); 30,095 on Allied Dr (2021); 32,211 on Allied Dr (2024); 33,700 on Elmira St (2025); 20,232 on Merriman Rd (2025); 22,710 on Farmington Rd (2023)		
Airport	Detroit Metro Wayne County		27 min drive
	Windsor International		47 min drive
Walk Score [®]	Car-Dependent (39)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
The Recovery Project, LLC	1	16,261	22	Jan 2022	-

Showing 1 of 1 Tenants



17177 N Laurel Park Dr - Laurel Office Park I



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	124,323 SF (55.0%)
Built/Renovated	1985/2011
Stories	4
Elevators	4 passenger; 2 freight
Typical Floor	31,081 SF
Tenancy	Multiple
Available	797 - 55,955 SF
Max Contiguous	16,158 SF
Asking Rent	\$1750 SF/Year/+ELEC
Parking Spaces	565 (4.54/1,000 SF)



Property Details

Land Area	6.40 AC (278,784 SF)	Owner Occupied	No
Building FAR	0.45	Zoning	C-4
Core Factor	10%	Parcel	46-028-99-0006-010
Slab to Slab	12'		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	139	Office	Direct	1,379	1,379	1,379	\$1750 +ELEC	Vacant	Negotiable

Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange

4 story, ±125,000 SF building

Move-in ready suites available starting at 1,000 RSF

Large contiguous space available up to 29,000 RSF

Wi-Fi available in all common areas

Interior glass atriums that span across all floors

Abundant natural light with floor to ceiling windows

Prominent building signage available with I-275 visibility

Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office

Ample surface parking surrounding with easy access to three building entrances. 4.2/1000 parking ratio

Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels

17177 Laurel Office Park is an Energy Star Certified building

P 2	233	Office	Direct	15,581	15,581	15,581	\$1750 +ELEC	Vacant	Negotiable
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Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange

4 story, ±125,000 SF building

Move-in ready suites available starting at 1,000 RSF

Large contiguous space available up to 29,000 RSF

Wi-Fi available in all common areas

Interior glass atriums that span across all floors

Abundant natural light with floor to ceiling windows

Prominent building signage available with I-275 visibility

Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office

Ample surface parking surrounding with easy access to three building entrances. 4.2/1000 parking ratio



17177 N Laurel Park Dr - Laurel Office Park I



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels 17177 Laurel Office Park is an Energy Star Certified building									
P 2	200	Office	Direct	2,348	2,348	2,348	\$1750 +ELEC	Vacant	3 - 5 Years
Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange 4 story, ±125,000 SF building Move-in ready suites available starting at 1,000 RSF Large contiguous space available up to 29,000 RSF Wi-Fi available in all common areas Interior glass atriums that span across all floors Abundant natural light with floor to ceiling windows Prominent building signage available with I-275 visibility Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office Ample surface parking surrounding with easy access to three building entrances. 4.2/1000 parking ratio Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels 17177 Laurel Office Park is an Energy Star Certified building									
P 2	256	Office	Direct	1,267	1,267	1,267	\$1750 +ELEC	Vacant	Negotiable
Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange 4 story, ±125,000 SF building Move-in ready suites available starting at 1,000 RSF Large contiguous space available up to 29,000 RSF Wi-Fi available in all common areas Interior glass atriums that span across all floors Abundant natural light with floor to ceiling windows Prominent building signage available with I-275 visibility Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office Ample surface parking surrounding with easy access to three building entrances. 4.2/1000 parking ratio Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels 17177 Laurel Office Park is an Energy Star Certified building									
P 3	300	Office	Direct	16,158	16,158	16,158	\$1750 +ELEC	Vacant	3 - 5 Years
Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange 4 story, ±125,000 SF building Move-in ready suites available starting at 1,000 RSF Large contiguous space available up to 29,000 RSF Wi-Fi available in all common areas Interior glass atriums that span across all floors Abundant natural light with floor to ceiling windows Prominent building signage available with I-275 visibility Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office Ample surface parking surrounding with easy access to three building entrances. 4.2/1000 parking ratio Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels 17177 Laurel Office Park is an Energy Star Certified building									
P 3	333	Office	Direct	7,357	10,115	10,115	\$1750 +ELEC	Vacant	3 - 5 Years
Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange 4 story, ±125,000 SF building Move-in ready suites available starting at 1,000 RSF Large contiguous space available up to 29,000 RSF Wi-Fi available in all common areas									



17177 N Laurel Park Dr - Laurel Office Park I



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
<p>Interior glass atriums that span across all floors Abundant natural light with floor to ceiling windows Prominent building signage available with I-275 visibility Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office Ample surface parking surrounding with easy access to three building entrances. 4.2/1000 parking ratio Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels 17177 Laurel Office Park is an Energy Star Certified building</p>									
P 3	334	Office	Direct	2,758	10,115	10,115	\$1750 +ELEC	Vacant	3 - 5 Years
<p>Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange 4 story, ±125,000 SF building Move-in ready suites available starting at 1,000 RSF Large contiguous space available up to 29,000 RSF Wi-Fi available in all common areas Interior glass atriums that span across all floors Abundant natural light with floor to ceiling windows Prominent building signage available with I-275 visibility Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office Ample surface parking surrounding with easy access to three building entrances. 4.2/1000 parking ratio Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels 17177 Laurel Office Park is an Energy Star Certified building</p>									
P 4	430	Office	Direct	2,137	2,137	2,137	\$1750 +ELEC	Vacant	Negotiable
<p>Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange 4 story, ±125,000 SF building Move-in ready suites available starting at 1,000 RSF Large contiguous space available up to 29,000 RSF Wi-Fi available in all common areas Interior glass atriums that span across all floors Abundant natural light with floor to ceiling windows Prominent building signage available with I-275 visibility Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office Ample surface parking surrounding with easy access to three building entrances. 4.2/1000 parking ratio Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels 17177 Laurel Office Park is an Energy Star Certified building</p>									
P 4	441	Office	Direct	2,117	2,117	2,117	\$1750 +ELEC	Vacant	Negotiable
<p>Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange 4 story, ±125,000 SF building Move-in ready suites available starting at 1,000 RSF Large contiguous space available up to 29,000 RSF Wi-Fi available in all common areas Interior glass atriums that span across all floors Abundant natural light with floor to ceiling windows Prominent building signage available with I-275 visibility Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office Ample surface parking surrounding with easy access to three building entrances. 4.2/1000 parking ratio Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels 17177 Laurel Office Park is an Energy Star Certified building</p>									
P 4	405	Office	Direct	1,964	1,964	1,964	\$1750 +ELEC	Vacant	Negotiable



17177 N Laurel Park Dr - Laurel Office Park I



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
<p>Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange 4 story, ±125,000 SF building Move-in ready suites available starting at 1,000 RSF Large contiguous space available up to 29,000 RSF Wi-Fi available in all common areas Interior glass atriums that span across all floors Abundant natural light with floor to ceiling windows Prominent building signage available with I-275 visibility Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office Ample surface parking surrounding with easy access to three building entrances. 4.2/1000 parking ratio Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels 17177 Laurel Office Park is an Energy Star Certified building</p>									
P 4	418/419	Office	Direct	1,218	1,218	1,218	\$1750 +ELEC	Vacant	Negotiable
<p>Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange 4 story, ±125,000 SF building Move-in ready suites available starting at 1,000 RSF Large contiguous space available up to 29,000 RSF Wi-Fi available in all common areas Interior glass atriums that span across all floors Abundant natural light with floor to ceiling windows Prominent building signage available with I-275 visibility Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office Ample surface parking surrounding with easy access to three building entrances. 4.2/1000 parking ratio Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels 17177 Laurel Office Park is an Energy Star Certified building</p>									
P 4	450	Office	Direct	874	874	874	\$1750 +ELEC	Vacant	Negotiable
<p>Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange 4 story, ±125,000 SF building Move-in ready suites available starting at 1,000 RSF Large contiguous space available up to 29,000 RSF Wi-Fi available in all common areas Interior glass atriums that span across all floors Abundant natural light with floor to ceiling windows Prominent building signage available with I-275 visibility Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office Ample surface parking surrounding with easy access to three building entrances. 4.2/1000 parking ratio Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels 17177 Laurel Office Park is an Energy Star Certified building</p>									
P 4	440	Office	Direct	797	797	797	\$1750 +ELEC	Vacant	3 - 5 Years
<p>Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange 4 story, ±125,000 SF building Move-in ready suites available starting at 1,000 RSF Large contiguous space available up to 29,000 RSF Wi-Fi available in all common areas Interior glass atriums that span across all floors Abundant natural light with floor to ceiling windows Prominent building signage available with I-275 visibility Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office</p>									



17177 N Laurel Park Dr - Laurel Office Park I

Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket



Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
Ample surface parking surrounding with easy access to three building entrances. 4.2/1000 parking ratio									
Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels									
17177 Laurel Office Park is an Energy Star Certified building									

Amenities

- Atrium
- Property Manager on Site
- Banking
- Wi-Fi
- Convenience Store
- Natural Light

Transportation

Parking Details	565 Surface Spaces; Ratio of 4.54/1,000 SF	
Traffic Volume	4,646 on I- 96 (2023); 3,980 on I- 275 (2025); 4,427 on I- 275 (2024); 9,401 on 6 Mile Rd (2025); 8,297 on 6 Mile Rd (2022); 9,107 on 6 Mile Rd (2023); 3,096 on 6 Mile Rd (2024); 3,131 on 6 Mile Rd (2025); 25,548 on Laurel Park Dr S (2024); 25,619 on Laurel Park Dr S (2025)	
Airport	Detroit Metro Wayne County	21 min drive
	Detroit City	34 min drive
Walk Score [®]	Car-Dependent (46)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
XanEdu, Inc.	2	15,581	24	Feb 2022	-
Magdich Law	4	9,324	25	Jul 2012	-
Global Information System	1, 4	4,108	21	Jun 2022	-
Cruz Clinic	1	3,500	20	Mar 1989	-
Maynards	2	3,108	20	Jun 2022	-

Showing 5 of 25 Tenants



17197 N Laurel Park Dr - Laurel Office Park III



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	215,016 SF (57.5%)
Built/Renovated	1985/2025
Stories	5
Elevators	4 passenger; 1 freight
Typical Floor	43,003 SF
Tenancy	Multiple
Available	727 - 110,498 SF
Max Contiguous	69,771 SF
Asking Rent	\$1750 SF/Year/+ELEC
Parking Spaces	910 (4.23/1,000 SF)



Property Details

Land Area	9.93 AC (432,551 SF)	Owner Occupied	No
Building FAR	0.50	Zoning	Office
Core Factor	10%	Parcel	46-028-99-0006-004
Slab to Slab	12'		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	107	Office	Direct	2,798	4,078	4,078	\$1750 +ELEC	Vacant	Negotiable

Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange

5 story, ±125,000 SF building

Move-in ready suites available starting at 1,000 RSF

Large contiguous space available, entire 3rd floor up to +/-47,000 SF

New 2025 renovations completed in the lobby and common area providing a modern and inviting atmosphere

Wi-Fi available in all common areas

Interior glass atriums that span across all five floors

Abundant natural light with floor to ceiling windows

Prominent building signage available with I-275 visibility

Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office

Ample surface parking surrounding with easy access to three building entrances - 4.2/1000 parking ratio

Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels

P 1	161	Office	Direct	1,888	1,888	1,888	\$1750 +ELEC	30 Days	Negotiable
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Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange

5 story, ±125,000 SF building

Move-in ready suites available starting at 1,000 RSF

Large contiguous space available, entire 3rd floor up to +/-47,000 SF

New 2025 renovations completed in the lobby and common area providing a modern and inviting atmosphere

Wi-Fi available in all common areas

Interior glass atriums that span across all five floors

Abundant natural light with floor to ceiling windows

Prominent building signage available with I-275 visibility

Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office



17197 N Laurel Park Dr - Laurel Office Park III



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
Ample surface parking surrounding with easy access to three building entrances - 4.2/1000 parking ratio Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels									
P 1	129	Office	Direct	1,838	1,838	1,838	\$1750 +ELEC	Vacant	Negotiable

Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange
5 story, ±125,000 SF building
Move-in ready suites available starting at 1,000 RSF
Large contiguous space available, entire 3rd floor up to +/-47,000 SF
New 2025 renovations completed in the lobby and common area providing a modern and inviting atmosphere
Wi-Fi available in all common areas
Interior glass atriums that span across all five floors
Abundant natural light with floor to ceiling windows
Prominent building signage available with I-275 visibility
Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office
Ample surface parking surrounding with easy access to three building entrances - 4.2/1000 parking ratio
Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels

P 1	115	Office	Direct	1,280	4,078	4,078	\$1750 +ELEC	Vacant	Negotiable
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Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange
5 story, ±125,000 SF building
Move-in ready suites available starting at 1,000 RSF
Large contiguous space available, entire 3rd floor up to +/-47,000 SF
New 2025 renovations completed in the lobby and common area providing a modern and inviting atmosphere
Wi-Fi available in all common areas
Interior glass atriums that span across all five floors
Abundant natural light with floor to ceiling windows
Prominent building signage available with I-275 visibility
Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office
Ample surface parking surrounding with easy access to three building entrances - 4.2/1000 parking ratio
Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels

P 1	152	Office	Direct	727	727	727	\$1750 +ELEC	Vacant	Negotiable
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Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange
5 story, ±125,000 SF building
Move-in ready suites available starting at 1,000 RSF
Large contiguous space available, entire 3rd floor up to +/-47,000 SF
New 2025 renovations completed in the lobby and common area providing a modern and inviting atmosphere
Wi-Fi available in all common areas
Interior glass atriums that span across all five floors
Abundant natural light with floor to ceiling windows
Prominent building signage available with I-275 visibility
Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office
Ample surface parking surrounding with easy access to three building entrances - 4.2/1000 parking ratio
Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels

P 2	255	Office	Direct	6,124	6,124	6,124	\$1750 +ELEC	Vacant	Negotiable
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Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange
5 story, ±125,000 SF building
Move-in ready suites available starting at 1,000 RSF
Large contiguous space available, entire 3rd floor up to +/-47,000 SF
New 2025 renovations completed in the lobby and common area providing a modern and inviting atmosphere



17197 N Laurel Park Dr - Laurel Office Park III



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
<p>Wi-Fi available in all common areas Interior glass atriums that span across all five floors Abundant natural light with floor to ceiling windows Prominent building signage available with I-275 visibility Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office Ample surface parking surrounding with easy access to three building entrances - 4.2/1000 parking ratio Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels</p>									
P 2	250	Office	Direct	2,663	2,663	2,663	\$1750 +ELEC	Vacant	Negotiable
<p>Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange 5 story, ±125,000 SF building Move-in ready suites available starting at 1,000 RSF Large contiguous space available, entire 3rd floor up to +/-47,000 SF New 2025 renovations completed in the lobby and common area providing a modern and inviting atmosphere Wi-Fi available in all common areas Interior glass atriums that span across all five floors Abundant natural light with floor to ceiling windows Prominent building signage available with I-275 visibility Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office Ample surface parking surrounding with easy access to three building entrances - 4.2/1000 parking ratio Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels</p>									
P 2	221	Office	Direct	2,068	3,338	3,338	\$1750 +ELEC	Vacant	3 - 5 Years
<p>Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange 5 story, ±125,000 SF building Move-in ready suites available starting at 1,000 RSF Large contiguous space available, entire 3rd floor up to +/-47,000 SF New 2025 renovations completed in the lobby and common area providing a modern and inviting atmosphere Wi-Fi available in all common areas Interior glass atriums that span across all five floors Abundant natural light with floor to ceiling windows Prominent building signage available with I-275 visibility Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office Ample surface parking surrounding with easy access to three building entrances - 4.2/1000 parking ratio Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels</p>									
P 2	260	Office	Direct	1,695	1,695	1,695	\$1750 +ELEC	Vacant	3 - 5 Years
<p>Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange 5 story, ±125,000 SF building Move-in ready suites available starting at 1,000 RSF Large contiguous space available, entire 3rd floor up to +/-47,000 SF New 2025 renovations completed in the lobby and common area providing a modern and inviting atmosphere Wi-Fi available in all common areas Interior glass atriums that span across all five floors Abundant natural light with floor to ceiling windows Prominent building signage available with I-275 visibility Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office Ample surface parking surrounding with easy access to three building entrances - 4.2/1000 parking ratio Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels</p>									
P 2	252	Office	Direct	1,399	1,399	1,399	\$1750 +ELEC	Vacant	Negotiable



17197 N Laurel Park Dr - Laurel Office Park III



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange 5 story, ±125,000 SF building Move-in ready suites available starting at 1,000 RSF Large contiguous space available, entire 3rd floor up to +/-47,000 SF New 2025 renovations completed in the lobby and common area providing a modern and inviting atmosphere Wi-Fi available in all common areas Interior glass atriums that span across all five floors Abundant natural light with floor to ceiling windows Prominent building signage available with I-275 visibility Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office Ample surface parking surrounding with easy access to three building entrances - 4.2/1000 parking ratio Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels									
P 2	200	Office	Direct	1,329	1,329	1,329	\$1750 +ELEC	30 Days	Negotiable

Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange 5 story, ±125,000 SF building Move-in ready suites available starting at 1,000 RSF Large contiguous space available, entire 3rd floor up to +/-47,000 SF New 2025 renovations completed in the lobby and common area providing a modern and inviting atmosphere Wi-Fi available in all common areas Interior glass atriums that span across all five floors Abundant natural light with floor to ceiling windows Prominent building signage available with I-275 visibility Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office Ample surface parking surrounding with easy access to three building entrances - 4.2/1000 parking ratio Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels									
P 2	211	Office	Direct	1,270	3,338	3,338	\$1750 +ELEC	Vacant	Negotiable

Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange 5 story, ±125,000 SF building Move-in ready suites available starting at 1,000 RSF Large contiguous space available, entire 3rd floor up to +/-47,000 SF New 2025 renovations completed in the lobby and common area providing a modern and inviting atmosphere Wi-Fi available in all common areas Interior glass atriums that span across all five floors Abundant natural light with floor to ceiling windows Prominent building signage available with I-275 visibility Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office Ample surface parking surrounding with easy access to three building entrances - 4.2/1000 parking ratio Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels									
P 2	216	Office	Direct	1,070	1,070	1,070	\$1750 +ELEC	Vacant	3 - 5 Years

Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange 5 story, ±125,000 SF building Move-in ready suites available starting at 1,000 RSF Large contiguous space available, entire 3rd floor up to +/-47,000 SF New 2025 renovations completed in the lobby and common area providing a modern and inviting atmosphere Wi-Fi available in all common areas Interior glass atriums that span across all five floors Abundant natural light with floor to ceiling windows Prominent building signage available with I-275 visibility									
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17197 N Laurel Park Dr - Laurel Office Park III



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office Ample surface parking surrounding with easy access to three building entrances - 4.2/1000 parking ratio Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels									
P 2	233	Office	Direct	860	860	860	\$1750 +ELEC	Vacant	Negotiable
Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange 5 story, ±125,000 SF building Move-in ready suites available starting at 1,000 RSF Large contiguous space available, entire 3rd floor up to +/-47,000 SF New 2025 renovations completed in the lobby and common area providing a modern and inviting atmosphere Wi-Fi available in all common areas Interior glass atriums that span across all five floors Abundant natural light with floor to ceiling windows Prominent building signage available with I-275 visibility Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office Ample surface parking surrounding with easy access to three building entrances - 4.2/1000 parking ratio Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels									
P 3	340	Office	Direct	18,324	30,668	69,771	\$1750 +ELEC	Vacant	Negotiable
Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange 5 story, ±125,000 SF building Move-in ready suites available starting at 1,000 RSF Large contiguous space available, entire 3rd floor up to +/-47,000 SF New 2025 renovations completed in the lobby and common area providing a modern and inviting atmosphere Wi-Fi available in all common areas Interior glass atriums that span across all five floors Abundant natural light with floor to ceiling windows Prominent building signage available with I-275 visibility Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office Ample surface parking surrounding with easy access to three building entrances - 4.2/1000 parking ratio Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels									
P 3	300	Office	Direct	9,733	30,668	69,771	\$1750 +ELEC	Vacant	Negotiable
Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange 5 story, ±125,000 SF building Move-in ready suites available starting at 1,000 RSF Large contiguous space available, entire 3rd floor up to +/-47,000 SF New 2025 renovations completed in the lobby and common area providing a modern and inviting atmosphere Wi-Fi available in all common areas Interior glass atriums that span across all five floors Abundant natural light with floor to ceiling windows Prominent building signage available with I-275 visibility Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office Ample surface parking surrounding with easy access to three building entrances - 4.2/1000 parking ratio Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels									
P 3	306	Office	Direct	2,611	30,668	69,771	\$1750 +ELEC	Vacant	Negotiable
Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange 5 story, ±125,000 SF building Move-in ready suites available starting at 1,000 RSF Large contiguous space available, entire 3rd floor up to +/-47,000 SF									



17197 N Laurel Park Dr - Laurel Office Park III



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
<p>New 2025 renovations completed in the lobby and common area providing a modern and inviting atmosphere</p> <p>Wi-Fi available in all common areas</p> <p>Interior glass atriums that span across all five floors</p> <p>Abundant natural light with floor to ceiling windows</p> <p>Prominent building signage available with I-275 visibility</p> <p>Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office</p> <p>Ample surface parking surrounding with easy access to three building entrances - 4.2/1000 parking ratio</p> <p>Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels</p>									
P 4	402	Office	Direct	32,165	39,103	69,771	\$1750 +ELEC	Vacant	Negotiable
<p>Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange</p> <p>5 story, ±125,000 SF building</p> <p>Move-in ready suites available starting at 1,000 RSF</p> <p>Large contiguous space available, entire 3rd floor up to +/-47,000 SF</p> <p>New 2025 renovations completed in the lobby and common area providing a modern and inviting atmosphere</p> <p>Wi-Fi available in all common areas</p> <p>Interior glass atriums that span across all five floors</p> <p>Abundant natural light with floor to ceiling windows</p> <p>Prominent building signage available with I-275 visibility</p> <p>Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office</p> <p>Ample surface parking surrounding with easy access to three building entrances - 4.2/1000 parking ratio</p> <p>Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels</p>									
P 4	410	Office	Direct	6,938	39,103	69,771	\$1750 +ELEC	30 Days	Negotiable
<p>Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange</p> <p>5 story, ±125,000 SF building</p> <p>Move-in ready suites available starting at 1,000 RSF</p> <p>Large contiguous space available, entire 3rd floor up to +/-47,000 SF</p> <p>New 2025 renovations completed in the lobby and common area providing a modern and inviting atmosphere</p> <p>Wi-Fi available in all common areas</p> <p>Interior glass atriums that span across all five floors</p> <p>Abundant natural light with floor to ceiling windows</p> <p>Prominent building signage available with I-275 visibility</p> <p>Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office</p> <p>Ample surface parking surrounding with easy access to three building entrances - 4.2/1000 parking ratio</p> <p>Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels</p>									
P 5	540	Office	Direct	7,156	7,156	7,156	\$1750 +ELEC	30 Days	Negotiable
<p>Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange</p> <p>5 story, ±125,000 SF building</p> <p>Move-in ready suites available starting at 1,000 RSF</p> <p>Large contiguous space available, entire 3rd floor up to +/-47,000 SF</p> <p>New 2025 renovations completed in the lobby and common area providing a modern and inviting atmosphere</p> <p>Wi-Fi available in all common areas</p> <p>Interior glass atriums that span across all five floors</p> <p>Abundant natural light with floor to ceiling windows</p> <p>Prominent building signage available with I-275 visibility</p> <p>Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office</p> <p>Ample surface parking surrounding with easy access to three building entrances - 4.2/1000 parking ratio</p> <p>Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels</p>									
P 5	521	Office	Direct	1,787	3,292	3,292	\$1750 +ELEC	30 Days	Negotiable



17197 N Laurel Park Dr - Laurel Office Park III



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange 5 story, ±125,000 SF building Move-in ready suites available starting at 1,000 RSF Large contiguous space available, entire 3rd floor up to +/-47,000 SF New 2025 renovations completed in the lobby and common area providing a modern and inviting atmosphere Wi-Fi available in all common areas Interior glass atriums that span across all five floors Abundant natural light with floor to ceiling windows Prominent building signage available with I-275 visibility Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office Ample surface parking surrounding with easy access to three building entrances - 4.2/1000 parking ratio Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels									
P 5	537	Office	Direct	1,686	1,686	1,686	\$1750 +ELEC	Vacant	Negotiable

Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange 5 story, ±125,000 SF building Move-in ready suites available starting at 1,000 RSF Large contiguous space available, entire 3rd floor up to +/-47,000 SF New 2025 renovations completed in the lobby and common area providing a modern and inviting atmosphere Wi-Fi available in all common areas Interior glass atriums that span across all five floors Abundant natural light with floor to ceiling windows Prominent building signage available with I-275 visibility Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office Ample surface parking surrounding with easy access to three building entrances - 4.2/1000 parking ratio Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels									
P 5	523	Office	Direct	1,584	1,584	1,584	\$1750 +ELEC	Vacant	Negotiable

Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange 5 story, ±125,000 SF building Move-in ready suites available starting at 1,000 RSF Large contiguous space available, entire 3rd floor up to +/-47,000 SF New 2025 renovations completed in the lobby and common area providing a modern and inviting atmosphere Wi-Fi available in all common areas Interior glass atriums that span across all five floors Abundant natural light with floor to ceiling windows Prominent building signage available with I-275 visibility Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office Ample surface parking surrounding with easy access to three building entrances - 4.2/1000 parking ratio Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels									
P 5	519	Office	Direct	1,505	3,292	3,292	\$1750 +ELEC	Vacant	Negotiable

Ideal corporate headquarters facility with close proximity to I-275/6 mile interchange 5 story, ±125,000 SF building Move-in ready suites available starting at 1,000 RSF Large contiguous space available, entire 3rd floor up to +/-47,000 SF New 2025 renovations completed in the lobby and common area providing a modern and inviting atmosphere Wi-Fi available in all common areas Interior glass atriums that span across all five floors Abundant natural light with floor to ceiling windows Prominent building signage available with I-275 visibility									
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17197 N Laurel Park Dr - Laurel Office Park III



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
Extensive on-site amenities including: Tenant lounge, building conference facilities available in 17197 Laurel Park Drive, and on-site management office									
Ample surface parking surrounding with easy access to three building entrances - 4.2/1000 parking ratio									
Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels									

Amenities

- Atrium
- Property Manager on Site
- Banking
- Security System
- Conferencing Facility
- Wi-Fi
- Natural Light

Transportation

Parking Details	910 Surface Spaces; Ratio of 4.23/1,000 SF	
Traffic Volume	170,637 on University Park (2024); 169,111 on University PkDr (2023); 171,899 on University Park (2025); 187,641 on 7 Mile Rd (2025); 9,107 on 6 Mile Rd (2023); 8,297 on 6 Mile Rd (2022); 9,401 on 6 Mile Rd (2025); 3,980 on I- 275 (2025); 4,427 on I- 275 (2024); 4,646 on I- 96 (2023)	
Airport	Detroit Metro Wayne County	22 min drive
	Detroit City	34 min drive
Walk Score [®]	Car-Dependent (31)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Cooper Standard	3	15,000	75	May 2023	-
Wilson Elser Moskowitz Edelman & Dicker LLP	2	7,612	60	Oct 2020	-
Compensation Advisory	2	3,806	35	Jan 1990	-
Western & Southern Life	1	3,485	20	Jan 2006	-
Vanguard Title Insurance Agency	2	3,325	-	Apr 2025	-

Showing 5 of 26 Tenants



17199 N Laurel Park Dr - PowersCourt



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	124,000 SF (74.3%)
Built/Renovated	1987/2018
Stories	4
Elevators	Yes
Typical Floor	31,000 SF
Tenancy	Multiple
Available	532 - 34,023 SF
Max Contiguous	7,493 SF
Asking Rent	\$16.00 - 22.00 SF/Year/+ELEC
Parking Spaces	442 (3.60/1,000 SF)



Property Details

Land Area	4.83 AC (210,395 SF)	Owner Occupied	No
Building FAR	0.59	Zoning	PO-High Rise Professional
Core Factor	7%	Parcel	46-028-99-0006-002
Slab to Slab	12'		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	100	Office	Direct	3,079	3,079	3,079	\$22.00 +ELEC	Vacant	Negotiable
First-floor location, off of building lobby. Move-in ready.									
P 1	47	Office	Direct	532	532	532	\$16.00 +ELEC	Vacant	Negotiable
P 2	260	Office	Direct	5,329	5,329	5,329	\$22.00 +ELEC	Vacant	Negotiable
P 2	209	Office	Direct	2,568	2,568	2,568	\$22.00 +ELEC	Vacant	Negotiable
P 3	322	Office	Direct	7,493	7,493	7,493	\$22.00 +ELEC	Vacant	Negotiable
P 3	320	Office	Direct	2,292	2,292	2,292	\$22.00 +ELEC	Vacant	Negotiable
Sub-lease. Move-in ready with upgraded finishes, in-suite kitchen, and beautiful shiplap accent walls.									
P 3	314	Office	Direct	2,124	2,124	2,124	\$22.00 +ELEC	Vacant	Negotiable
Move-in ready condition.									
P 3	310	Office	Direct	1,823	1,823	1,823	\$22.00 +ELEC	Vacant	Negotiable
P 3	302	Office	Direct	1,799	1,799	1,799	\$22.00 +ELEC	Vacant	Negotiable
In-suite kitchen. Move-in ready. The floor plan can be modified to fit tenant's needs.									
P 4	404	Office	Direct	2,208	2,208	2,208	\$22.00 +ELEC	30 Days	Negotiable
P 4	425	Office	Direct	2,152	2,152	2,152	\$22.00 +ELEC	Vacant	Negotiable
Corner suite with exterior glass lines in offices and bullpen. Move-in ready									
P 4	405	Office	Direct	1,758	2,624	2,624	\$22.00 +ELEC	Vacant	Negotiable
Move in ready. In-suite kitchenette Contiguous with suite 403									
P 4	409	Office	Direct	866	2,624	2,624	\$22.00 +ELEC	Vacant	Negotiable



17199 N Laurel Park Dr - PowersCourt

Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket



Office

Amenities

- 24 Hour Access
- Convenience Store
- Signage
- Atrium
- Fiber Optic Internet
- Storage Space
- Conferencing Facility
- Food Service
- Wi-Fi
- Controlled Access
- Monument Signage

Transportation

Parking Details	33 Covered Spaces; 409 Surface Spaces; Ratio of 3.60/1,000 SF	
Traffic Volume	4,646 on I- 96 (2023); 3,980 on I- 275 (2025); 4,427 on I- 275 (2024); 170,637 on University Park (2024); 169,111 on University PkDr (2023); 171,899 on University Park (2025); 8,297 on 6 Mile Rd (2022); 9,107 on 6 Mile Rd (2023); 9,401 on 6 Mile Rd (2025); 187,641 on 7 Mile Rd (2025)	
Airport	Detroit Metro Wayne County	21 min drive
	Detroit City	34 min drive
Walk Score ®	Car-Dependent (33)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Part D Advisors	4	7,750	45	Apr 2013	-
Aurora Innovation	1	4,547	20	Mar 2022	-
Goosehead Insurance	1	3,500	23	Feb 2025	-
Tedder Whitlock Consulting	1	3,149	7	Dec 2011	-
Duplessis Law	2	3,100	1	Jul 2022	-

Showing 5 of 36 Tenants



16013 Middlebelt Rd

Livonia, Michigan 48154 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA (% Leased)	5,350 SF (0.0%)
Built	1936
Stories	1
Elevators	None
Typical Floor	5,350 SF
Tenancy	Single
Available	5,350 SF
Max Contiguous	5,350 SF
Asking Rent	\$18.50 SF/Year/MG
Parking Spaces	16 (2.99/1,000 SF)



Property Details

Land Area	0.41 AC (17,860 SF)	Zoning	NEC
Building FAR	0.30	Parcel	46-053-02-0298-001
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office	Direct	5,350	5,350	5,350	\$18.50 MG	Vacant	Negotiable

Offering over 5,000 square feet, this expansive workspace is designed to cater to all your business needs. The modern finishes and efficient space plan create an environment that fosters productivity and innovation.

The office space boasts multiple meeting rooms, perfect for brainstorming sessions, client meetings or team huddles. Additionally, there are abundant private offices, providing ample space for focused work or confidential discussions. The layout is designed to maximize efficiency and facilitate seamless communication.

The location in Livonia, central Metro Detroit, offers excellent connectivity and accessibility.

Amenities

- Signage

Transportation

Parking Details	16 Surface Spaces; Ratio of 2.99/1,000 SF		
Traffic Volume	32,405 on Wentworth (2025); 27,858 on Munger (2022); 29,225 on Munger (2025); 18,916 on Roycroft (2023); 19,602 on Roycroft (2025); 17,272 on Brookview (2025); 15,479 on Middlebelt Rd (2025); 19,862 on Middlebelt Rd (2025); 18,050 on Middlebelt Rd (2025); 18,954 on Cavour Ave (2020)		
Airport	Detroit Metro Wayne County		31 min drive
	Windsor International		45 min drive
Walk Score®	Somewhat Walkable (53)		



16013 Middlebelt Rd

Livonia, Michigan 48154 (Wayne County) - Southern I-275 Corridor Submarket



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Home Instead	Unkwn	3,000	20	May 2005	-

Showing 1 of 1 Tenants



20270 Middlebelt Rd - Woodwinds Office Center



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	25,840 SF (91.8%)
Built	1985
Stories	1
Elevators	None
Typical Floor	25,840 SF
Tenancy	Multiple
Available	757 - 2,120 SF
Max Contiguous	1,363 SF
Asking Rent	\$13.95 SF/Year/+UTIL
Parking Spaces	144 (5.57/1,000 SF)



Property Details

Land Area	2.28 AC (99,317 SF)	Owner Occupied	No
Building FAR	0.26	Zoning	OS
Core Factor	13%	Parcel	46-002-01-0380-001

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	3	Office	Direct	1,363	1,363	1,363	\$13.95 +UTIL	Vacant	Negotiable

Contact listing agent via phone or email for more information.

P 1	7	Office/Medical	Direct	757	757	757	\$13.95 +UTIL	Vacant	Negotiable
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Contact listing agent via phone or email for more information.

Amenities

- 24 Hour Access
- Monument Signage
- Signage

Transportation

Parking Details	144 Surface Spaces; Ratio of 5.57/1,000 SF		
Traffic Volume	24,859 on Morlock St (2025); 28,075 on Morlock St (2025); 20,753 on 8 Mile Rd (2025); 20,708 on Middlebelt Rd (2025); 21,860 on Middlebelt Rd (2025); 20,190 on Brentwood St (2025); 20,774 on 8 Mile Rd (2025); 20,594 on Kenwood St (2025); 28,454 on Vassar (2025); 20,757 on Pearl St (2025)		
Airport	Detroit Metro Wayne County		34 min drive
	Windsor International		50 min drive
Walk Score ®	Car-Dependent (40)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Star Home Care Services, Inc.	1	6,000	14	Mar 2015	-
Preferred Choice Home Health Care Services, LLC	1	1,500	10	Jul 2016	-
Full House Marketing	1	1,332	-	Dec 2020	-



20270 Middlebelt Rd - Woodwinds Office Center

Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Progressive Hair Inc	1	900	1	May 1999	-
Tri-County Endocrinology	1	900	6	Jul 2016	-

Showing 5 of 11 Tenants



16826-16824 Newburgh Rd - Newburgh Professional Park



Livonia, Michigan 48154 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	18,301 SF (64.3%)
Built	1988
Stories	1
Typical Floor	18,301 SF
Tenancy	Multiple
Available	2,000 - 6,530 SF
Max Contiguous	6,530 SF
Asking Rent	\$22.00 SF/Year/+UTIL
Parking Spaces	116 (6.34/1,000 SF)



Property Details

Land Area	1.94 AC (84,506 SF)	Zoning	CM
Building FAR	0.22	Parcel	46-066-99-0005-002
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Direct	2,000 - 6,530	6,530	6,530	\$22.00 +UTIL	Vacant	Negotiable

- West building: 16826-16824 Newburgh Road
- East building: 16836-16846 Newburgh Road
- Located on the east side of Newburgh Road, just south of 6 Mile
- Two building general and medical office park
- Two building total: 18,301 SF
- 116 parking spots for both buildings
- Most patients/patrons have immediate access to the tenant's entrance areas
- Lease available: 6,530 SF (can be divided)
- 8.49% Cap Rate Owner User Potential
- \$200-\$250K NOI Owner User Potential
- Land contract available
- Sale Price: Contact Agent

Amenities

- Air Conditioning
- Central Heating
- Signage
- Wi-Fi

Transportation

Parking Details	116 Surface Spaces; Ratio of 6.34/1,000 SF		
Traffic Volume	35,519 on 6 Mile Rd (2025); 32,795 on Newburgh Rd (2025); 27,720 on Fitzgerald St (2024); 27,652 on Fitzgerald St (2025); 40,668 on Laurel PkDr S (2025); 25,548 on Laurel Park Dr S (2024); 25,619 on Laurel Park Dr S (2025); 38,283 on 6 Mile Rd (2022); 36,859 on Myrna St (2024)		
Airport	Detroit Metro Wayne County		26 min drive
	Windsor International		50 min drive



16826-16824 Newburgh Rd - Newburgh Professional Park

Livonia, Michigan 48154 (Wayne County) - Southern I-275 Corridor Submarket



Office

Transportation (Continued)

Walk Score [®] Somewhat Walkable (61)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Himm Family Dentistry	1	2,496	7	Mar 2013	-
Advanced Dermatology, P.C.	1	2,494	7	Mar 2013	-
Flood, Jillian, Kate	1	500	-	Sep 2021	-
William J Himm Dds	1	500	6	May 2025	-

Showing 4 of 4 Tenants



39325 Plymouth Rd

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA (% Leased)	12,000 SF (88.8%)
Built	1988
Stories	2
Elevators	1 passenger
Typical Floor	6,000 SF
Tenancy	Multiple
Available	1,350 SF
Max Contiguous	1,350 SF
Asking Rent	\$16.00 SF/Year/MG
Parking Spaces	46 (3.83/1,000 SF)



Property Details

Land Area	1.97 AC (85,813 SF)	Owner Occupied	No
Building FAR	014	Zoning	C-2
Slab to Slab	11'	Parcel	46-119-99-0020-000

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	201	Office	Direct	1,350	1,350	1,350	\$16.00 MG	Vacant	Negotiable

Nice upper level suite with five private offices and located a short distance to downtown Plymouth with excellent restaurants and shopping. Monument signage available at complex entrance. Lease rate includes base year real estate taxes, building insurance, common area maintenance and utilities. Tenant responsible for phone and internet service.

Amenities

- Air Conditioning
- Central Heating
- Natural Light

Transportation

Parking Details	46 Surface Spaces; Ratio of 3.83/1,000 SF		
Traffic Volume	5,451 on Sycamore Dr (2024); 5,314 on Sycamore Dr (2023); 5,477 on Sycamore Dr (2021); 5,279 on Sycamore Dr (2025); 11,512 on Eckles Rd (2025); 3,861 on Amrhein Rd (2025); 7,517 on Eckles Rd (2023); 7,446 on Eckles Rd (2025); 8,007 on Eckles Rd (2021); 129,706 on Edward N Hines D (2025)		
Airport	Detroit Metro Wayne County		25 min drive
	Windsor International		50 min drive
Walk Score ®	Car-Dependent (13)		



39325 Plymouth Rd

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Balance Within Counseling Services Llc	1	500	-	Nov 2021	-
Calming Waters Counseling Llc	2	500	-	Nov 2021	-
Complete Care Llc	1	500	-	Oct 2024	-
Goscicki Psychotherapy Services, Pllc	2	500	-	Sep 2024	-
Livonia Mold Inspection	1	500	-	Jul 2023	-

Showing 5 of 6 Tenants



32231 Schoolcraft Rd - Hubbard Office Complex

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA (% Leased)	13,727 SF (83.6%)
Built	1982
Stories	1
Typical Floor	13,727 SF
Tenancy	Multiple
Available	1,000 - 2,250 SF
Max Contiguous	1,250 SF
Asking Rent	\$12.95 SF/Year/+ELEC
Parking Spaces	58 (4.23/1,000 SF)



Property Details

Land Area	1.90 AC (82,764 SF)	Zoning	M-2
Building FAR	017	Parcel	46-105-99-0001-003
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	104	Office	Direct	1,250	1,250	1,250	\$12.95 +ELEC	Vacant	Negotiable
Suite 104 features an open area and four (4) offices.									
P 1	105	Office	Direct	1,000	1,000	1,000	\$12.95 +ELEC	Vacant	Negotiable

Amenities

- Air Conditioning
- Central Heating
- Natural Light
- Property Manager on Site

Transportation

Parking Details	58 Surface Spaces; Ratio of 4.23/1,000 SF		
Traffic Volume	131,446 on Hubbard St (2020); 142,985 on Hubbard St (2023); 139,039 on Hubbard St (2024); 146,612 on Hubbard St (2025); 18,632 on Berwick St (2025); 7,714 on Berwick St (2024); 12,168 on Berwick St (2025); 12,083 on Mayfield St (2023); 11,961 on Mayfield St (2024)		
Airport	Detroit Metro Wayne County		28 min drive
	Windsor International		44 min drive
Walk Score [®]	Car-Dependent (30)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
EmployBridge	1	3,034	20	Jan 2016	-
Ryan Abazid	1	3,034	-	Oct 2022	-
C3 Workforce	1	2,675	-	Feb 2018	-
Support Management Service LLC	1	2,414	10	Feb 2018	-



32231 Schoolcraft Rd - Hubbard Office Complex

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Firearms Legal Protection	1	2,400	-	Jan 2021	-

Showing 5 of 16 Tenants



33125-33145 Schoolcraft Rd - Building 1



Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	18,420 SF (75.2%)
Built/Renovated	1985/2000
Stories	1
Elevators	None
Typical Floor	18,420 SF
Tenancy	Multiple
Available	4,578 SF
Max Contiguous	4,578 SF
Asking Rent	\$15.95 SF/Year/MG
Parking Spaces	365 (5.00/1,000 SF)



Property Details

Land Area	3.70 AC (161,172 SF)	Zoning	M-1
Building FAR	0.11	Parcel	46-106-01-0012-001
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	33029	Office	Direct	4,578	4,578	4,578	\$15.95 MG	Vacant	Negotiable

I-96 Office Center is a professionally managed and maintained 4-building office park that offers a prime location with quick access to I-96. There is currently one 4,578 SF suite available that features six private offices, two large conference rooms, a break room, expansive open space/cubicle areas, and a server room. The complex has abundant parking in a shaded park-like setting. Perfectly situated near a variety of restaurants, hotels, and business services, this property provides convenience and visibility for your business.

Neighboring tenants include reputable companies such as State Farm Insurance, National Home Lending, Great Lakes Women's Business Council, Vision Realty Center, and Team Rehab Physical Therapy. Ideal for professionals seeking a well-maintained office environment in a high-demand area.

Transportation

Parking Details	365 Surface Spaces; Ratio of 5.00/1,000 SF		
Traffic Volume	12,063 on Schoolcraft Rd (2023); 11,021 on Schoolcraft Rd (2022); 12,339 on Schoolcraft Rd (2025); 11,961 on Mayfield St (2024); 12,083 on Mayfield St (2023); 25,716 on I-96 (2025); 31,636 on Graytona (2025); 25,848 on D P W Dr (2024); 25,894 on D P W Dr (2025)		
Airport	Detroit Metro Wayne County		28 min drive
	Windsor International		45 min drive
Walk Score [®]	Car-Dependent (30)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Vision Realty Center	1	4,700	70	Aug 2018	-
Physical & Behavioral Medicine	1	3,527	2	Jul 2016	-
US Security Associates Inc	1	2,978	10	Sep 2013	-



33125-33145 Schoolcraft Rd - Building 1

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Long Term Care Billing Specialists Inc	1	2,660	7	Sep 2012	-
Team Rehabilitation Physical Therapy	1	1,800	6	Jan 2023	-

Showing 5 of 5 Tenants



33150 Schoolcraft Rd - Shaw Bldg



Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	11,900 SF (78.6%)
Built/Renovated	1975/1997
Stories	2
Elevators	None
Typical Floor	5,521 SF
Tenancy	Multiple
Available	1,136 - 2,551 SF
Max Contiguous	1,415 SF
Asking Rent	\$15.00 - 15.94 SF/Year/FS
Parking Spaces	54 (5.00/1,000 SF)



Property Details

Land Area	116 AC (50,530 SF)	Owner Occupied	No
Building FAR	0.24	Zoning	Office
Core Factor	8%	Parcel	46-087-01-0011-002
Slab to Slab	10'		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	104	Office	Direct	1,415	1,415	1,415	\$15.94 FS	Vacant	Negotiable

Nestled along the I-96 Service Drive, 33150 - 33200 Schoolcraft Rd is a professionally managed and well-maintained two-building office complex designed for convenience and accessibility. With 24-hour access, front and rear entrances, and abundant parking, this property provides an ideal setting for businesses seeking a seamless and professional work environment.

Currently, 33150 Schoolcraft Rd offers two spacious office suites ranging from 1,136 to 1,415 square feet, perfect for growing businesses or established professionals. Meanwhile, 33200 Schoolcraft Rd features two smaller office suites ranging from 140 to 160 square feet, ideal for solo professionals or satellite offices. Don't miss the chance to secure your spot in this highly visible and convenient office complex!

P 1	108	Office	Direct	1,136	1,136	1,136	\$15.00 FS	Vacant	1 - 30 Years
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Nestled along the I-96 Service Drive, 33150 - 33200 Schoolcraft Rd is a professionally managed and well-maintained two-building office complex designed for convenience and accessibility. With 24-hour access, front and rear entrances, and abundant parking, this property provides an ideal setting for businesses seeking a seamless and professional work environment.

Currently, 33150 Schoolcraft Rd offers two spacious office suites ranging from 1,136 to 1,415 square feet, perfect for growing businesses or established professionals. Meanwhile, 33200 Schoolcraft Rd features two smaller office suites ranging from 140 to 160 square feet, ideal for solo professionals or satellite offices. Don't miss the chance to secure your spot in this highly visible and convenient office complex!

Amenities

- 24 Hour Access



33150 Schoolcraft Rd - Shaw Bldg

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Transportation

Parking Details	54 Surface Spaces; Ratio of 5.00/1,000 SF		
Traffic Volume	25,716 on I- 96 (2025); 33,867 on Summers St (2025); 12,063 on Schoolcraft Rd (2023); 11,021 on Schoolcraft Rd (2022); 12,339 on Schoolcraft Rd (2025); 11,961 on Mayfield St (2024); 12,083 on Mayfield St (2023); 7,186 on Stamford St (2024); 7,567 on Stamford St (2023)		
Airport	Detroit Metro Wayne County		27 min drive
	Windsor International		45 min drive
Walk Score [®]	Car-Dependent (31)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Richter & Associates	2	1,574	1	Apr 2017	-
Secure Payment Solutions	1	1,574	-	Mar 2016	-
Law Firm	1	1,288	-	Sep 2013	-
PrimeOne	2	1,288	-	Feb 2018	-
Other Law Firm	2	1,136	-	Sep 2013	-

Showing 5 of 19 Tenants



36111-36119 Schoolcraft Rd - Westwood Medical Park - North Building



Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	32,400 SF (17.2%)
Built	1986
Stories	1
Elevators	None
Typical Floor	32,400 SF
Tenancy	Multiple
Available	2,334 - 26,819 SF
Max Contiguous	26,819 SF
Asking Rent	\$16.95 SF/Year/+E&C
Parking Spaces	174 (5.70/1,000 SF)



Property Details

Land Area	2.89 AC (125,888 SF)	Zoning	CM
Building FAR	0.26	Parcel	46-113-99-0001-006
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	110	Office/Medical	Direct	16,726	26,819	26,819	\$16.95 +E&C	Vacant	Negotiable

Westwood Medical Park - a medical office building in a park-like setting

Located immediately off I-96 with direct access

Office campus setting with interior courtyard between buildings

Individual suites available ranging from ±2,000 SF to ±24,000 SF

M-1 zoning offers maximum flexibility for office, medical, or tech users

Building facade signage visible from I-96 with traffic counts in excess of 125k vehicles per day

Proximity to many restaurants, hotels, and area amenities

P 1	112	Office/Medical	Direct	7,759	26,819	26,819	\$16.95 +E&C	Vacant	Negotiable
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Westwood Medical Park - a medical office building in a park-like setting

Located immediately off I-96 with direct access

Office campus setting with interior courtyard between buildings

Individual suites available ranging from ±2,000 SF to ±24,000 SF

M-1 zoning offers maximum flexibility for office, medical, or tech users

Building facade signage visible from I-96 with traffic counts in excess of 125k vehicles per day

Proximity to many restaurants, hotels, and area amenities

P 1	117	Office/Medical	Direct	2,334	26,819	26,819	\$16.95 +E&C	Vacant	Negotiable
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Westwood Medical Park - a medical office building in a park-like setting

Located immediately off I-96 with direct access

Office campus setting with interior courtyard between buildings

Individual suites available ranging from ±2,000 SF to ±24,000 SF

M-1 zoning offers maximum flexibility for office, medical, or tech users

Building facade signage visible from I-96 with traffic counts in excess of 125k vehicles per day

Proximity to many restaurants, hotels, and area amenities



36111-36119 Schoolcraft Rd - Westwood Medical Park - North Building



Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket

Office

Amenities

- Signage

Transportation

Parking Details	174 Surface Spaces; Ratio of 5.70/1,000 SF	
Traffic Volume	4,866 on Schoolcraft Rd (2023); 4,632 on Schoolcraft Rd (2025); 4,942 on Schoolcraft Rd (2024); 4,733 on Golfview St (2021); 5,347 on Golfview St (2023); 4,867 on Golfview St (2024); 16,268 on Industrial Rd (2025); 12,187 on I- 96 (2025); 12,134 on I- 96 (2024); 122,460 on Levan Rd (2025)	
Airport	Detroit Metro Wayne County	27 min drive
	Windsor International	47 min drive
Walk Score [®]	Car-Dependent (19)	



36133-36139 Schoolcraft Rd - West Building



Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	31,560 SF (65.1%)
Built	1986
Stories	1
Elevators	None
Typical Floor	31,560 SF
Tenancy	Multiple
Available	2,480 - 17,020 SF
Max Contiguous	11,030 SF
Asking Rent	\$16.95 SF/Year/+E&C
Parking Spaces	100 (4.00/1,000 SF)



Property Details

Land Area	2.82 AC (122,839 SF)	Zoning	R&D
Building FAR	0.26	Parcel	46-113-99-0001-006
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	131	Office	Direct	11,030	11,030	11,030	\$16.95 +E&C	Vacant	Negotiable

Westwood Office Technology Park is comprised of 2 flex/office buildings in a park-like setting

Located immediately off I-96 with direct access

Office campus setting with interior courtyard between buildings

Up to ±11,030 SF available

M-1 zoning offers maximum flexibility for office, medical, or tech users

Ability to add overhead doors

Building façade signage visible from I-96 with traffic counts in excess of 125k vehicles per day

Proximity to many restaurants, hotels, and area amenities

P 1	135	Office	Direct	3,150	3,150	3,150	\$16.95 +E&C	11/2025	Negotiable
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Westwood Office Technology Park is comprised of 2 flex/office buildings in a park-like setting

Located immediately off I-96 with direct access

Office campus setting with interior courtyard between buildings

Up to ±11,030 SF available

M-1 zoning offers maximum flexibility for office, medical, or tech users

Ability to add overhead doors

Building façade signage visible from I-96 with traffic counts in excess of 125k vehicles per day

Proximity to many restaurants, hotels, and area amenities

P 1	139	Office	Direct	2,480 - 2,840	2,840	2,840	\$16.95 +E&C	09/2025	Negotiable
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Westwood Office Technology Park is comprised of 2 flex/office buildings in a park-like setting

Located immediately off I-96 with direct access

Office campus setting with interior courtyard between buildings

Up to ±11,030 SF available

M-1 zoning offers maximum flexibility for office, medical, or tech users

Ability to add overhead doors



36133-36139 Schoolcraft Rd - West Building



Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket

Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
Building façade signage visible from I-96 with traffic counts in excess of 125k vehicles per day									
Proximity to many restaurants, hotels, and area amenities									

Amenities

- Signage

Transportation

Parking Details	100 Surface Spaces; Ratio of 4.00/1,000 SF	
Traffic Volume	4,866 on Schoolcraft Rd (2023); 4,632 on Schoolcraft Rd (2025); 4,942 on Schoolcraft Rd (2024); 16,268 on Industrial Rd (2025); 4,867 on Golfview St (2024); 5,347 on Golfview St (2023); 4,733 on Golfview St (2021); 12,134 on I- 96 (2024); 12,187 on I- 96 (2025); 122,460 on Levan Rd (2025)	
Airport	Detroit Metro Wayne County	28 min drive
	Windsor International	47 min drive
Walk Score ®	Car-Dependent (21)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Quest, Inc.	1	10,581	-	Dec 2022	Dec 2027
Verily Solutions	1	3,150	-	Aug 2022	Nov 2025
Home Loan Specialists	1	2,685	-	Oct 2022	Oct 2025
Bisco Industries, Inc.	1	2,000	13	Oct 2020	-

Showing 4 of 4 Tenants



37453-37463 Schoolcraft Rd - Newcraft Building



Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	12,180 SF (83.6%)
Built	1978
Stories	1
Elevators	None
Typical Floor	12,180 SF
Tenancy	Multiple
Available	2,000 SF
Max Contiguous	2,000 SF
Asking Rent	\$10.00 SF/Year/MG
Parking Spaces	68 (5.00/1,000 SF)



Property Details

Land Area	119 AC (51,836 SF)	Zoning	M-1
Building FAR	0.23	Parcel	46-117-01-0029-003
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	37563	Office	Direct	2,000	2,000	2,000	\$10.00 MG	Vacant	Negotiable

Transportation

Parking Details	68 Surface Spaces; Ratio of 5.00/1,000 SF								
Traffic Volume	36,236 on Schoolcraft Rd (2021); 34,729 on Schoolcraft Rd (2025); 35,182 on Schoolcraft Rd (2024); 36,076 on Schoolcraft Rd (2025); 17,550 on Newburgh Rd (2023); 15,110 on Newburgh Rd (2025); 13,679 on Scone (2025); 13,529 on Scone (2024); 13,869 on Scone (2023); 9,890 on Schoolcraft Rd (2024)								
Airport	Detroit Metro Wayne County								25 min drive
	Windsor International								46 min drive
Walk Score [®]	Car-Dependent (35)								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Express Employment Professionals	1	4,000	27	Feb 2019	-
Express Employment	1	2,400	-	Aug 2020	-
Conrado Inc	1	2,000	-	Mar 2017	-
Prizm Pain	1	2,000	-	Oct 2018	-
Leica Geosystems Inc	1	500	-	Dec 2024	-

Showing 5 of 10 Tenants



19500 Victor Pky - Victor V

Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA (% Leased)	108,415 SF (74.8%)
Built	1991
Stories	5
Typical Floor	21,683 SF
Tenancy	Multiple
Available	1,096 - 31,731 SF
Max Contiguous	10,559 SF
Asking Rent	\$20.25 SF/Year/+ELEC
Parking Spaces	410 (5.53/1,000 SF)



Property Details

Land Area	40.00 AC (1,742,400 SF)	Slab to Slab	12'
Building FAR	0.06	Owner Occupied	No
Core Factor	12%	Zoning	RC
Parcel	46-024-01-0005-000 (+3 more)		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Direct	4,440	10,559	10,559	Withheld	60 Days	Negotiable
P 1	120	Office	Direct	4,162	10,559	10,559	Withheld	Vacant	Negotiable
P 1	100	Office	Direct	1,957	10,559	10,559	Withheld	Vacant	Negotiable
P 1	150	Office	Direct	1,120	1,120	1,120	Withheld	Vacant	Negotiable
P 2	210	Office	Direct	3,687	3,687	3,687	\$20.25 +ELEC	Vacant	Negotiable
Victor V is a Class "A" building with high-end finishes throughout, including showers and lockers on the first floor. The building offers a beautiful campus setting and is close to area dining and shopping.									
P 3	300	Office	Direct	6,977	6,977	6,977	Withheld	Vacant	Negotiable
Victor V is a Class "A" building with high-end finishes throughout, including showers and lockers on the first floor. The building offers a beautiful campus setting and is close to area dining and shopping.									
P 3	325	Office	Direct	3,900	3,900	3,900	Withheld	Vacant	Negotiable
Victor V is a Class "A" building with high-end finishes throughout, including showers and lockers on the first floor. The building offers a beautiful campus setting and is close to area dining and shopping.									
P 4	425	Office	Direct	1,096	1,096	1,096	Withheld	Vacant	Negotiable
P 5	525	Office	Direct	2,609	2,609	2,609	Withheld	Vacant	Negotiable
P 5	530	Office	Direct	1,783	1,783	1,783	Withheld	Vacant	Negotiable



19500 Victor Pky - Victor V

Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket



Office

Amenities

- Atrium
- Signage

Transportation

Parking Details	410 Surface Spaces; Ratio of 5.53/1,000 SF
Traffic Volume	192,787 on 7 Mile Rd (2025); 181,725 on Jahn St (2023); 183,554 on Jahn St (2025); 5,818 on I- 96 (2023); 4,464 on I- 275 (2022); 4,759 on I- 275 (2025); 161,590 on Jahn St (2025); 160,793 on Jahn St (2024); 5,736 on 7 Mile Rd (2023); 5,031 on 7 Mile Rd (2024)
Airport	Detroit Metro Wayne County 27 min drive Windsor International 54 min drive
Walk Score [®]	Car-Dependent (21)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Orion's Quest	4	7,670	18	Sep 2024	-
Phoenix Franchise Brands	4	7,485	10	Aug 2022	-
Interstate Title	5	4,400	5	Jan 2023	-
GZA	3	4,336	25	Sep 2009	-
West Capital Lending	1	4,236	15	Oct 2024	-

Showing 5 of 18 Tenants



19975 Victor Pky - Victor Corporate Park

Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA (% Leased)	100,597 SF (0.1%)
Built	1996
Stories	3
Typical Floor	33,532 SF
Tenancy	Single
Available	33,512 - 100,537 SF
Max Contiguous	100,537 SF
Asking Rent	\$14.00 SF/Year/NNN
Parking Spaces	463 (4.60/1,000 SF)



Property Details

Land Area	1318 AC (574,121 SF)	Owner Occupied	No
Building FAR	018	Zoning	P0-3
Slab to Slab	11'	Parcel	46-024-03-0002-000

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office	Direct	33,513	33,513	100,537	\$14.00 NNN	Vacant	Negotiable

Ideal corporate Headquarters
 3-story, move-in ready office building
 Recently renovated and in move-in ready condition
 Full floors up to +/-33,000 SF
 Close proximity to I-275, I-696, I-96, and M-5
 Numerous area amenities including restaurants, hotels, banks, and local shops

E 2	-	Office	Direct	33,512	33,512	100,537	\$14.00 NNN	Vacant	Negotiable
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Ideal corporate Headquarters
 3-story, move-in ready office building
 Recently renovated and in move-in ready condition
 Full floors up to +/-33,000 SF
 Close proximity to I-275, I-696, I-96, and M-5
 Numerous area amenities including restaurants, hotels, banks, and local shops

E 3	-	Office	Direct	33,512	33,512	100,537	\$14.00 NNN	Vacant	1 - 30 Years
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Ideal corporate Headquarters
 3-story, move-in ready office building
 Recently renovated and in move-in ready condition
 Full floors up to +/-33,000 SF
 Close proximity to I-275, I-696, I-96, and M-5
 Numerous area amenities including restaurants, hotels, banks, and local shops



19975 Victor Pky - Victor Corporate Park

Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket



Office

Amenities

- Signage

Transportation

Parking Details	463 Surface Spaces; Ratio of 4.60/1,000 SF	
Traffic Volume	181,725 on Jahn St (2023); 183,554 on Jahn St (2025); 160,793 on Jahn St (2024); 161,590 on Jahn St (2025); 192,787 on 7 Mile Rd (2025); 10,234 on Jahn St (2025); 9,582 on Jahn St (2023); 9,955 on Jahn St (2023); 5,736 on 7 Mile Rd (2023); 5,031 on 7 Mile Rd (2024)	
Airport	Detroit Metro Wayne County	28 min drive
	Windsor International	55 min drive
Walk Score [®]	Car-Dependent (22)	



20255 Victor Pky - Victor Corporate Park



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	176,762 SF (85.9%)
Built	1999
Stories	4
Elevators	2 passenger; 1 freight
Typical Floor	44,000 SF
Tenancy	Multiple
Available	5,000 - 167,096 SF
Max Contiguous	41,774 SF
Asking Rent	\$18.95 SF/Year/+ELEC
Parking Spaces	750 (4.26/1,000 SF)



Property Details

Land Area	14.69 AC (639,896 SF)	Owner Occupied	No
Building FAR	0.28	Zoning	PO
Slab to Slab	12'	Parcel	46-022-99-0002-004

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	300	Office	Direct	20,000	20,000	20,000	\$18.95 +ELEC	Vacant	Negotiable
Ideal Corporate HQ 4-story, move in ready office building Impressive two story lobby with abundance of natural light Recently renovated and in move-in ready condition Building amenities include cafeteria, sundry shop, and generator Surrounded by restaurants, hotel, and local area amenities Immediate access to I-275 and close to I-696, I-96, and M-5									
P 1	100	Office	Direct	16,774	16,774	16,774	\$18.95 +ELEC	30 Days	Negotiable
Ideal Corporate HQ 4-story, move in ready office building Impressive two story lobby with abundance of natural light Recently renovated and in move-in ready condition Building amenities include cafeteria, sundry shop, and generator Surrounded by restaurants, hotel, and local area amenities Immediate access to I-275 and close to I-696, I-96, and M-5									
P 1	200	Office	Direct	5,000	5,000	5,000	\$18.95 +ELEC	Vacant	Negotiable
Ideal Corporate HQ 4-story, move in ready office building Impressive two story lobby with abundance of natural light Recently renovated and in move-in ready condition Building amenities include cafeteria, sundry shop, and generator Surrounded by restaurants, hotel, and local area amenities Immediate access to I-275 and close to I-696, I-96, and M-5									
E 2	200	Office	Direct	41,774	41,774	41,774	\$18.95 +ELEC	30 Days	Negotiable



20255 Victor Pky - Victor Corporate Park



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
Ideal Corporate HQ 4-story, move in ready office building Impressive two story lobby with abundance of natural light Recently renovated and in move-in ready condition Building amenities include cafeteria, sundry shop, and generator Surrounded by restaurants, hotel, and local area amenities Immediate access to I-275 and close to I-696, I-96, and M-5									
E 3	300	Office	Direct	41,774	41,774	41,774	\$18.95 +ELEC	30 Days	Negotiable

Ideal Corporate HQ 4-story, move in ready office building Impressive two story lobby with abundance of natural light Recently renovated and in move-in ready condition Building amenities include cafeteria, sundry shop, and generator Surrounded by restaurants, hotel, and local area amenities Immediate access to I-275 and close to I-696, I-96, and M-5									
E 4	400	Office	Direct	41,774	41,774	41,774	\$18.95 +ELEC	30 Days	Negotiable

Ideal Corporate HQ 4-story, move in ready office building Impressive two story lobby with abundance of natural light Recently renovated and in move-in ready condition Building amenities include cafeteria, sundry shop, and generator Surrounded by restaurants, hotel, and local area amenities Immediate access to I-275 and close to I-696, I-96, and M-5									
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Amenities

- Air Conditioning
- Convenience Store
- Food Court
- Food Service
- Monument Signage
- Property Manager on Site
- Security System
- Signage

Transportation

Parking Details	750 Surface Spaces; Ratio of 4.26/1,000 SF
Traffic Volume	181,725 on Jahn St (2023); 183,554 on Jahn St (2025); 160,793 on Jahn St (2024); 161,590 on Jahn St (2025); 10,234 on Jahn St (2025); 9,582 on Jahn St (2023); 9,955 on Jahn St (2023); 23,456 on Meadowview St (2025); 20,153 on Lujon Dr (2024); 192,787 on 7 Mile Rd (2025)
Airport	Detroit Metro Wayne County 28 min drive Windsor International 55 min drive
Walk Score [®]	Car-Dependent (11)



17430-17436 College Pky - College Park



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	59,742 SF (100%)
Built	2008
Stories	3
Typical Floor	19,914 SF
Tenancy	Multiple
Available	10,000 - 39,828 SF
Max Contiguous	39,828 SF
Asking Rent	Withheld
Parking Spaces	268 (2.31/1,000 SF)



Property Details

Land Area	72.33 AC (3,150,695 SF)	Owner Occupied	No
Building FAR	0.02	Zoning	C-2
Slab to Slab	12'		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office	Sublet	10,000 - 19,914	19,914	39,828	Withheld	Vacant	Thru Dec 2029
E 2	-	Office	Sublet	19,914	19,914	39,828	Withheld	Vacant	Thru Dec 2029

Amenities

- Signage

Transportation

Parking Details	268 Surface Spaces; Ratio of 2.31/1,000 SF		
Traffic Volume	8,297 on 6 Mile Rd (2022); 9,107 on 6 Mile Rd (2023); 9,401 on 6 Mile Rd (2025); 3,131 on 6 Mile Rd (2025); 3,096 on 6 Mile Rd (2024); 3,980 on I- 275 (2025); 4,427 on I- 275 (2024); 4,646 on I- 96 (2023); 32,208 on Northwest Rd (2020); 32,214 on Northwest Rd (2025)		
Airport	Detroit Metro Wayne County		26 min drive
	Windsor International		53 min drive
Walk Score ®	Somewhat Walkable (50)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Escalent	1-3	59,742	398	Jan 2010	Dec 2029
Cummings, McClorey, Davis & Acho P.L.C.	3	500	2	Jun 2017	-

Showing 2 of 2 Tenants



38221 Plymouth Rd - Business Innovation Lab

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA (% Leased)	8,175 SF (67.0%)
Built/Renovated	1993/2024
Stories	1
Elevators	None
Typical Floor	8,175 SF
Tenancy	Multiple
Available	104 - 2,700 SF
Max Contiguous	2,700 SF
Asking Rent	Withheld
Parking Spaces	31 (3.79/1,000 SF)



Property Details

Land Area	0.31 AC (13,504 SF)	Owner Occupied	No
Building FAR	0.61	Zoning	C-1
Slab to Slab	10'	Parcel	46-120-01-0041-001

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Direct	104 - 2,700	2,700	2,700	Withheld	Vacant	Negotiable

Need an office on a part-time basis with access to a large conference room?

Check out our 104 sf office complete with desk, chair and artwork. Our onsite 2700 sf conference fits up to 50 people, great for training, executive meetings, or team conferences.

Perfect opportunity to bring your homeshored team together on a regular basis each month for engagement, communication, and productivity. Lease the conference room/coworking office combination for the entire year. Call 734-223-3938 for more information.

Amenities

- 24 Hour Access
- High Ceilings
- Wi-Fi
- Air Conditioning
- Plug & Play
- Conferencing Facility
- Property Manager on Site
- Controlled Access
- Signage

Transportation

Parking Details	31 Surface Spaces; Ratio of 3.79/1,000 SF		
Traffic Volume	12,785 on Hunters PkCt (2025); 4,137 on Richfield Ct (2024); 5,453 on Jughandle Rd (2025); 5,517 on Jughandle Rd (2023); 2,727 on Plymouth Rd (2024); 2,728 on Plymouth Rd (2025); 4,133 on Richfield Ct (2025); 11,512 on Newburgh Rd (2025); 5,314 on Sycamore Dr (2023); 5,279 on Sycamore Dr (2025)		
Airport	Detroit Metro Wayne County		19 min drive
	Detroit City		27 min drive
Walk Score [®]	Car-Dependent (19)		



38221 Plymouth Rd - Business Innovation Lab

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
The O'Hare School of Irish Dance	1	3,600	3	Feb 2020	-
Excellerate Associates Holdings (DBA)	Unkwn	500	1	May 2020	-
Pest Control Livonia Mi	1	500	-	Jun 2025	-
Superior Home Health Of Michigan	1	500	-	Nov 2021	-
Red Sea Coast Coffee	1	400	-	Feb 2024	Feb 2027

Showing 5 of 5 Tenants



31550-31560 Schoolcraft Rd - Willow Wood Professional Village



Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	10,000 SF (100%)
Built	1992
Stories	1
Elevators	None
Typical Floor	10,000 SF
Tenancy	Multiple
Available	1,718 SF
Max Contiguous	1,718 SF
Asking Rent	Withheld
Parking Spaces	29 (2.90/1,000 SF)



Property Details

Land Area	2.21 AC (96,268 SF)	Zoning	C-1
Building FAR	010	Parcel	46-088-99-0011-001
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	31560	Office/Medical	Coworking	1,718	1,718	1,718	Withheld	TBD	-

Therapists, psychologists, counselors, nutritionists—anyone in the helping professions looking for affordable office space—TheraSuites has a solution for you!

Conveniently located in Livonia near Schoolcraft and Merriman, our offices offer easy access for both you and your clients.

TheraSuites was created to empower therapists and other helping professionals with the freedom to build and manage their own private practice—without sacrificing the support and resources typically found in larger group settings. Whether you're just starting out or simply need a comfortable, professional space to see clients, TheraSuites offers a flexible and accessible solution designed with your success in mind.

We have five, fully furnished, turnkey offices which include all the essentials: high-speed internet, printer/copier access, and a welcoming waiting area for your clients. Rent space for just \$15 an hour—or, if you're looking for something more permanent, we offer customizable lease options that lowers the per-hour cost considerably. Whether you're growing your practice or seeking more stability, our goal is to provide a space that works for you—without breaking your budget.

We also offer private practice consulting tailored to your needs, whether you're launching a new practice or looking for support to grow and maintain an existing one.

For professionals who want a polished business presence without using their home address, TheraSuites also offers virtual address leasing and mail forwarding options.

At TheraSuites, our mission is simple: to make private practice more accessible, supportive, and sustainable—for you and the clients you serve.

Message me for more details or visit our website to schedule a tour.

www.therasuiteslivonia.com



31550-31560 Schoolcraft Rd - Willow Wood Professional Village



Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket

Office

Amenities

- Air Conditioning
- Central Heating
- Drop Ceiling

Transportation

Parking Details	29 Surface Spaces; Ratio of 2.90/1,000 SF		
Traffic Volume	7,617 on Merriman Rd (2023); 7,320 on Merriman Rd (2021); 12,168 on Berwick St (2025); 7,714 on Berwick St (2024); 35,332 on Schoolcraft Rd (2025); 18,632 on Berwick St (2025); 97,908 on I- 96 (2025); 40,379 on Industrial Rd (2025)		
Airport	Detroit Metro Wayne County		28 min drive
	Windsor International		44 min drive
Walk Score [®]	Car-Dependent (47)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Brian Jacobson, DDS and Allyn Young, DDS, PC	1	10,000	8	Jan 1992	-
Pediatric Dental Specialists, PC	1	2,000	5	Jan 1986	-

Showing 2 of 2 Tenants



32290 5 Mile Rd - Parkside Plaza



Livonia, Michigan 48154 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	6,100 SF (0.0%)
Built	1975
Stories	1
Elevators	None
Typical Floor	6,100 SF
Tenancy	Multiple
Available	1,800 - 4,200 SF
Max Contiguous	2,400 SF
Asking Rent	\$14.00 SF/Year/+UTIL
Parking Spaces	30 (4.92/1,000 SF)



Property Details

Land Area	0.54 AC (23,522 SF)	Zoning	OS
Building FAR	0.26	Parcel	46-060-01-0705-002
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	2	Office	Direct	2,400	2,400	2,400	\$14.00 +UTIL	Vacant	Negotiable
Three Large Suites with their own entry doors, kitchen/lounge and bathrooms.									
P 1	1	Office/Medical	Direct	1,800	1,800	1,800	\$14.00 +ELEC	Vacant	Negotiable
Three Large Suites with their own entry doors, kitchen/lounge and bathrooms.									

Transportation

Parking Details	30 Surface Spaces; Ratio of 4.92/1,000 SF		
Traffic Volume	21,353 on Ingram Ave (2025); 2,533 on 5 Mile Rd (2023); 2,375 on 5 Mile Rd (2025); 17,936 on 5 Mile Rd (2025); 17,885 on 5 Mile Rd (2024); 2,193 on Jamison Ave (2025); 15,956 on Merriman Rd (2025); 21,712 on 5 Mile Rd (2025)		
Airport	Detroit Metro Wayne County		29 min drive
	Windsor International		47 min drive
Walk Score ®	Car-Dependent (48)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Malone Solutions	1	1,350	9	Jul 2016	-
Oakland Home Health Care	1	1,000	-	Oct 2012	-
Dentamax	1	750	5	Jul 2016	-

Showing 3 of 3 Tenants



32788 5 Mile Rd



Livonia, Michigan 48154 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	4,041 SF (0.0%)
Built	1973
Stories	1
Typical Floor	4,041 SF
Tenancy	Multiple
Available	1,200 - 4,041 SF
Max Contiguous	4,041 SF
Asking Rent	\$15.95 SF/Year/MG
Parking Spaces	20 (8.38/1,000 SF)



Property Details

Land Area	0.33 AC (14,375 SF)	Zoning	CI
Building FAR	0.28	Parcel	46-059-01-0117-001
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office	Direct	1,200 - 4,041	4,041	4,041	\$15.95 MG	Vacant	Negotiable

1,200 Sf office space located across street from City Hall, civic center, library, and courthouse. Perfect for law firm, medical office, insurance, or accounting firm

Amenities

- Signage

Transportation

Parking Details	20 Surface Spaces; Ratio of 8.38/1,000 SF		
Traffic Volume	17,885 on 5 Mile Rd (2024); 17,936 on 5 Mile Rd (2025); 2,375 on 5 Mile Rd (2025); 2,533 on 5 Mile Rd (2023); 19,691 on Shadyside (2025); 2,193 on Jamison Ave (2025); 21,353 on Ingram Ave (2025); 38,756 on Roycroft (2025)		
Airport	Detroit Metro Wayne County		29 min drive
	Windsor International		47 min drive
Walk Score ®	Somewhat Walkable (63)		



28477-28481 7 Mile Rd



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	4,379 SF (70.8%)
Built	1987
Stories	1
Typical Floor	4,379 SF
Tenancy	Multiple
Available	1,280 SF
Max Contiguous	1,280 SF
Asking Rent	\$20.00 SF/Year/MG
Parking Spaces	41 (742/1,000 SF)



Property Details

Land Area	0.78 AC (33,977 SF)	Owner Occupied	No
Building FAR	0.13	Parcel	46-046-99-0049-000

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Direct	1,280	1,280	1,280	\$20.00 MG	Vacant	Negotiable

Amenities

- Signage

Transportation

Parking Details	41 Surface Spaces; Ratio of 7.42/1,000 SF		
Traffic Volume	15,742 on Gillman St (2025); 16,034 on Parkville St (2025); 27,341 on Dardanella St (2025); 28,697 on W 7 Mile Rd (2025); 16,034 on Rensellor (2025); 18,730 on Middlebelt Rd (2025); 28,454 on Vassar (2025); 10,030 on Clarita St (2025); 15,240 on 7 Mile Svc Rd (2025); 11,055 on Inkster Rd (2025)		
Airport	Detroit Metro Wayne County		34 min drive
	Windsor International		48 min drive
Walk Score ®	Somewhat Walkable (55)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ali A. El-Khalil, DPM	1	2,517	-	Mar 2013	-

Showing 1 of 1 Tenants



38695 7 Mile Rd - Seven Mile Crossing III



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	96,252 SF (88.3%)
Built	1998
Stories	4
Elevators	4 passenger
Typical Floor	24,063 SF
Tenancy	Multiple
Available	1,400 - 11,314 SF
Max Contiguous	5,869 SF
Asking Rent	\$19.95 SF/Year/MG
Parking Spaces	320 (3.32/1,000 SF)



Property Details

Land Area	3.40 AC (148,104 SF)	Owner Occupied	No
Building FAR	0.65	Zoning	OS
Slab to Slab	12'	Parcel	46-189-99-0033-000

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	100	Office	Direct	5,445	5,445	5,445	\$19.95 MG	Vacant	Negotiable

Class A three-building office campus
 Up to 60,000 RSF available
 Newly remodeled common areas
 Two electric car charging stations on site
 Professionally landscaped including outdoor seating areas
 Café on site
 Conferencing use at VisTaTech Center
 Conveniently located close to many restaurants, retail, hotels and a college campus
 Discounts on amenities at Schoolcraft College
 Upscale restaurant on building site
 Dedicated and redundant fiber optics available
 Located on Seven Mile Road between I-275 and Haggerty Road

P 1	125	Office	Direct	1,400 - 3,809	5,869	5,869	\$19.95 MG	Vacant	Negotiable
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Class A three-building office campus
 Up to 60,000 RSF available
 Newly remodeled common areas
 Two electric car charging stations on site
 Professionally landscaped including outdoor seating areas
 Café on site
 Conferencing use at VisTaTech Center
 Conveniently located close to many restaurants, retail, hotels and a college campus
 Discounts on amenities at Schoolcraft College
 Upscale restaurant on building site
 Dedicated and redundant fiber optics available
 Located on Seven Mile Road between I-275 and Haggerty Road



38695 7 Mile Rd - Seven Mile Crossing III



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	145	Office	Direct	2,060	5,869	5,869	\$19.95 MG	Vacant	Negotiable

Class A three-building office campus
 Up to 60,000 RSF available
 Newly remodeled common areas
 Two electric car charging stations on site
 Professionally landscaped including outdoor seating areas
 Café on site
 Conferencing use at VisTaTech Center
 Conveniently located close to many restaurants, retail, hotels and a college campus
 Discounts on amenities at Schoolcraft College
 Upscale restaurant on building site
 Dedicated and redundant fiber optics available
 Located on Seven Mile Road between I-275 and Haggerty Road

Amenities

- Conferencing Facility
- Property Manager on Site
- Restaurant

Transportation

Parking Details	320 Surface Spaces; Ratio of 3.32/1,000 SF		
Traffic Volume	4,444 on 7 Mile Rd (2024); 4,323 on 7 Mile Rd (2021); 26,931 on Cbs Fox Dr (2025); 3,036 on Dardanella St (2023); 2,856 on Dardanella St (2025); 3,088 on Dardanella St (2024); 2,579 on 7 Mile Rd (2025); 2,858 on 7 Mile Rd (2024); 2,994 on 7 Mile Rd (2023); 5,031 on 7 Mile Rd (2024)		
Airport	Detroit Metro Wayne County		27 min drive
	Windsor International		54 min drive
Walk Score ®	Car-Dependent (37)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Siemens Digital Industries Software	3-4	48,126	303	Dec 1997	-
Dynamic Map Platform	2	24,063	44	May 2019	-
ACTS XXIX Mobilizing For Mission	1	6,638	29	Aug 2022	-
VACO	1	5,431	14	Mar 2017	-
Retirement Education Foundation	1	2,060	10	Dec 2019	-

Showing 5 of 5 Tenants



38701 7 Mile Rd - Seven Mile Crossing II



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	133,743 SF (92.4%)
Built	1988
Stories	4
Elevators	4 passenger
Typical Floor	33,400 SF
Tenancy	Multiple
Available	2,383 - 10,183 SF
Max Contiguous	7,800 SF
Asking Rent	\$19.95 SF/Year/MG
Parking Spaces	538 (3.53/1,000 SF)



Property Details

Land Area	6.47 AC (281,955 SF)	Owner Occupied	No
Building FAR	0.47	Zoning	OS
Slab to Slab	12'	Parcel	46-189-99-0032-000

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	200	Office	Direct	7,800	7,800	7,800	\$19.95 MG	Vacant	2 - 10 Years

Class A three-building office campus
 Up to 60,000 RSF available
 Newly remodeled common areas
 Two electric car charging stations on site
 Professionally landscaped including outdoor seating areas
 Café on site
 Conferencing use at VisTaTech Center
 Conveniently located close to many restaurants, retail, hotels and a college campus
 Discounts on amenities at Schoolcraft College
 Upscale restaurant on building site
 Dedicated and redundant fiber optics available
 Located on Seven Mile Road between I-275 and Haggerty Road

P 4	435	Office	Direct	2,383	2,383	2,383	\$19.95 MG	Vacant	Negotiable
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Class A three-building office campus
 Up to 60,000 RSF available
 Newly remodeled common areas
 Two electric car charging stations on site
 Professionally landscaped including outdoor seating areas
 Café on site
 Conferencing use at VisTaTech Center
 Conveniently located close to many restaurants, retail, hotels and a college campus
 Discounts on amenities at Schoolcraft College
 Upscale restaurant on building site
 Dedicated and redundant fiber optics available
 Located on Seven Mile Road between I-275 and Haggerty Road



38701 7 Mile Rd - Seven Mile Crossing II

Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket



Office

Amenities

- Air Conditioning
- Conferencing Facility
- Property Manager on Site
- Restaurant

Transportation

Parking Details	538 Surface Spaces; Ratio of 3.53/1,000 SF		
Traffic Volume	26,931 on Cbs Fox Dr (2025); 4,444 on 7 Mile Rd (2024); 4,323 on 7 Mile Rd (2021); 23,899 on Haggerty Rd (2025); 2,579 on 7 Mile Rd (2025); 2,858 on 7 Mile Rd (2024); 2,994 on 7 Mile Rd (2023); 3,036 on Dardanella St (2023); 2,856 on Dardanella St (2025); 3,088 on Dardanella St (2024)		
Airport	Detroit Metro Wayne County		27 min drive
	Windsor International		54 min drive
Walk Score [®]	Car-Dependent (39)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Exel	4	43,940	-	Jun 2023	Jun 2028
Perficient	4	15,036	13	Jun 2017	Apr 2031
TDK Corp Of America	2	7,664	59	Jan 1989	-
Raymond Christopher Enterprises	1	7,291	49	Feb 2018	Feb 2026
Priority 1 Lending	2	6,925	46	Mar 2020	-

Showing 5 of 20 Tenants



34441 W 8 Mile Rd - Charles Towne



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	19,210 SF (37.7%)
Built	1986
Stories	1
Elevators	None
Typical Floor	19,210 SF
Tenancy	Multiple
Available	697 - 11,969 SF
Max Contiguous	3,725 SF
Asking Rent	\$16.50 SF/Year/MG
Parking Spaces	100 (5.15/1,000 SF)



Property Details

Land Area	214 AC (93,218 SF)	Zoning	OS
Building FAR	0.21	Parcel	46-014-01-0015-001
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	105/106/107	Office	Direct	3,725	3,725	3,725	\$16.50 MG	Vacant	Negotiable
Medical & Office Suites Fully Renovated Property Under New Ownership Professionally Managed Direct Suite Entry Tenant Control Over Heating & Cooling Main Road Monument Signage Aggressive Lease Rates & Improvement Allowance									
P 1	105	Office/Medical	Direct	2,116	3,725	3,725	\$16.50 MG	Vacant	Negotiable
P 1	106/107	Office/Medical	Direct	1,609	1,609	1,609	\$16.50 MG	Vacant	Negotiable
Medical & Office Suites Fully Renovated Property Under New Ownership Professionally Managed Direct Suite Entry Tenant Control Over Heating & Cooling Main Road Monument Signage Aggressive Lease Rates & Improvement Allowance									
P 1	113	Office	Direct	1,170	1,170	1,170	\$16.50 MG	Vacant	Negotiable
Medical & Office Suites Fully Renovated Property Under New Ownership Professionally Managed									



34441 W 8 Mile Rd - Charles Towne



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
Direct Suite Entry									
Tenant Control Over Heating & Cooling									
Main Road Monument Signage									
Aggressive Lease Rates & Improvement Allowance									
P 1	102	Office	Direct	993	993	993	\$16.50 MG	Vacant	Negotiable
P 1	106	Office/Medical	Direct	912	3,725	3,725	\$16.50 MG	Vacant	Negotiable
Efficient Layout includes Four Operatories, Waiting/Reception, Private Office, Lab and Restrooms									
P 1	111	Office/Medical	Direct	747	747	747	\$16.50 MG	Vacant	Negotiable
Move in ready medical and office suites. Main road signage. Local ownership and management.									
P 1	107	Office/Medical	Direct	697	3,725	3,725	\$16.50 MG	Vacant	Negotiable
Move in ready medical and office suites. Main road signage. Local ownership and management.									

Amenities

- 24 Hour Access
- Air Conditioning
- Monument Signage

Transportation

Parking Details	100 Surface Spaces; Ratio of 5.15/1,000 SF	
Traffic Volume	27,748 on Gill Rd (2025); 4,416 on W 8 Mile Rd (2025); 28,815 on Eight Mile (2025); 5,160 on Fendt St (2025); 22,087 on Eight Mile (2018); 3,827 on Fargo (2025); 19,006 on 8 Mile Rd (2025); 4,410 on Bretton Dr (2023); 4,354 on Bridgeman St (2022); 4,103 on Bretton Dr (2024)	
Airport	Detroit Metro Wayne County	31 min drive
	Windsor International	53 min drive
Walk Score [®]	Car-Dependent (48)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Kramer Chiropractic	1	2,400	2	Oct 2010	-
Beacon Specialized Living Services	1	2,116	-	May 2019	-
Matthew A. Giaimo, DDS	1	1,700	11	Jan 1999	-
Creative Accounting Solutions	1	1,536	-	Oct 2020	-
Stanford Dental PC	1	1,536	5	May 2014	-

Showing 5 of 13 Tenants



37625 Ann Arbor Rd - Arbor Commons Office Center

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA (% Leased)	15,330 SF (78.6%)
Built	1987
Stories	1
Elevators	None
Typical Floor	15,330 SF
Tenancy	Multiple
Available	1,500 - 3,286 SF
Max Contiguous	1,786 SF
Asking Rent	\$14.50 SF/Year/+UTIL
Parking Spaces	86 (5.60/1,000 SF)



Property Details

Land Area	1.70 AC (74,052 SF)	Zoning	C-1
Building FAR	0.21	Parcel	46-121-99-0016-002
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	101	Office/Medical	Direct	1,786	1,786	1,786	\$14.50 +UTIL	Vacant	3 - 10 Years

Individual exterior entrance for each suite. 2 Suites Available – Office or Medical Use

Suite #101 – 1,786 sf

Suite #105 - 1,272 sf

P 1	113	Office	Direct	1,500	1,500	1,500	\$14.50 +UTIL	Vacant	2 - 10 Years
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This property offers an individual exterior suite entrance, providing privacy and convenience for tenants. Monument signage is available, offering excellent visibility for businesses. The space is suitable for either office or medical use, making it a versatile option. Additionally, there is an abundance of parking, ensuring easy access for both staff and visitors.

Amenities

- Air Conditioning
- Monument Signage

Transportation

Parking Details	86 Surface Spaces; Ratio of 5.60/1,000 SF		
Traffic Volume	17,234 on Lakeview Dr (2025); 7,386 on Horton (2025); 20,580 on Ann Arbor Trl (2024); 21,013 on Ann Arbor Trl (2021); 20,408 on Ann Arbor Trl (2025); 17,771 on Houghton St (2024); 32,255 on Ann Arbor Rd (2025); 18,093 on Houghton St (2025); 16,632 on Houghton St (2021); 5,517 on Jughandle Rd (2023)		
Airport	Detroit Metro Wayne County		22 min drive
	Windsor International		49 min drive
Walk Score ©	Somewhat Walkable (50)		



37625 Ann Arbor Rd - Arbor Commons Office Center

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Brush Dentistry For Life	1	2,100	11	Dec 2011	-
Great Expressions Dental Centers	1	1,900	9	Apr 2009	-
Wave Solutions	1	900	6	Jul 2016	-
T-Tech Solutions	1	715	-	Jun 2018	-
Absolute Skin & Body Care	1	600	4	Sep 2016	-

Showing 5 of 9 Tenants



38807 Ann Arbor Rd - Arbor Office Center



Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	15,200 SF (91.8%)
Built	2000
Stories	1
Elevators	None
Typical Floor	15,200 SF
Tenancy	Multiple
Available	1,250 SF
Max Contiguous	1,250 SF
Asking Rent	\$16.00 SF/Year/NNN
Parking Spaces	78 (4.10/1,000 SF)



Property Details

Land Area	1.46 AC (63,598 SF)	Zoning	C-1
Building FAR	0.24	Parcel	46-123-99-0002-000
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Direct	1,250	1,250	1,250	\$16.00 NNN	Vacant	Negotiable

Great multi tenant office/professional building for lease.

Amenities

- Signage

Transportation

Parking Details	78 Surface Spaces; Ratio of 4.10/1,000 SF		
Traffic Volume	17,628 on Hix Rd (2024); 18,746 on Hix Rd (2025); 8,319 on W Chicago St (2024); 8,266 on W Chicago St (2025); 1,177 on Richland St (2024); 1,210 on Richland St (2021); 1,162 on Richland St (2025); 7,022 on Richland St (2024); 6,962 on Richland St (2025); 18,093 on Houghton St (2025)		
Airport	Detroit Metro Wayne County		21 min drive
	Windsor International		50 min drive
Walk Score®	Somewhat Walkable (56)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Embellish	1	4,000	-	Sep 2016	-
Senior Psychiatric Services of Michigan	1	2,673	1	Nov 2011	-
Buckle Family Chiropractic	1	1,200	6	Jan 2011	-
Edward Jones	1	1,100	7	Oct 2019	-
Collaborative Health Center	1	1,000	-	Dec 2017	-



38807 Ann Arbor Rd - Arbor Office Center

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
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Showing 5 of 5 Tenants



17440 College Pky - College Park

Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA (% Leased)	60,991 SF (100%)
Built	2006
Stories	3
Typical Floor	20,330 SF
Tenancy	Multiple
Available	3,666 - 60,991 SF
Max Contiguous	40,804 SF
Asking Rent	\$13.95 SF/Year/+UTIL
Parking Spaces	195 (3.20/1,000 SF)



Property Details

Land Area	4.99 AC (217,364 SF)	Owner Occupied	No
Building FAR	0.28	Zoning	C-2
Slab to Slab	12'		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Sublet	3,666 - 20,187	20,187	20,187	\$13.95 +UTIL	Vacant	Thru May 2029
P 2	-	Office	Sublet	20,267	20,267	40,804	\$13.95 +UTIL	Vacant	Thru May 2029
E 3	-	Office	Sublet	20,537	20,537	40,804	\$13.95 +UTIL	Vacant	Thru May 2029

Amenities

- Signage

Transportation

Parking Details	195 Surface Spaces; Ratio of 3.20/1,000 SF
Traffic Volume	8,297 on 6 Mile Rd (2022); 9,107 on 6 Mile Rd (2023); 9,401 on 6 Mile Rd (2025); 3,131 on 6 Mile Rd (2025); 3,096 on 6 Mile Rd (2024); 3,980 on I- 275 (2025); 4,646 on I- 96 (2023); 4,427 on I- 275 (2024); 170,637 on University Park (2024); 171,899 on University Park (2025)
Airport	Detroit Metro Wayne County 26 min drive Windsor International 53 min drive
Walk Score ®	Car-Dependent (40)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Republic Services, Inc.	1-3	60,991	250	Dec 2014	-

Showing 1 of 1 Tenants



13407 Farmington Rd

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA (% Leased)	10,800 SF (62.4%)
Built	1980
Stories	2
Elevators	None
Typical Floor	5,400 SF
Tenancy	Multiple
Available	450 - 4,060 SF
Max Contiguous	4,060 SF
Asking Rent	\$15.00 SF/Year/MG
Parking Spaces	47 (4.40/1,000 SF)



Property Details

Land Area	0.66 AC (28,750 SF)	Owner Occupied	No
Building FAR	0.38	Zoning	M-1
Slab to Slab	10'	Parcel	46-109-01-0008-000

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	E	Office	Direct	1,500	4,060	4,060	\$15.00 MG	Vacant	Negotiable
Immediate Occupancy!! Flexible terms, below market rates. Second floor suites available. Private office area and bull pen.									
P 2	C	Office	Direct	800	4,060	4,060	\$15.00 MG	Vacant	Negotiable
Immediate Occupancy!! Flexible terms, below market rates. Second floor suites available. Private office area and bull pen.									
P 2	D	Office	Direct	700	4,060	4,060	\$15.00 MG	Vacant	Negotiable
Immediate Occupancy!! Flexible terms, below market rates. Second floor suites available. Private office area and bull pen.									
P 2	B	Office	Direct	610	4,060	4,060	\$15.00 MG	Vacant	Negotiable
Immediate Occupancy!! Flexible terms, below market rates. Second floor suites available. Private office area and bull pen.									
P 2	A	Office	Direct	450	4,060	4,060	\$15.00 MG	Vacant	Negotiable
Immediate Occupancy!! Flexible terms, below market rates. Second floor suites available. Private office area and bull pen.									

Amenities

- Signage

Transportation

Parking Details	47 Surface Spaces; Ratio of 4.40/1,000 SF	
Traffic Volume	31,636 on Graytona (2025); 25,716 on I- 96 (2025); 25,848 on D P W Dr (2024); 25,894 on D P W Dr (2025); 8,140 on Stamford Ct (2023); 7,814 on Stamford Ct (2025); 7,699 on Stamford Ct (2024); 7,186 on Stamford St (2024); 7,567 on Stamford St (2023); 11,021 on Schoolcraft Rd (2022)	
Airport	Detroit Metro Wayne County	27 min drive
	Windsor International	44 min drive
Walk Score ®	Car-Dependent (40)	



13407 Farmington Rd

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Law Offices of Dean Koulouras	1	2,505	17	Nov 1996	-
Metro Detroit Property Management	2	650	10	Jan 2009	-
Linda Anderson Llc	1	550	-	Sep 2009	-
Usa Group Intergrated	1	500	-	Sep 2022	-
Golden Home Health Care	2	400	10	Feb 2011	-

Showing 5 of 7 Tenants



16975-16991 Farmington Rd - Burton Medical Center

Livonia, Michigan 48154 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA (% Leased)	7816 SF (36.0%)
Built	1965
Stories	1
Elevators	None
Typical Floor	7816 SF
Tenancy	Multiple
Available	700 - 5,002 SF
Max Contiguous	3,607 SF
Asking Rent	\$22.00 SF/Year/MG
Parking Spaces	92 (11.77/1,000 SF)



Property Details

Land Area	0.96 AC (41,818 SF)	Zoning	C1
Building FAR	019	Parcel	46-061-02-0177-004
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	16975	Office	Direct	1,395	1,395	1,395	Withheld	Vacant	Negotiable
P 1	16985	Office/Medical	Direct	1,296	3,607	3,607	\$22.00 MG	Vacant	2 - 5 Years
The North wing can be rented separately starting at 700 sq/ft or rented up to 3600 sq/ft. Spaces can be leased separately or all together.*** Suites 16981-16991 only.***									
P 1	16991	Office/Medical	Direct	837	3,607	3,607	\$22.00 MG	Vacant	2 - 5 Years
The North wing can be rented separately starting at 700 sq/ft or rented up to 3600 sq/ft. Spaces can be leased separately or all together.*** Suites 16981-16991 only.***									
P 1	16989	Office/Medical	Direct	774	3,607	3,607	\$22.00 MG	Vacant	2 - 5 Years
The North wing can be rented separately starting at 700 sq/ft or rented up to 3600 sq/ft. Spaces can be leased separately or all together.*** Suites 16981-16991 only.***									
P 1	16981	Office/Medical	Direct	700	3,607	3,607	\$22.00 MG	Vacant	2 - 5 Years
The North wing can be rented separately starting at 700 sq/ft or rented up to 3600 sq/ft. Spaces can be leased separately or all together.*** Suites 16981-16991 only.***									

Amenities

- Signage

Transportation

Parking Details	92 Surface Spaces; Ratio of 11.77/1,000 SF
Traffic Volume	29,227 on 6 Mile Svc Rd (2025); 37,861 on Farmington Svc Rd (2025); 38,756 on Bloomfield (2025); 29,688 on 6 Mile Rd (2025); 13,502 on Bell Creek Ln (2025); 38,756 on Myrna Ct (2025); 17,002 on Hubbard (2025); 25,100 on Curtis (2024); 24,223 on Curtis (2021); 24,390 on Curtis (2025)



16975-16991 Farmington Rd - Burton Medical Center

Livonia, Michigan 48154 (Wayne County) - Southern I-275 Corridor Submarket



Office

Transportation (Continued)

Airport	Detroit Metro Wayne County	29 min drive
	Windsor International	48 min drive
Walk Score [®]	Car-Dependent (37)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Livonia Family Smiles	1	4,813	10	May 2021	Nov 2033
Spa 717	1	1,400	-	May 2023	May 2028

Showing 2 of 2 Tenants



17272-17294 Farmington Rd - Burton Professional Park



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	13,330 SF (93.4%)
Built	1996
Stories	1
Elevators	None
Typical Floor	13,330 SF
Tenancy	Multiple
Available	875 SF
Max Contiguous	875 SF
Asking Rent	\$15.50 SF/Year/+UTIL
Parking Spaces	52 (4.33/1,000 SF)



Property Details

Land Area	1.05 AC (45,738 SF)	Zoning	OS
Building FAR	0.29	Parcel	46-039-99-0009-003
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	17278	Office/Medical	Direct	875	875	875	\$15.50 +UTIL	Vacant	Negotiable

875 SF Medical Office available for lease. Two (2) private Offices, Reception/Waiting Area, and one (1) Restroom. Landlord Pays CAM charges, Tenant pays utilities.

Transportation

Parking Details	52 Surface Spaces; Ratio of 4.33/1,000 SF		
Traffic Volume	29,688 on 6 Mile Rd (2025); 13,502 on Bell Creek Ln (2025); 29,227 on 6 Mile Svc Rd (2025); 37,861 on Farmington Svc Rd (2025); 38,756 on Bloomfield (2025); 25,100 on Curtis (2024); 17,002 on Hubbard (2025); 24,223 on Curtis (2021); 24,390 on Curtis (2025); 13,721 on Yorkshire St (2025)		
Airport	Detroit Metro Wayne County		29 min drive
	Windsor International		49 min drive
Walk Score [®]	Car-Dependent (33)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Griswold Home Care	1	1,333	9	Jul 2012	-
Livonia Mi Therapeutic Massage	1	1,333	3	Jan 2016	-
The Coleman Justice Center	1	1,333	-	Nov 2016	-
Dr Terry Bradford PhD	1	960	-	Jul 2012	-
Southeastern Michigan Tennis	1	960	3	Jul 2012	-

Showing 5 of 11 Tenants



17187 N Laurel Park Dr - Laurel Office Park



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	172,000 SF (85.6%)
Built	1986
Stories	4
Elevators	4 passenger; 2 freight
Typical Floor	32,499 SF
Tenancy	Multiple
Available	2,251 - 39,068 SF
Max Contiguous	13,644 SF
Asking Rent	\$1750 SF/Year/+ELEC
Parking Spaces	560 (4.31/1,000 SF)



Property Details

Land Area	5.93 AC (258,311 SF)	Owner Occupied	No
Building FAR	0.67	Zoning	C-4
Core Factor	12%	Parcel	46-028-99-0006-011
Slab to Slab	12'		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	160	Office	Direct	13,644	13,644	13,644	\$1750 +ELEC	Vacant	Negotiable
P 2	215	Office	Direct	2,261	4,512	4,512	\$1750 +ELEC	30 Days	Negotiable
P 2	210	Office	Direct	2,251	4,512	4,512	\$1750 +ELEC	Vacant	Negotiable
P 3	370	Office	Direct	5,257	8,882	8,882	\$1750 +ELEC	Vacant	Negotiable
P 3	330	Office	Direct	3,625	8,882	8,882	\$1750 +ELEC	Vacant	Negotiable
P 4	425	Office	Direct	12,030	12,030	12,030	\$1750 +ELEC	30 Days	Negotiable

Amenities

- Atrium
- Banking
- Property Manager on Site

Transportation

Parking Details	560 Surface Spaces; Ratio of 4.31/1,000 SF		
Traffic Volume	4,646 on I- 96 (2023); 3,980 on I- 275 (2025); 4,427 on I- 275 (2024); 9,401 on 6 Mile Rd (2025); 8,297 on 6 Mile Rd (2022); 9,107 on 6 Mile Rd (2023); 3,096 on 6 Mile Rd (2024); 3,131 on 6 Mile Rd (2025); 25,548 on Laurel Park Dr S (2024); 25,619 on Laurel Park Dr S (2025)		
Airport	Detroit Metro Wayne County		21 min drive
	Detroit City		34 min drive
Walk Score ®	Car-Dependent (38)		



17187 N Laurel Park Dr - Laurel Office Park

Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Success Mortgage	4	38,774	232	Jun 2022	-
Zoom Home Lending	3	6,938	46	Jun 2024	-
Tegrit Technologies	2	5,153	46	Jul 2016	-
AMI	1	5,134	34	Aug 2012	-
Jani-King	1	3,625	10	Mar 2023	-

Showing 5 of 6 Tenants



17290-17800 N Laurel Park Dr - Laurel Park Place Office Center



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	300,000 SF (72.7%)
Built	1989
Stories	4
Elevators	8 passenger
Typical Floor	75,000 SF
Tenancy	Multiple
Available	495 - 184,970 SF
Max Contiguous	27,092 SF
Asking Rent	\$14.50 SF/Year
Parking Spaces	430 (4.50/1,000 SF)



Property Details

Land Area	12.02 AC (523,591 SF)	Owner Occupied	No
Building FAR	0.57	Zoning	Office
Slab to Slab	12'	Parcel	46-028-99-0002-018

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	100 C	Office	Direct	12,742	12,742	12,742	\$14.50 +ELEC	Vacant	2 - 5 Years
P 1	110 West	Office	Direct	12,529	12,529	12,529	\$14.50 +UTIL	Vacant	2 - 5 Years
P 1	150 C	Office	Direct	12,307	12,307	12,307	\$14.50 +ELEC	Vacant	2 - 10 Years
P 1	100 W	Office	Direct	8,320	8,320	8,320	\$14.50 +ELEC	Vacant	2 - 5 Years
P 1	130	Office	Direct	7,911	7,911	7,911	\$14.50 +ELEC	Vacant	2 - 10 Years
P 1	P 30	Office	Direct	2,446	2,446	2,446	\$14.50 +ELEC	Vacant	2 - 10 Years
P 1	P 40	Retail	Direct	2,198	2,198	2,198	\$14.50 +ELEC	30 Days	2 - 10 Years
P 1	P-70	Retail	Direct	854	854	854	\$14.50 +ELEC	30 Days	2 - 10 Years
P 1	150 G	Office	Direct	495	495	495	\$14.50 +ELEC	Vacant	2 - 10 Years
P 2	210 E	Office	Direct	5,813	5,813	5,813	\$14.50 +ELEC	30 Days	2 - 10 Years
P 2	240 E	Office	Direct	2,817	2,817	2,817	\$14.50 +ELEC	30 Days	2 - 10 Years
P 3	320	Office	Direct	13,507 - 16,511	16,511	16,511	\$14.50 +ELEC	30 Days	2 - 10 Years
P 3	345-E	Office	Direct	3,004	3,004	3,004	\$14.50 +ELEC	30 Days	2 - 10 Years
P 4	400 Center	Office	Direct	27,092	27,092	27,092	\$14.50 +ELEC	30 Days	2 - 10 Years
P 4	400 E	Office	Direct	27,082	27,082	27,082	\$14.50 +ELEC	30 Days	2 - 10 Years
P 4	450 W	Office	Direct	17,714	17,714	17,714	\$14.50 +ELEC	Vacant	2 - 10 Years
P 4	400	Office	Direct	17,714	17,714	17,714	\$14.50 +ELEC	30 Days	2 - 10 Years
P 4	400 W	Office	Direct	7,421	7,421	7,421	\$14.50 +ELEC	Vacant	2 - 10 Years



17290-17800 N Laurel Park Dr - Laurel Park Place Office Center



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Amenities

- Air Conditioning
- Atrium
- Convenience Store
- Fitness Center
- Food Court
- Property Manager on Site
- Restaurant
- Security System
- Signage

Transportation

Parking Details	430 Surface Spaces; Ratio of 4.50/1,000 SF
Traffic Volume	25,225 on Vargo (2025); 34,501 on Vargo St (2024); 34,390 on Vargo St (2025); 40,668 on Laurel PkDr S (2025); 25,619 on Laurel Park Dr S (2025); 25,548 on Laurel Park Dr S (2024); 4,427 on I- 275 (2024); 4,646 on I- 96 (2023); 3,980 on I- 275 (2025)
Walk Score [®]	Somewhat Walkable (53)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Schostak Brothers & Company	2	29,088	150	May 2009	-
The Mike Cox Law Firm	1	4,000	6	Dec 2011	-
Vehicle Certification Agency	2	3,830	25	Jul 2013	-
MichiganBuildersLicense.com	1	2,700	18	Sep 2022	-
TEAM Schostak Family Restaurants	2	-	150	May 2009	-

Showing 5 of 5 Tenants



15130-15148 Levan Rd - Levan Medical Center



Livonia, Michigan 48154 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	25,337 SF (88.7%)
Built	1998
Stories	1
Elevators	None
Typical Floor	25,337 SF
Tenancy	Multiple
Available	1,244 - 8,185 SF
Max Contiguous	2,078 SF
Asking Rent	\$15.00 SF/Year/NNN
Parking Spaces	120 (4.73/1,000 SF)



Property Details

Land Area	3.75 AC (163,350 SF)	Zoning	C-1
Building FAR	0.16	Parcel	46-077-99-0014-000
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	15130-B	Office	Direct	2,078	2,078	2,078	\$15.00 NNN	30 Days	Negotiable
P 1	15142	Office	Direct	1,872	1,872	1,872	\$15.00 NNN	30 Days	Negotiable
P 1	15140	Office	Direct	1,611	1,611	1,611	\$15.00 NNN	Vacant	Negotiable
P 1	42	Medical	Sublet	1,380	1,380	1,380	\$21.74 +UTIL	Vacant	Negotiable

First class medical facility
 Directly across from St. Mary's Hospital
 1,380 SF corner suite
 Three exam rooms
 Immediate occupancy
 \$2,500/Month
 Separately metered utilities
 Available Option for Equity in Partnership
 Basement storage

P 1	15136	Office	Direct	1,244	1,244	1,244	\$15.00 NNN	Vacant	Negotiable
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Amenities

- Signage

Transportation

Parking Details	120 Surface Spaces; Ratio of 4.73/1,000 SF
Traffic Volume	16,811 on Woodside Dr (2025); 16,905 on Industrial Rd (2022); 20,970 on Levan Rd (2025); 12,055 on Lyndon St (2025); 20,648 on Williams (2025); 12,359 on Lyndon St (2025); 12,340 on Lyndon St (2023); 10,901 on Lyndon St (2025); 11,943 on Lyndon St (2024)



15130-15148 Levan Rd - Levan Medical Center

Livonia, Michigan 48154 (Wayne County) - Southern I-275 Corridor Submarket



Office

Transportation (Continued)

Airport	Detroit Metro Wayne County	27 min drive
	Windsor International	48 min drive
Walk Score [®]	Car-Dependent (41)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Advance Urology	1	2,584	2	Mar 2013	-
Michigan Neurodiagnostics Inc	1	2,584	3	Mar 2013	-
Vascular Associates of Michigan PC	1	2,584	5	Mar 2013	-
Levan Internists, P.C.	1	2,337	35	Sep 2000	-
Arthritis Consultants, PC	1	1,500	10	Sep 2016	-

Showing 5 of 7 Tenants



9216 Middlebelt Rd



Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	9,807 SF (100%)
Built	1984
Stories	2
Elevators	None
Typical Floor	4,900 SF
Tenancy	Multiple
Available	715 - 2,932 SF
Max Contiguous	2,217 SF
Asking Rent	\$12.00 - 2517 SF/Year/FS
Parking Spaces	53 (6.24/1,000 SF)



Property Details

Land Area	0.75 AC (32,670 SF)	Owner Occupied	No
Building FAR	0.30	Zoning	OS, Livonia
Slab to Slab	10'	Parcel	46-143-03-0142-000

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Direct	2,217	2,217	2,217	\$12.00 FS	30 Days	Negotiable
Updated multi-tenant office building conveniently located on Middlebelt Road just south of Plymouth Road in Livonia.									
P 1	-	Office	Direct	715	715	715	\$2517 FS	30 Days	Negotiable
Updated multi-tenant office building conveniently located on Middlebelt Road just south of Plymouth Road in Livonia.									

Amenities

- Air Conditioning
- Security System

Transportation

Parking Details	53 Surface Spaces; Ratio of 6.24/1,000 SF								
Traffic Volume	35,704 on Hathaway (2025); 34,273 on Newport Way (2025); 3,416 on Middlebelt Rd (2025); 16,231 on Lanewood St (2025); 10,652 on Middlebelt Rd (2025); 15,521 on Joy Rd (2025); 11,328 on Haller St (2025); 3,754 on Hartel (2024); 9,759 on Louise St (2025); 3,739 on Hartel (2025)								
Frontage	230' on Middlebelt; 142' on Minton								
Commuter Rail	Dearborn								19 min drive
Airport	Detroit Metro Wayne County								26 min drive
	Windsor International								46 min drive
Walk Score®	Somewhat Walkable (65)								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Melody Mac Martin DO	Unkwn	3,000	-	Feb 2016	-



9216 Middlebelt Rd

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Livonia Medical Ctr PC	Unkwn	2,700	18	Jul 2016	-
Dr. Craig MacMartin, DDS	1	401	-	Feb 2012	-
Dr. Melody MacMartin	1	200	-	Feb 2012	-
Dr. Nancy Rancour, DO	1	200	-	Feb 2012	-

Showing 5 of 7 Tenants



10982-10992 Middlebelt Rd - Middlebelt Square Shopping Plaza



Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	9,710 SF (62.4%)
Built	1979
Stories	1
Typical Floor	9,710 SF
Tenancy	Multiple
Available	1,218 - 3,654 SF
Max Contiguous	1,218 SF
Asking Rent	\$12.00 SF/Year/NNN
Parking Spaces	58 (5.97/1,000 SF)



Property Details

Land Area	116 AC (50,530 SF)	Zoning	C2
Building FAR	019	Parcel	46-142-99-0019-005
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	10990	Office	Direct	1,218	1,218	1,218	\$12.00 NNN	Vacant	Negotiable
Former Orbit Urgent Care									
P 1	10988	Office	Direct	1,218	1,218	1,218	\$12.00 NNN	Vacant	Negotiable
Former Tower Karson Law									
P 1	10986	Office	Direct	1,218	1,218	1,218	\$12.00 NNN	Vacant	Negotiable
Former Reliable Training Institute									

Amenities

- Bus Line
- Signage

Transportation

Parking Details	58 Surface Spaces; Ratio of 5.97/1,000 SF		
Traffic Volume	3,416 on Middlebelt Rd (2025); 34,273 on Plymouth Rd (2025); 35,704 on Hathaway (2025); 18,502 on Middlebelt Rd (2021); 18,532 on Middlebelt Rd (2025); 18,577 on Middlebelt Rd (2024); 38,831 on Plymouth Rd (2024); 20,293 on Camden St (2025); 3,754 on Hartel (2024); 34,273 on Newport Way (2025)		
Commuter Rail	Dearborn 		20 min drive
Airport	Detroit Metro Wayne County		27 min drive
	Windsor International		45 min drive
Walk Score ©	Somewhat Walkable (66)		



10982-10992 Middlebelt Rd - Middlebelt Square Shopping Plaza

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
George Iwanow Hearing Aid Center	1	1,500	2	Mar 2009	-
Advanced Back Specialists	1	85	-	Oct 2011	-
Nationwide Foot & Ankle Care, P.C.	1	85	5	Oct 2011	-

Showing 3 of 3 Tenants



14111 Middlebelt Rd - Livonia Middlebelt Road Office/R&D Business Park



Livonia, Michigan 48154 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	37690 SF (0.0%)
Built	1947
Stories	1
Elevators	None
Typical Floor	37690 SF
Tenancy	Single
Available	12,500 - 37,690 SF
Max Contiguous	37,690 SF
Asking Rent	\$10.50 SF/Year/NNN
Parking Spaces	320 (8.49/1,000 SF)



Property Details

Land Area	4.94 AC (215,186 SF)	Zoning	B-2
Building FAR	018	Parcel	46-092-01-0016-001
Owner Occupied	Yes		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office	Direct	12,500 - 37,690	37,690	37,690	\$10.50 NNN	Vacant	Negotiable

Amenities

- Signage

Transportation

Parking Details	320 Surface Spaces; Ratio of 8.49/1,000 SF
Traffic Volume	40,835 on Perth (2025); 40,802 on Buckingham St (2025); 10,875 on Berwick St (2022); 18,435 on Middlebelt Rd (2023); 9,468 on Beatrice St (2023); 9,605 on Beatrice St (2024); 11,490 on Beatrice St (2023); 11,610 on Beatrice St (2024); 14,649 on Buckingham Ct (2023)
Airport	Detroit Metro Wayne County 29 min drive Windsor International 43 min drive
Walk Score [®]	Somewhat Walkable (67)



16000 Middlebelt Rd

Livonia, Michigan 48154 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA (% Leased)	7,200 SF (0.0%)
Built	1973
Stories	1
Typical Floor	7,200 SF
Tenancy	Multiple
Available	7,200 SF
Max Contiguous	7,200 SF
Asking Rent	\$12.00 SF/Year/NNN
Parking Spaces	80 (10.00/1,000 SF)



Property Details

Land Area	1.37 AC (59,677 SF)	Zoning	C-1
Building FAR	012	Parcel	46-050-01-0338-004
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office	Direct	7,200	7,200	7,200	\$12.00 NNN	Vacant	Negotiable

7,200 SF office available for sale and lease.

Transportation

Parking Details	80 Surface Spaces; Ratio of 10.00/1,000 SF								
Traffic Volume	32,405 on Wentworth (2025); 19,602 on Roycroft (2025); 18,916 on Roycroft (2023); 27,858 on Munger (2022); 29,225 on Munger (2025); 18,954 on Cavour Ave (2020); 17,747 on Cavour Ave (2025); 19,862 on Middlebelt Rd (2025); 18,050 on Middlebelt Rd (2025); 15,479 on Middlebelt Rd (2025)								
Airport	Detroit Metro Wayne County							32 min drive	
	Windsor International							46 min drive	
Walk Score ®	Somewhat Walkable (53)								



16755 Middlebelt Rd

Livonia, Michigan 48154 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA (% Leased)	2,400 SF (0.0%)
Built	1967
Stories	1
Elevators	None
Typical Floor	2,400 SF
Tenancy	Single
Available	2,400 SF
Max Contiguous	2,400 SF
Asking Rent	\$18.83 SF/Year/MG
Parking Spaces	15 (750/1,000 SF)



Property Details

Land Area	0.29 AC (12,632 SF)	Owner Occupied	No
Building FAR	019	Zoning	C-1 Commercial
Parcel	46-053-01-0039-003 (+1 more)		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	2,400	2,400	2,400	\$18.83 MG	Vacant	3 - 5 Years

This 2,400 sq ft unit is an open canvas for your business. It has signage on busy Middlebelt Road and has many updates. The updates include updated HVAC, new tankless HWH, new LED lighting throughout, new windows, updated roof, fascia of the building, open metal ceiling with skylights, parking lot, and a new bathroom. If you need more space there is another 2,700 sq ft unit next door that can easily be connected. Currently this is zoned C-1. All information is approximate and should be verified.

Amenities

- Air Conditioning

Transportation

Parking Details	15 Surface Spaces; Ratio of 7.50/1,000 SF		
Traffic Volume	27,858 on Munger (2022); 29,225 on Munger (2025); 17,272 on Brookview (2025); 15,479 on Middlebelt Rd (2025); 27,094 on 6 Mile Rd (2025); 27,341 on Bobrich St (2025); 17,076 on Stamwich St (2025); 32,405 on Wentworth (2025); 28,357 on Woodridge Dr (2025); 11,431 on Deering St (2025)		
Frontage	50' on Middlebelt		
Airport	Detroit Metro Wayne County		32 min drive
	Windsor International		46 min drive
Walk Score®	Somewhat Walkable (51)		



16771 Middlebelt Rd

Livonia, Michigan 48154 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA (% Leased)	2,700 SF (0.0%)
Built	1965
Stories	1
Typical Floor	2,700 SF
Tenancy	Single
Available	2,700 SF
Max Contiguous	2,700 SF
Asking Rent	\$18.83 SF/Year/MG
Parking Spaces	20 (5.56/1,000 SF)



Property Details

Land Area	0.30 AC (13,068 SF)	Zoning	C-1 Commercial
Building FAR	0.21	Parcel	46-053-01-0039-003
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	2,700	2,700	2,700	\$18.83 MG	Vacant	3 - 5 Years

This 2,700 sq ft unit is an open canvas for your business. It has signage on busy Middlebelt Road and has many updates. The updates include new HVAC, new tankless HWH, new LED lighting throughout, new windows, high open metal ceiling (14' 6 "), updated roof, fascia of the building, parking lot, and 2 new bathrooms. If you need more space there is another 2,400 sq ft unit next door that can easily be connected. Currently this is zoned C-1. Call David Misko for further information at 248-207-7388. All information is approximate and should be verified.

Amenities

- Signage

Transportation

Parking Details	20 Surface Spaces; Ratio of 5.56/1,000 SF
Traffic Volume	27,858 on Munger (2022); 29,225 on Munger (2025); 17,272 on Brookview (2025); 15,479 on Middlebelt Rd (2025); 27,094 on 6 Mile Rd (2025); 27,341 on Bobrich St (2025); 17,076 on Stamwich St (2025); 32,405 on Wentworth (2025); 28,357 on Woodridge Dr (2025); 11,431 on Deering St (2025)
Airport	Detroit Metro Wayne County 32 min drive Windsor International 46 min drive
Walk Score ®	Somewhat Walkable (51)



16801 Newburgh Rd - Johnstowne Offices



Livonia, Michigan 48154 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	14,900 SF (77.0%)
Built	1987
Stories	1
Elevators	None
Typical Floor	14,900 SF
Tenancy	Multiple
Available	1,400 - 3,421 SF
Max Contiguous	2,021 SF
Asking Rent	\$1750 SF/Year/+UTIL
Parking Spaces	88 (6.00/1,000 SF)



Property Details

Land Area	1.32 AC (57,499 SF)	Zoning	OS
Building FAR	0.26	Parcel	46-069-99-0001-009
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	105	Office	Direct	2,021	2,021	2,021	\$1750 +UTIL	Vacant	Negotiable
P 1	102	Office	Direct	1,400	1,400	1,400	\$1750 +UTIL	Vacant	Negotiable

Amenities

- Air Conditioning
- Signage

Transportation

Parking Details	88 Surface Spaces; Ratio of 6.00/1,000 SF		
Traffic Volume	35,519 on 6 Mile Rd (2025); 32,795 on Newburgh Rd (2025); 40,668 on Laurel PkDr S (2025); 25,619 on Laurel Park Dr S (2025); 25,548 on Laurel Park Dr S (2024); 27,720 on Fitzgerald St (2024); 27,652 on Fitzgerald St (2025); 36,859 on Myrna St (2024); 38,283 on 6 Mile Rd (2022)		
Airport	Detroit Metro Wayne County		26 min drive
	Windsor International		50 min drive
Walk Score ®	Somewhat Walkable (61)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
S. William Paris, M.C., P.C.	1	2,910	-	Jun 2019	-
Family Orthodontics, Inc.	1	2,021	13	Mar 2015	-
Advisacare Healthcare Solutions, Inc.	1	2,000	-	May 2021	Oct 2026
Knepp 7 Associates Tax Service	1	1,200	8	May 1994	-
Craig Watson DDS	1	1,192	-	May 2014	-

Showing 5 of 9 Tenants



37601-37649 Pembroke Ave - James Towne Offices II

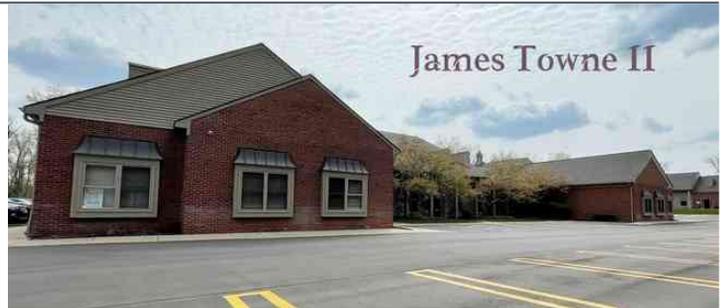


Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	20,000 SF (100%)
Built	1998
Stories	1
Elevators	None
Typical Floor	20,000 SF
Tenancy	Multiple
Available	1,165 SF
Max Contiguous	1,165 SF
Asking Rent	\$1750 SF/Year/+UTIL



Property Details

Land Area	2.60 AC (113,256 SF)	Zoning	OS
Building FAR	0.18	Parcel	46-024-99-0062-008
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	37621	Office	Sublet	1,165	1,165	1,165	\$1750 +UTIL	Vacant	Negotiable

1,165 SF Sublease Available

Term Through 9/30/2029

Fully Renovated Property

Under New Ownership

Professionally Managed

Direct Suite Entry

Tenant Control Over Heating & Cooling

Close Proximity to I-275 & I-96

Aggressive Lease Rates & Improvement Allowance

Amenities

- Air Conditioning

Transportation

Parking Details	Ratio of 4.50/1,000 SF
Traffic Volume	25,934 on Northland St (2024); 25,871 on Northland St (2025); 27,642 on 7 Mile Rd (2022); 28,291 on Northland St (2023); 25,712 on 7 Mile Rd (2025); 5,818 on I- 96 (2023); 192,787 on 7 Mile Rd (2025); 4,464 on I- 275 (2022); 4,759 on I- 275 (2025); 24,663 on Glengarry Dr (2025)
Airport	Detroit Metro Wayne County 23 min drive Detroit City 36 min drive
Walk Score ®	Car-Dependent (22)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ink Blasters LLC	1	2,000	4	Nov 2016	-



37601-37649 Pembroke Ave - James Towne Offices II

Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Morgan & Associates CPA	1	2,000	-	Aug 2022	-
On Earth Project	1	2,000	9	Sep 2019	-
PDS Services, LLC	1	2,000	15	Oct 2021	-
Pinnacle Dermatology	1	2,000	-	Jul 2021	-

Showing 5 of 9 Tenants



37651-37695 Pembroke Ave - Pembroke Center



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	20,000 SF (86.2%)
Built	1998
Stories	1
Elevators	None
Typical Floor	20,000 SF
Tenancy	Multiple
Available	1,109 - 2,753 SF
Max Contiguous	1,644 SF
Asking Rent	\$1750 SF/Year
Parking Spaces	121 (3.90/1,000 SF)



Property Details

Land Area	518 AC (225,641 SF)	Zoning	OS
Building FAR	0.09	Parcel	46-024-99-0062-007
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	37677	Office/Medical	Direct	1,644	1,644	1,644	\$1750 MG	Vacant	Negotiable
P 1	37671 Pembroke Ave	Office/Medical	Direct	1,109	1,109	1,109	\$1750 +UTIL	Vacant	Negotiable

Up to 1,109 Square Feet Available For Lease
 Fully Renovated Property
 Under New Ownership
 Professionally Managed
 Direct Suite Entry
 Tenant Control Over Heating & Cooling
 Close Proximity to I-275 & I-96
 Aggressive Lease Rates & Improvement Allowance

Transportation

Parking Details	121 Surface Spaces; Ratio of 3.90/1,000 SF		
Traffic Volume	25,934 on Northland St (2024); 25,871 on Northland St (2025); 27,642 on 7 Mile Rd (2022); 28,291 on Northland St (2023); 192,787 on 7 Mile Rd (2025); 5,818 on I- 96 (2023); 4,464 on I- 275 (2022); 4,759 on I- 275 (2025); 25,712 on 7 Mile Rd (2025); 183,554 on Jahn St (2025)		
Airport	Detroit Metro Wayne County		28 min drive
	Windsor International		54 min drive
Walk Score ®	Car-Dependent (22)		



37651-37695 Pembroke Ave - Pembroke Center

Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Neville Financial Group Inc	1	2,000	1	Aug 2010	-
Browning & Associates, PC	1	1,400	-	Aug 2019	-
Congresswoman Haley Stevens	1	1,400	-	Feb 2019	-
Edward J. Murphy, D.D.S.	1	1,400	-	Aug 2010	-
Edward Jones	1	1,400	9	Mar 2010	-

Showing 5 of 10 Tenants



37701-37785 Pembroke Ave - James Towne Office Center



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	30,000 SF (62.3%)
Built	1996
Stories	1
Elevators	None
Typical Floor	30,000 SF
Tenancy	Multiple
Available	1,200 - 11,301 SF
Max Contiguous	4,751 SF
Asking Rent	\$1750 SF/Year/MG
Parking Spaces	112 (5.60/1,000 SF)



Property Details

Land Area	5.30 AC (230,868 SF)	Zoning	OS
Building FAR	013	Parcel	46-024-99-0006-007
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	37701-37706	Office	Direct	4,751	4,751	4,751	\$1750 +UTIL	Vacant	Negotiable
P 1	37775	Office/Medical	Direct	3,551	3,551	3,551	\$1750 MG	Vacant	Negotiable
Move-In Ready Medical Suite. 8-9 Exam Rooms, Waiting/Reception, Three Restrooms, Admin Office, 2-3 Private Offices, Lab and breakroom.									
P 1	37741	Office	Direct	1,799	1,799	1,799	\$1750 +UTIL	Vacant	Negotiable
P 1	37701	Office	Direct	1,200	1,200	1,200	\$1750 MG	Vacant	Negotiable
Move In Ready Dental Suite. Three Operatories, Lab, Waiting/Reception, restroom and Private Office									

Amenities

- Air Conditioning
- Signage

Transportation

Parking Details	112 Surface Spaces; Ratio of 5.60/1,000 SF
Traffic Volume	192,787 on 7 Mile Rd (2025); 25,934 on Northland St (2024); 25,871 on Northland St (2025); 27,642 on 7 Mile Rd (2022); 28,291 on Northland St (2023); 5,818 on I- 96 (2023); 183,554 on Jahn St (2025); 181,725 on Jahn St (2023); 4,464 on I- 275 (2022); 4,759 on I- 275 (2025)
Airport	Detroit Metro Wayne County 28 min drive Windsor International 54 min drive
Walk Score ®	Car-Dependent (21)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Gateway Pediatric Therapy	1	5,717	20	Dec 2019	-
Therapeutic Rehabilitation Center	1	3,000	12	Dec 2007	-



37701-37785 Pembroke Ave - James Towne Office Center

Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Caregiving Experts	1	2,100	-	Sep 2019	-
Consolidated Underwriting	1	2,100	5	Dec 2018	-
McNeely & Linco LN Associates	1	2,100	13	Jan 1996	-

Showing 5 of 6 Tenants



30150 Plymouth Rd - MedStop

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA (% Leased)	3,118 SF (0.0%)
Built	1988
Stories	1
Typical Floor	3,118 SF
Tenancy	Multiple
Available	3,118 SF
Max Contiguous	3,118 SF
Asking Rent	\$24.00 SF/Year/NNN
Parking Spaces	32 (10.00/1,000 SF)



Property Details

Land Area	0.94 AC (40,946 SF)	Zoning	C-2
Building FAR	0.08	Parcel	46-104-99-0002-003
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	3,118	3,118	3,118	\$24.00 NNN	Vacant	Negotiable

Transportation

Parking Details	32 Surface Spaces; Ratio of 10.00/1,000 SF		
Traffic Volume	20,159 on Sears St (2025); 18,577 on Middlebelt Rd (2024); 18,502 on Middlebelt Rd (2021); 18,532 on Middlebelt Rd (2025); 38,831 on Plymouth Rd (2024); 34,273 on Plymouth Rd (2025); 38,930 on Plymouth Rd (2025); 40,389 on Service Rd (2024); 20,232 on Merriman Rd (2025); 41,173 on Service Rd (2025)		
Airport	Detroit Metro Wayne County		26 min drive
	Windsor International		46 min drive
Walk Score ©	Somewhat Walkable (63)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Beaumont Hospital Troy	1	500	-	Oct 2021	-
Midwest Health Center Of Livonic, PC	1	-	-	Sep 2020	-

Showing 2 of 2 Tenants



39319 Plymouth Rd

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA (% Leased)	27000 SF (93.7%)
Built	1988
Stories	2
Elevators	None
Typical Floor	12,000 SF
Tenancy	Multiple
Available	1,700 SF
Max Contiguous	1,700 SF
Asking Rent	\$15.00 SF/Year/+UTIL
Parking Spaces	54 (4.50/1,000 SF)



Property Details

Land Area	2.07 AC (90,169 SF)	Owner Occupied	No
Building FAR	0.30	Zoning	C-2
Core Factor	8%	Parcel	46-119-99-0020-000

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	8	Office	Direct	1,700	1,700	1,700	\$15.00 +UTIL	Vacant	3 Years

Amenities

- Air Conditioning
- Signage

Transportation

Parking Details	54 Surface Spaces; Ratio of 4.50/1,000 SF		
Traffic Volume	11,512 on Eckles Rd (2025); 5,451 on Sycamore Dr (2024); 5,314 on Sycamore Dr (2023); 5,477 on Sycamore Dr (2021); 5,279 on Sycamore Dr (2025); 3,861 on Amrhein Rd (2025); 7,517 on Eckles Rd (2023); 7,446 on Eckles Rd (2025); 8,007 on Eckles Rd (2021); 129,706 on Edward N Hines D (2025)		
Airport	Detroit Metro Wayne County		25 min drive
	Windsor International		50 min drive
Walk Score ®	Car-Dependent (13)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Visiting Angels Living Assistance	1	3,000	20	Apr 2021	-
Charles J. Schneider, P.C.	1	1,000	3	Jan 1998	-
Subrosa Investigations, LLC	1	780	-	Apr 2018	-
Business & Education Research & Training Organizat	1	600	3	Apr 2015	-
West Wings Inc	1	500	-	Jul 2025	-

Showing 5 of 6 Tenants



31281 Schoolcraft Rd

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA (% Leased)	2,000 SF (0.0%)
Built	1974
Stories	1
Typical Floor	2,000 SF
Tenancy	Single
Available	2,000 SF
Max Contiguous	2,000 SF
Asking Rent	\$20.00 SF/Year/NNN
Parking Spaces	10 (5.00/1,000 SF)



Property Details

Land Area	0.29 AC (12,632 SF)	Zoning	C-1; Local Business
Building FAR	016	Parcel	46-102-99-0073-001
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	31281	Office	Direct	2,000	2,000	2,000	\$20.00 NNN	Vacant	Negotiable

Transportation

Parking Details	10 Surface Spaces; Ratio of 5.00/1,000 SF
Traffic Volume	9,080 on Hubbell Ave (2023); 9,158 on Hubbell Ave (2024); 97,908 on I- 96 (2025); 40,379 on Industrial Rd (2025); 9,071 on Hubbell Ave (2023); 35,332 on Schoolcraft Rd (2025); 7,617 on Merriman Rd (2023); 7,320 on Merriman Rd (2021)
Airport	Detroit Metro Wayne County 27 min drive Windsor International 43 min drive
Walk Score ©	Car-Dependent (44)



32160-32200 Schoolcraft Rd - 32200 Professional Building



Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	7013 SF (68.6%)
Built	1971
Stories	1
Elevators	None
Typical Floor	7013 SF
Tenancy	Multiple
Available	2,200 SF
Max Contiguous	2,200 SF
Asking Rent	\$15.00 SF/Year/FS
Parking Spaces	68 (9.98/1,000 SF)



Property Details

Land Area	0.97 AC (42,253 SF)	Zoning	OS
Building FAR	017	Parcel	46-088-99-0002-002
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	32190	Office	Direct	2,200	2,200	2,200	\$15.00 FS	Vacant	Negotiable

Located on Schoolcraft Road, between Farmington and Merriman Roads, this office building is centrally located in Metro Detroit and offers I-96 freeway visibility. The office suite available has its own exterior entrance and private restrooms. There are multiple, large private offices with neutral, modern finishings that can be easily transformed to fit your company's needs.

Amenities

- Air Conditioning
- Signage

Transportation

Parking Details	68 Surface Spaces; Ratio of 9.98/1,000 SF		
Traffic Volume	142,985 on Hubbard St (2023); 139,039 on Hubbard St (2024); 146,612 on Hubbard St (2025); 131,446 on Hubbard St (2020); 18,632 on Berwick St (2025); 12,168 on Berwick St (2025); 7,714 on Berwick St (2024); 7,320 on Merriman Rd (2021); 7,617 on Merriman Rd (2023)		
Airport	Detroit Metro Wayne County		28 min drive
	Windsor International		45 min drive
Walk Score®	Car-Dependent (30)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Edward Jones	1	500	2	May 2017	-
Thomas Casoglos Pc	1	500	-	Jun 2023	-
CLK & Associates	1	450	3	Mar 2016	-
Advance Comm	1	300	2	Sep 2016	-



32160-32200 Schoolcraft Rd - 32200 Professional Building

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Edward G. Larsen Pc	1	-	3	Nov 2009	-

Showing 5 of 7 Tenants



33025-33045 Schoolcraft Rd - Building 2



Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	20,932 SF (53.8%)
Built	1983
Stories	1
Elevators	None
Typical Floor	19188 SF
Tenancy	Multiple
Available	3,478 - 9,663 SF
Max Contiguous	6,185 SF
Asking Rent	\$13.95 SF/Year/MG
Parking Spaces	365 (19.02/1,000 SF)



Property Details

Land Area	3.78 AC (164,657 SF)	Zoning	OS
Building FAR	013	Parcel	46-106-01-0012-001
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	33097	Office	Direct	6,185	6,185	6,185	\$13.95 MG	Vacant	3 Years

One suite available - 6,185 square feet

Suites is in move-in condition

Beautifully landscaped park

Property is professionally managed by highly regarded local management company, Shaw Property Management

Property has immediate access to I-96 via Farmington Road interchange.

Multiple hotels, retailers and restaurants in the immediate area.

P 1	33131	Office	Direct	3,478	3,478	3,478	\$13.95 MG	Vacant	3 Years
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One suite available - 3,478 square feet

Suites is in move-in condition

Beautifully landscaped park

Property is professionally managed by highly regarded local management company, Shaw Property Management

Property has immediate access to I-96 via Farmington Road interchange.

Multiple hotels, retailers and restaurants in the immediate area.

Amenities

- Air Conditioning
- Courtyard
- Property Manager on Site

Transportation

Parking Details	365 Surface Spaces; Ratio of 19.02/1,000 SF		
Traffic Volume	12,063 on Schoolcraft Rd (2023); 11,021 on Schoolcraft Rd (2022); 12,339 on Schoolcraft Rd (2025); 11,961 on Mayfield St (2024); 12,083 on Mayfield St (2023); 25,716 on I- 96 (2025); 31,636 on Graytona (2025); 25,848 on D P W Dr (2024); 25,894 on D P W Dr (2025)		
Airport	Detroit Metro Wayne County		28 min drive
	Windsor International		45 min drive



33025-33045 Schoolcraft Rd - Building 2

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Transportation (Continued)

Walk Score [®] Car-Dependent (30)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
England Logistics	1	1,650	11	Jul 2016	-
Bricklayers' Holiday Trust Fund-Metropolitan Area	1	600	3	Oct 2011	-
Benefet Advisors	1	150	1	Jul 2016	-
GBK Insurance	1	-	9	Jul 2021	-

Showing 4 of 4 Tenants



33200 Schoolcraft Rd - 33150-33200 Schoolcraft Rd

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA (% Leased)	18,542 SF (99.1%)
Built/Renovated	1970/1997
Stories	2
Typical Floor	13,021 SF
Tenancy	Multiple
Available	160 SF
Max Contiguous	160 SF
Asking Rent	\$22.50 SF/Year/FS



Property Details

Land Area	0.58 AC (25,265 SF)	Zoning	C-2
Building FAR	0.73	Parcel	46-087-01-0010-001
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	LO-1	Office	Direct	160	160	160	\$22.50 FS	Vacant	1 Year

Nestled along the I-96 Service Drive, 33150 - 33200 Schoolcraft Rd is a professionally managed and well-maintained two-building office complex designed for convenience and accessibility. With 24-hour access, front and rear entrances, and abundant parking, this property provides an ideal setting for businesses seeking a seamless and professional work environment.

Currently, 33150 Schoolcraft Rd offers two spacious office suites ranging from 1,136 to 1,415 square feet, perfect for growing businesses or established professionals. Meanwhile, 33200 Schoolcraft Rd features two smaller office suites ranging from 140 to 160 square feet, ideal for solo professionals or satellite offices. Don't miss the chance to secure your spot in this highly visible and convenient office complex!

Transportation

Parking Details	Ratio of 3.83/1,000 SF
Traffic Volume	25,716 on I- 96 (2025); 12,063 on Schoolcraft Rd (2023); 11,021 on Schoolcraft Rd (2022); 12,339 on Schoolcraft Rd (2025); 33,867 on Summers St (2025); 12,083 on Mayfield St (2023); 11,961 on Mayfield St (2024); 7,186 on Stamford St (2024); 7,567 on Stamford St (2023)
Airport	Detroit Metro Wayne County 27 min drive Windsor International 45 min drive
Walk Score [®]	Car-Dependent (38)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Michigan Payroll Service	1	500	5	Apr 2024	-
Tower & Co.	1	400	-	Oct 2024	Sep 2025
Amj Staffing	1	-	2	Sep 2017	-



33200 Schoolcraft Rd - 33150-33200 Schoolcraft Rd

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Anteco Pest Control	2	-	3	Apr 2016	-
Cooper Dolores Preston	1	-	2	Sep 2017	-

Showing 5 of 12 Tenants



33407-33413 Schoolcraft Rd



Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	3,970 SF (0.0%)
Built/Renovated	1984/2025
Stories	1
Elevators	None
Typical Floor	3,970 SF
Tenancy	Multiple
Available	760 - 3,970 SF
Max Contiguous	1,425 SF
Asking Rent	\$12.85 SF/Year/NNN
Parking Spaces	18 (4.50/1,000 SF)



Property Details

Land Area	0.51 AC (22,216 SF)	Owner Occupied	No
Building FAR	018	Zoning	C-1
Core Factor	2%	Parcel	46-109-01-0065-003

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	4	Office	Direct	1,425	1,425	1,425	\$12.85 NNN	Vacant	2 - 10 Years
3,970 SF Building with 4 separate suites, each with their own entry. 760 SF, 810 SF, 1425 SF and 975 SF. Great location with easy access to I-96 Expressway. Carpeting throughout.									
P 1	3	Office	Direct	975	975	975	\$12.85 NNN	Vacant	2 - 10 Years
3,970 SF Building with 4 separate suites, each with their own entry. 760 SF, 810 SF, 1425 SF and 975 SF. Great location with easy access to I-96 Expressway. Carpeting throughout.									
P 1	2	Office	Direct	810	810	810	\$12.85 NNN	Vacant	2 - 10 Years
3,970 SF Building with 4 separate suites, each with their own entry. 760 SF, 810 SF, 1425 SF and 975 SF. Great location with easy access to I-96 Expressway. Carpeting throughout.									
E 1	1	Office	Direct	760	760	760	\$12.85 NNN	Vacant	2 - 10 Years
3,970 SF Building with 4 separate suites, each with their own entry. 760 SF, 810 SF, 1425 SF and 975 SF. Great location with easy access to I-96 Expressway. Carpeting throughout.									

Transportation

Parking Details	18 Surface Spaces; Ratio of 4.50/1,000 SF	
Traffic Volume	25,716 on I-96 (2025); 31,636 on Graytona (2025); 8,140 on Stamford Ct (2023); 7,699 on Stamford Ct (2024); 7,814 on Stamford Ct (2025); 7,186 on Stamford St (2024); 7,567 on Stamford St (2023); 25,848 on D P W Dr (2024); 25,894 on D P W Dr (2025); 12,063 on Schoolcraft Rd (2023)	
Airport	Detroit Metro Wayne County	27 min drive
	Windsor International	44 min drive
Walk Score®	Car-Dependent (36)	



34935 Schoolcraft Rd

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA (% Leased)	13,000 SF (95.4%)
Built/Renovated	1974/2008
Stories	2
Elevators	None
Typical Floor	6,500 SF
Tenancy	Multiple
Available	600 SF
Max Contiguous	600 SF
Asking Rent	\$14.00 SF/Year/MG
Parking Spaces	75 (5.54/1,000 SF)



Property Details

Land Area	1.38 AC (60,113 SF)	Zoning	M1
Building FAR	0.22	Parcel	46-110-01-0016-000
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	108	Office	Direct	600	600	600	\$14.00 MG	09/2025	Negotiable

- Great central location on Schoolcraft Road.
- Close to major freeways including I-96, I-275, I-94 and M-14.
- Lots of available parking for customers and employees.
- 1st floor kitchenette with refrigerator available for all Tenants to use.

Amenities

- Air Conditioning

Transportation

Parking Details	75 Surface Spaces; Ratio of 5.54/1,000 SF		
Traffic Volume	148,637 on Wayne Rd (2025); 115,586 on Hix Rd (2023); 123,588 on Ashurst St (2022); 128,286 on Ashurst St (2025); 137,893 on Ashurst St (2022); 3,967 on Autry St (2025); 4,733 on Golfview St (2021); 5,347 on Golfview St (2023); 4,867 on Golfview St (2024); 14,680 on Concord St (2021)		
Airport	Detroit Metro Wayne County		27 min drive
	Windsor International		46 min drive
Walk Score®	Car-Dependent (25)		



34935 Schoolcraft Rd

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Goosehead Insurance	Unkwn	3,500	23	Sep 2022	-
Model Metrics Inc	1	500	-	Oct 2021	-
Motor City Limousine	2	500	4	Jul 2017	-
Boyd Rudy	Unkwn	-	-	Oct 2017	-
Ohm	Unkwn	-	11	Aug 2018	-

Showing 5 of 5 Tenants



35200 Schoolcraft Rd - Metro Professional Center

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA (% Leased)	17,872 SF (68.0%)
Built/Renovated	1986/2011
Stories	1
Elevators	None
Typical Floor	17,872 SF
Tenancy	Multiple
Available	950 - 5,722 SF
Max Contiguous	5,722 SF
Asking Rent	\$12.00 SF/Year/+ELEC
Parking Spaces	84 (4.70/1,000 SF)



Property Details

Land Area	1.54 AC (67,082 SF)	Owner Occupied	No
Building FAR	0.27	Zoning	C-1, Local Business
Core Factor	5%	Parcel	46-083-03-0146-001

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	35200	Office/Medical	Direct	950 - 5,722	5,722	5,722	\$12.00 +ELEC	Vacant	Negotiable

- Entire 5,722 SF = \$12
- Split = \$16

- 950 - 5,722 SF available in this single-story office building
- Monument signage available
- Ample parking with easy access to suites
- Located within seconds of I-96 access ramps

Amenities

- Air Conditioning
- Central Heating
- Kitchen
- Signage

Transportation

Parking Details	84 Surface Spaces; Ratio of 4.70/1,000 SF		
Traffic Volume	148,637 on Wayne Rd (2025); 115,586 on Hix Rd (2023); 123,588 on Ashurst St (2022); 128,286 on Ashurst St (2025); 137,893 on Ashurst St (2022); 5,347 on Golfview St (2023); 4,733 on Golfview St (2021); 4,867 on Golfview St (2024); 4,632 on Schoolcraft Rd (2025); 4,866 on Schoolcraft Rd (2023)		
Airport	Detroit Metro Wayne County		27 min drive
	Windsor International		46 min drive
Walk Score®	Car-Dependent (23)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Qualigence Inc	1	11,080	17	Aug 2010	-



35200 Schoolcraft Rd - Metro Professional Center

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
ALC Schools LLC	1	3,600	-	Jul 2021	-
Q Source Group LLC	1	-	-	Dec 2018	-

Showing 3 of 3 Tenants



36121-36123 Schoolcraft Rd - East Building



Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	21,617 SF (81.3%)
Built	1986
Stories	1
Elevators	None
Typical Floor	21,617 SF
Tenancy	Multiple
Available	4,039 SF
Max Contiguous	4,039 SF
Asking Rent	\$16.95 SF/Year/+E&C
Parking Spaces	92 (4.26/1,000 SF)



Property Details

Land Area	1.89 AC (82,328 SF)	Zoning	CM
Building FAR	0.26	Parcel	46-113-99-0001-006
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	124	Office	Direct	4,039	4,039	4,039	\$16.95 +E&C	Vacant	Negotiable

Westwood Office Technology Park is comprised of 2 flex/office buildings in a park-like setting

Located immediately off I-96 with direct access

Office campus setting with interior courtyard between buildings

Up to ±11,030 SF available

M-1 zoning offers maximum flexibility for office, medical, or tech users

Ability to add overhead doors

Building façade signage visible from I-96 with traffic counts in excess of 125k vehicles per day

Proximity to many restaurants, hotels, and area amenities

Amenities

- Air Conditioning
- Natural Light
- Signage

Transportation

Parking Details	92 Surface Spaces; Ratio of 4.26/1,000 SF		
Traffic Volume	4,866 on Schoolcraft Rd (2023); 4,632 on Schoolcraft Rd (2025); 4,942 on Schoolcraft Rd (2024); 4,733 on Golfview St (2021); 5,347 on Golfview St (2023); 4,867 on Golfview St (2024); 16,268 on Industrial Rd (2025); 12,187 on I- 96 (2025); 12,134 on I- 96 (2024); 122,460 on Levan Rd (2025)		
Airport	Detroit Metro Wayne County		28 min drive
	Windsor International		47 min drive
Walk Score ®	Car-Dependent (14)		



36121-36123 Schoolcraft Rd - East Building

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Wayne Center	1	11,617	-	Jan 2025	Jan 2035
Insurance Auto Auctions	1	5,790	-	Nov 2024	-
Mastronardi Produce	1	3,160	13	Feb 2019	-

Showing 3 of 3 Tenants



19499 Victor Pky - Victor Corporate Park

Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA (% Leased)	39,730 SF (100%)
Built	1999
Stories	3
Typical Floor	12,500 SF
Tenancy	Single
Available	6,621 - 19,864 SF
Max Contiguous	13,243 SF
Asking Rent	\$19.50 SF/Year/+ELEC
Parking Spaces	266 (1.75/1,000 SF)



Property Details

Land Area	3.95 AC (172,062 SF)	Owner Occupied	Yes
Building FAR	0.23	Zoning	Commercial
Slab to Slab	12'		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	6621	Office	Direct	6,621	6,621	6,621	\$19.50 +ELEC	30 Days	Negotiable
E 3	-	Office	Direct	13,243	13,243	13,243	\$19.50 +ELEC	30 Days	Negotiable

Amenities

- Air Conditioning
- Central Heating
- Conferencing Facility
- Reception
- Signage

Transportation

Parking Details	266 Surface Spaces; Ratio of 1.75/1,000 SF		
Traffic Volume	192,787 on 7 Mile Rd (2025); 5,736 on 7 Mile Rd (2023); 5,031 on 7 Mile Rd (2024); 5,087 on 7 Mile Rd (2025); 4,464 on I- 275 (2022); 4,759 on I- 275 (2025); 4,665 on I- 96 (2023); 2,579 on 7 Mile Rd (2025); 2,858 on 7 Mile Rd (2024); 183,554 on Jahn St (2025)		
Airport	Detroit Metro Wayne County		27 min drive
	Windsor International		54 min drive
Walk Score ©	Car-Dependent (20)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Monolithic Power Systems, Inc.	1-2	19,866	55	Apr 2019	-

Showing 1 of 1 Tenants



19575 Victor Pky - Victor Park West

Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA (% Leased)	80,594 SF (94.1%)
Built	1998
Stories	4
Elevators	2 passenger
Typical Floor	21,250 SF
Tenancy	Multiple
Available	1,513 - 4,771 SF
Max Contiguous	1,648 SF
Asking Rent	\$14.95 SF/Year/+ELEC
Parking Spaces	300 (3.79/1,000 SF)



Property Details

Land Area	4.61 AC (200,812 SF)	Owner Occupied	No
Building FAR	0.40	Zoning	PO3
Core Factor	13%	Parcel	46-999-00-2022-163
Slab to Slab	12'		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	160	Office	Direct	1,610	1,610	1,610	\$14.95 +ELEC	Vacant	Negotiable
1,513 - 1,648 sq. ft. office availabilities in the prestigious Victor Corporate Park. Reserved, covered parking available and ample lot parking. Hotel and restaurants in walking distance. First floor suite offers main lobby exposure. Premium lobby finishes. First class office building with 9' ceilings, floor to ceiling windows, shopping and hotels. Immediate access to I-275 at both the Seven Mile and Eight Mile Road interchanges. Tenant improvement allowance and final rate to be determined. Contact listing agent for details. Delivery Area: No.									
P 2	240	Office	Direct	1,648	1,648	1,648	\$14.95 +ELEC	Vacant	Negotiable
1,513 - 1,648 sq. ft. office availabilities in the prestigious Victor Corporate Park. Reserved, covered parking available and ample lot parking. Hotel and restaurants in walking distance. First floor suite offers main lobby exposure. Premium lobby finishes. First class office building with 9' ceilings, floor to ceiling windows, shopping and hotels. Immediate access to I-275 at both the Seven Mile and Eight Mile Road interchanges. Tenant improvement allowance and final rate to be determined. Contact listing agent for details. Delivery Area: No.									
P 3	305	Office	Direct	1,513	1,513	1,513	\$14.95 +ELEC	Vacant	Negotiable
1,513 - 1,648 sq. ft. office availabilities in the prestigious Victor Corporate Park. Reserved, covered parking available and ample lot parking. Hotel and restaurants in walking distance. First floor suite offers main lobby exposure. Premium lobby finishes. First class office building with 9' ceilings, floor to ceiling windows, shopping and hotels. Immediate access to I-275 at both the Seven Mile and Eight Mile Road interchanges. Tenant improvement allowance and final rate to be determined. Contact listing agent for details. Delivery Area: No.									

Amenities

- 24 Hour Access
- Signage



19575 Victor Pky - Victor Park West

Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket



Office

Transportation

Parking Details	262 Surface Spaces; 38 Covered Spaces @ \$50.00/month; Ratio of 3.79/1,000 SF	
Traffic Volume	192,787 on 7 Mile Rd (2025); 181,725 on Jahn St (2023); 183,554 on Jahn St (2025); 160,793 on Jahn St (2024); 161,590 on Jahn St (2025); 5,087 on 7 Mile Rd (2025); 5,031 on 7 Mile Rd (2024); 5,736 on 7 Mile Rd (2023); 4,464 on I- 275 (2022); 4,759 on I- 275 (2025)	
Airport	Detroit Metro Wayne County	27 min drive
	Windsor International	54 min drive
Walk Score [®]	Car-Dependent (17)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Novares Stream	1, 4	21,449	143	Apr 2015	-
Social Security Administration	3	20,149	134	Mar 2015	-
Medical Care Alert	1	9,263	6	Jun 2024	-
KOBELCO	2	6,756	25	May 2008	-
Life Center Inc.	2	4,031	9	Dec 2021	-

Showing 5 of 10 Tenants



32826 5 Mile Rd



Livonia, Michigan 48154 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	7,780 SF (100%)
Built	1988
Stories	1
Elevators	None
Typical Floor	7,780 SF
Tenancy	Multiple
Available	7,780 SF
Max Contiguous	7,780 SF
Asking Rent	Withheld
Parking Spaces	62 (7.97/1,000 SF)



Property Details

Land Area	119 AC (51,836 SF)	Zoning	commercial
Building FAR	0.15	Parcel	46-059-01-0097-000
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office	Direct	7,780	7,780	7,780	Withheld	30 Days	Negotiable

Amenities

- Bus Line
- Signage

Transportation

Parking Details	62 Surface Spaces; Ratio of 7.97/1,000 SF		
Traffic Volume	17,885 on 5 Mile Rd (2024); 17,936 on 5 Mile Rd (2025); 19,691 on Shadyside (2025); 2,375 on 5 Mile Rd (2025); 2,533 on 5 Mile Rd (2023); 2,193 on Jamison Ave (2025); 38,756 on Roycroft (2025); 21,353 on Ingram Ave (2025)		
Airport	Detroit Metro Wayne County		29 min drive
	Windsor International		47 min drive
Walk Score®	Somewhat Walkable (61)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
EE Tech LLC	1	1,000	-	Jan 2018	-
Ally Physical Therapy	1	600	5	Jul 2012	-
Remerica Preferred	1	600	35	Jul 2012	-
Home Loans Charter	1	-	3	Jul 2016	-
Mitchell Bail Bond	1	-	-	Feb 2016	-

Showing 5 of 5 Tenants



38905 6 Mile Rd



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	50,000 SF (0.0%)
Built	1985
Stories	1
Elevators	None
Typical Floor	50,000 SF
Tenancy	Single
Available	7,000 - 50,000 SF
Max Contiguous	50,000 SF
Asking Rent	Withheld
Parking Spaces	356 (712/1,000 SF)



Property Details

Land Area	619 AC (269,636 SF)	Owner Occupied	Yes
Building FAR	019	Zoning	OS, Livonia

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office	Direct	7,000 - 50,000	50,000	50,000	Withheld	Vacant	Negotiable

- Up to 50,000 Square Feet
- Read to Occupy Work Stations for Approximately 390
- Abundant Parking at 7/1000
- Suites From 7,000 - 50,000 Square Feet
- Backup Generator in Place
- Uses Could Include Office, Engineering, Call Center, Medical Office, and/or R&D
- 11' Finished Ceiling Throughout
- Prime Location Just off I-275 & Six Mile Interchange

Amenities

- Signage

Transportation

Parking Details	356 Surface Spaces; Ratio of 712/1,000 SF		
Traffic Volume	32,208 on Northwest Rd (2020); 32,214 on Northwest Rd (2025); 32,157 on Northwest Rd (2024); 41,989 on Northwest Rd (2025); 24,974 on Common Rd (2025); 19,414 on Jasmine Cir (2023); 19,113 on Jasmine Cir (2024); 5,303 on 6 Mile Rd (2023); 4,596 on I- 275 (2025); 5,073 on I- 275 (2024)		
Airport	Detroit Metro Wayne County		24 min drive
	Windsor International		51 min drive
Walk Score ©	Somewhat Walkable (52)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Valassis	1	56,448	300	Jan 2005	-

Showing 1 of 1 Tenants



39200 6 Mile Rd

Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA (% Leased)	404,267 SF (34.7%)
Built	1978
Stories	5
Elevators	6 passenger; 1 freight
Typical Floor	54,525 SF
Tenancy	Multiple
Available	51,633 - 263,949 SF
Max Contiguous	263,949 SF
Asking Rent	Withheld
Parking Spaces	1,000 (2.47/1,000 SF)



Property Details

Land Area	22.30 AC (971,388 SF)	Owner Occupied	No
Building FAR	0.42	Zoning	C-4, High Rise Commercial
Slab to Slab	11'	Parcel	46-027-99-0008-001

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Direct	51,633	51,633	263,949	Withheld	Vacant	Negotiable
<ul style="list-style-type: none"> • 263,949SF opportunity for large office user • 450spaces in Structure + 500 Surface spaces • Three (3) Loading Docks 									
P 2	-	Office	Direct	51,633	51,633	263,949	Withheld	Vacant	Negotiable
<ul style="list-style-type: none"> • 263,949SF opportunity for large office user • New Ownership is re-imaging site with mixed use development at College Park Commons • 450spaces in Structure + 500 Surface spaces • Three (3) Loading Docks • Three (3) Backup Generators On Site • Extensive walkable amenities including restaurants, shops, apartments, and a high end fitness center • Close proximity to I-275 exit at Six Mile 									
P 3	-	Office	Direct	51,633	51,633	263,949	Withheld	Vacant	Negotiable
<ul style="list-style-type: none"> • 263,949SF opportunity for large office user • New Ownership is re-imaging site with mixed use development at College Park Commons • 450spaces in Structure + 500 Surface spaces • Three (3) Loading Docks • Three (3) Backup Generators On Site • Extensive walkable amenities including restaurants, shops, apartments, and a high end fitness center • Close proximity to I-275 exit at Six Mile 									
P 4	-	Office	Direct	54,525	54,525	263,949	Withheld	Vacant	Negotiable
<ul style="list-style-type: none"> • 263,949SF opportunity for large office user • New Ownership is re-imaging site with mixed use development at College Park Commons • 450spaces in Structure + 500 Surface spaces • Three (3) Loading Docks • Three (3) Backup Generators On Site 									



39200 6 Mile Rd

Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket



Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
<ul style="list-style-type: none"> • Extensive walkable amenities including restaurants, shops, apartments, and a high end fitness center • Close proximity to I-275 exit at Six Mile 									
P 5	-	Office	Direct	54,525	54,525	263,949	Withheld	Vacant	Negotiable
<ul style="list-style-type: none"> • 263,949SF opportunity for large office user • New Ownership is re-imaging site with mixed use development at College Park Commons • 450spaces in Structure + 500 Surface spaces • Three (3) Loading Docks • Three (3) Backup Generators On Site • Extensive walkable amenities including restaurants, shops, apartments, and a high end fitness center • Close proximity to I-275 exit at Six Mile 									

Amenities

- Air Conditioning
- Natural Light
- Central Heating
- Open-Plan
- Food Service
- Signage
- High Ceilings

Transportation

Parking Details	200 Covered Spaces; 800 Surface Spaces; Ratio of 2.47/1,000 SF	
Traffic Volume	41,989 on Northwest Rd (2025); 32,214 on Northwest Rd (2025); 32,157 on Northwest Rd (2024); 32,208 on Northwest Rd (2020); 19,711 on Common Rd (2025); 25,982 on 6 Mile Rd (2025); 24,974 on Common Rd (2025); 4,613 on 6 Mile Rd (2023); 3,096 on 6 Mile Rd (2024); 3,131 on 6 Mile Rd (2025)	
Airport	Detroit Metro Wayne County	25 min drive
	Windsor International	52 min drive
Walk Score [®]	Somewhat Walkable (54)	



39111 W 6 Mile Rd - AmeriCenter of Livonia



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	20,658 SF (100%)
Built/Renovated	1987/2002
Stories	1
Elevators	None
Typical Floor	20,658 SF
Tenancy	Single
Available	85 - 4,328 SF
Max Contiguous	3,500 SF
Asking Rent	Withheld
Parking Spaces	84 (8.70/1,000 SF)



Property Details

Land Area	2.16 AC (94,090 SF)	Zoning	C-6
Building FAR	0.22	Parcel	46-070-99-0001-004
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	100	Office	Coworking	85 - 3,500	3,500	3,500	Withheld	TBD	-
P 1	170/172	Office	Coworking	360	360	360	Withheld	TBD	-

Team Space 170/172 - Only \$1,990.00 per month
12' x 30'

AmeriCenters offers beautifully-appointed, fully-furnished private offices with many additional amenities and services, plus complimentary 100 MBPS fiber Internet service and WiFi.

Our flexible office solutions are perfect for startups, small businesses, entrepreneurs and large corporations in search of flexible, affordable office space so you can focus on your company without the stress of long-term leases and hidden fees.

Your full-service Premier Team Space includes:

- Furniture
- Blazing Fast Internet (Wired & WiFi)
- Telephone Service and Equipment
- Onsite Staff
- Mail & Parcel service
- Utilities
- 24/7/365 access

Flexible Lease Terms - No Term (60 days Notice), 6 months or 12 months.

Tour today to see everything we have to offer!

P 1	112	Office	Coworking	180	180	180	Withheld	TBD	-
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Suite 112 - Only \$995.00 per month

AmeriCenters offers beautifully-appointed, fully-furnished private offices with many additional amenities and services, plus complimentary 100 MBPS fiber



Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
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Internet service and WiFi.

Our flexible office solutions are perfect for startups, small businesses, entrepreneurs and large corporations in search of flexible, affordable office space so you can focus on your company without the stress of long-term leases and hidden fees.

Your full-service Deluxe office includes:

- Furniture (Desk, Credenza, Executive Chair & 2 Guest Chairs)
- Blazing Fast Internet (Wired & WiFi)
- Telephone Service and Equipment
- Onsite Staff
- Mail & Parcel service
- Utilities
- 24/7/365 access

Flexible Lease Terms - No Term (60 days Notice), 6 months or 12 months.

Tour today to see everything we have to offer!

P 1	169	Office	Coworking	144	144	144	Withheld	TBD	-
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Suite 169 - Only \$895.00 per month

AmeriCenters offers beautifully-appointed, fully-furnished private offices with many additional amenities and services, plus complimentary 100 MBPS fiber Internet service and WiFi.

Our flexible office solutions are perfect for startups, small businesses, entrepreneurs and large corporations in search of flexible, affordable office space so you can focus on your company without the stress of long-term leases and hidden fees.

Your full-service Deluxe office includes:

- Furniture (Desk, Credenza, Executive Chair & 2 Guest Chairs)
- Blazing Fast Internet (Wired & WiFi)
- Telephone Service and Equipment
- Onsite Staff
- Mail & Parcel service
- Utilities
- 24/7/365 access

Flexible Lease Terms - No Term (60 days Notice), 6 months or 12 months.

Tour today to see everything we have to offer!

P 1	154	Office	Coworking	144	144	144	Withheld	TBD	-
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Suite 154 - Only \$845.00 per month

AmeriCenters offers beautifully-appointed, fully-furnished private offices with many additional amenities and services, plus complimentary 100 MBPS fiber Internet service and WiFi.

Our flexible office solutions are perfect for startups, small businesses, entrepreneurs and large corporations in search of flexible, affordable office space so you can focus on your company without the stress of long-term leases and hidden fees.



39111 W 6 Mile Rd - AmeriCenter of Livonia



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
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Your full-service office includes:

- Blazing Fast Internet (Wired & WiFi)
- Onsite Staff
- Mail & Parcel service
- Utilities
- 24/7/365 access

Flexible Lease Terms - No Term (60 days Notice), 6 months or 12 months.

Tour today to see everything we have to offer!

Amenities

- | | | | |
|-------------------------|---------------------|-------------------|----------------------------|
| • 24 Hour Access | • Air Conditioning | • Central Heating | • Concierge |
| • Conferencing Facility | • Controlled Access | • Drop Ceiling | • Fully Carpeted |
| • Kitchen | • Natural Light | • Plug & Play | • Property Manager on Site |
| • Reception | • Security System | • Wi-Fi | |

Transportation

Parking Details	84 Surface Spaces; Ratio of 8.70/1,000 SF		
Traffic Volume	32,208 on Northwest Rd (2020); 32,214 on Northwest Rd (2025); 32,157 on Northwest Rd (2024); 41,989 on Northwest Rd (2025); 24,974 on Common Rd (2025); 5,303 on 6 Mile Rd (2023); 4,596 on I- 275 (2025); 5,073 on I- 275 (2024); 19,711 on Common Rd (2025); 3,131 on 6 Mile Rd (2025)		
Airport	Detroit Metro Wayne County		25 min drive
	Windsor International		52 min drive
Walk Score [®]	Somewhat Walkable (50)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
AmeriCenters	1	20,658	2	Jan 2009	-
Hearusa	1	2,000	-	Jun 2025	-
AccuTech International	1	1,000	8	Feb 2024	-
Heavenly Hands Funeral Cnrg	1	500	-	Jun 2025	-
Hi-tech Pest Control	1	500	-	Jun 2024	-

Showing 5 of 6 Tenants



15195 Farmington Rd

Livonia, Michigan 48154 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA (% Leased)	8,910 SF (0.0%)
Built/Renovated	1958/2011
Stories	2
Elevators	None
Typical Floor	4,217 SF
Tenancy	Multiple
Available	4,455 - 8,910 SF
Max Contiguous	8,910 SF
Asking Rent	Withheld
Parking Spaces	25 (2.50/1,000 SF)



Property Details

Land Area	0.38 AC (16,553 SF)	Owner Occupied	No
Building FAR	0.54	Zoning	OS
Slab to Slab	10'	Parcel	46-081-99-0002-000

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	1st Floor	Office/Retail	Direct	4,455	4,455	8,910	Withheld	Vacant	Negotiable
Redevelopment opportunity. Landlord will re-finish to suite.									
E 2	2nd Floor	Office/Retail	Direct	4,455	4,455	8,910	Withheld	Vacant	Negotiable
Redevelopment opportunity. Landlord will re-finish to suite.									

Amenities

- Signage

Transportation

Parking Details	25 Surface Spaces; Ratio of 2.50/1,000 SF
Traffic Volume	29,394 on Luther Ln (2025); 25,583 on Civic Center Dr (2025); 25,589 on Civic Center Dr (2024); 19,691 on Shadyside (2025); 18,377 on Edington St (2025); 38,756 on Roycroft (2025); 32,568 on Luther Dr (2025); 37,861 on Rayburn St (2025); 5,040 on Farmington Rd (2024); 4,258 on Farmington Rd (2022)
Airport	Detroit Metro Wayne County 28 min drive Windsor International 46 min drive
Walk Score ®	Somewhat Walkable (63)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Anteco Insulation & Pest Control	1	500	-	Jun 2023	-

Showing 1 of 1 Tenants



17880-17940 Farmington Rd - Livonia Professional Center



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Property Summary

RBA (% Leased)	40,615 SF (80.7%)
Built/Renovated	1986/2014
Stories	3
Elevators	1 passenger
Typical Floor	13,538 SF
Tenancy	Multiple
Available	1,484 - 7,852 SF
Max Contiguous	2,985 SF
Asking Rent	Withheld
Parking Spaces	279 (6.87/1,000 SF)



Property Details

Land Area	1.69 AC (73,616 SF)	Owner Occupied	No
Building FAR	0.55	Zoning	OS
Slab to Slab	10'	Parcel	46-039-99-0001-001

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	17940-140	Office	Direct	2,985	2,985	2,985	Withheld	Vacant	Negotiable
<ul style="list-style-type: none"> •Private Suite Entrance •Prominent On-Building Signage Available •On-Site Pharmacy for Added Convenience •Ample Parking Located Just Steps Away •Prime Location on Farmington Road •Professionally Managed and Well-Maintained Property •Responsive On-Site Maintenance Team •Move-In Ready Office Spaces •Co-working & Executive Suites 									
P 1	17886	Office	Direct	1,766	1,766	1,766	Withheld	Vacant	Negotiable
<ul style="list-style-type: none"> •Private Suite Entrance •Prominent On-Building Signage Available •On-Site Pharmacy for Added Convenience •Ample Parking Located Just Steps Away •Prime Location on Farmington Road •Professionally Managed and Well-Maintained Property •Responsive On-Site Maintenance Team •Move-In Ready Office Spaces •Co-working & Executive Suites 									
P 2	17940-220	Office	Direct	1,617	1,617	1,617	Withheld	Vacant	Negotiable
<ul style="list-style-type: none"> •Private Suite Entrance •Prominent On-Building Signage Available •On-Site Pharmacy for Added Convenience •Ample Parking Located Just Steps Away 									



17880-17940 Farmington Rd - Livonia Professional Center



Livonia, Michigan 48152 (Wayne County) - Southern I-275 Corridor Submarket

Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
<ul style="list-style-type: none"> • Prime Location on Farmington Road • Professionally Managed and Well-Maintained Property • Responsive On-Site Maintenance Team • Move-In Ready Office Spaces • Co-working & Executive Suites 									
P 2	17940-205	Office	Direct	1,484	1,484	1,484	Withheld	Vacant	Negotiable
<ul style="list-style-type: none"> • Private Suite Entrance • Prominent On-Building Signage Available • On-Site Pharmacy for Added Convenience • Ample Parking Located Just Steps Away • Prime Location on Farmington Road • Professionally Managed and Well-Maintained Property • Responsive On-Site Maintenance Team • Move-In Ready Office Spaces • Co-working & Executive Suites 									

Amenities

- Air Conditioning
- Reception
- Secure Storage
- Signage
- Wheelchair Accessible

Transportation

Parking Details	279 Surface Spaces; Ratio of 6.87/1,000 SF	
Traffic Volume	25,100 on Curtis (2024); 24,223 on Curtis (2021); 24,390 on Curtis (2025); 29,688 on 6 Mile Rd (2025); 27,420 on Clarita St (2025); 13,502 on Bell Creek Ln (2025); 29,227 on 6 Mile Svc Rd (2025); 20,777 on Westmore St (2025); 21,471 on Shadyside (2025); 22,750 on Filmore St (2025)	
Airport	Detroit Metro Wayne County	30 min drive
	Windsor International	49 min drive
Walk Score [®]	Car-Dependent (42)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Great Lakes Psychology Group	3	7,010	27	Mar 2017	-
Virtual Weight Management	1	5,780	39	Sep 2018	Jul 2028
M & M Home Care	2	3,302	28	Feb 2019	Jan 2026
Forever Families	1	3,273	25	Aug 2014	Apr 2029
Qualified Staffing	1	2,714	6	Jan 2020	Dec 2026

Showing 5 of 14 Tenants



12001 Tech Center Dr

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Property Summary

RBA	88,066 SF
Built	2004
Stories	3
Elevators	2 passenger
Typical Floor	29,355 SF
Tenancy	Multiple
Available	15,000 - 88,179 SF
Max Contiguous	88,179 SF
Asking Rent	Withheld
Parking Spaces	303 (3.44/1,000 SF)



Property Details

Land Area	725 AC (315,810 SF)	Owner Occupied	No
Building FAR	0.28	Zoning	M1, Livonia
Slab to Slab	12'	Parcel	46-104-01-0002-000

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office	Sublet	15,000 - 29,393	29,393	88,179	Withheld	Vacant	Negotiable

- Full-building user opportunity or can be demised to accommodate smaller requirements
- Pristine off ice environment with 29,000 RSF floorplates
- Furniture can be made available
- Located in a private, wooded off ice park with immediate access to retail and restaurants
- 1.5 miles to I-96; 20 minutes to downtown Detroit and Detroit Metro Airport

- Attached three-car garage (heated)
- Extra storage
- Security & badge system
- Snack/vending market

E 2	-	Office	Sublet	15,000 - 29,393	29,393	88,179	Withheld	Vacant	Negotiable
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- Full-building user opportunity or can be demised to accommodate smaller requirements
- Pristine off ice environment with 29,000 RSF floorplates
- Furniture can be made available
- Located in a private, wooded off ice park with immediate access to retail and restaurants
- 1.5 miles to I-96; 20 minutes to downtown Detroit and Detroit Metro Airport

- Attached three-car garage (heated)
- Extra storage
- Security & badge system
- Snack/vending market



12001 Tech Center Dr

Livonia, Michigan 48150 (Wayne County) - Southern I-275 Corridor Submarket



Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 3	-	Office	Sublet	15,000 - 29,393	29,393	88,179	Withheld	Vacant	Negotiable

- Full-building user opportunity or can be demised to accommodate smaller requirements
- Pristine off ice environment with 29,000 RSF floorplates
- Furniture can be made available
- Located in a private, wooded off ice park with immediate access to retail and restaurants
- 1.5 miles to I-96; 20 minutes to downtown Detroit and Detroit Metro Airport
- Attached three-car garage (heated)
- Extra storage
- Security & badge system
- Snack/vending market

Transportation

Parking Details	303 Surface Spaces; Ratio of 3.44/1,000 SF
Traffic Volume	20,159 on Sears St (2025); 18,577 on Middlebelt Rd (2024); 18,502 on Middlebelt Rd (2021); 18,532 on Middlebelt Rd (2025); 38,831 on Plymouth Rd (2024); 38,930 on Plymouth Rd (2025); 40,389 on Service Rd (2024); 41,173 on Service Rd (2025); 34,273 on Plymouth Rd (2025); 20,232 on Merriman Rd (2025)
Airport	Detroit Metro Wayne County 28 min drive Windsor International 47 min drive
Walk Score [®]	Car-Dependent (41)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
ZF	1-3	86,500	400	Nov 2004	-

Showing 1 of 1 Tenants

