

OFFICE PROPERTY // FOR LEASE

## SMALL OFFICE SUITES AVAILABLE AT PINEBROOKE OFFICE PARK

20200 - 20246 FARMINGTON RD

LIVONIA, MI 48152



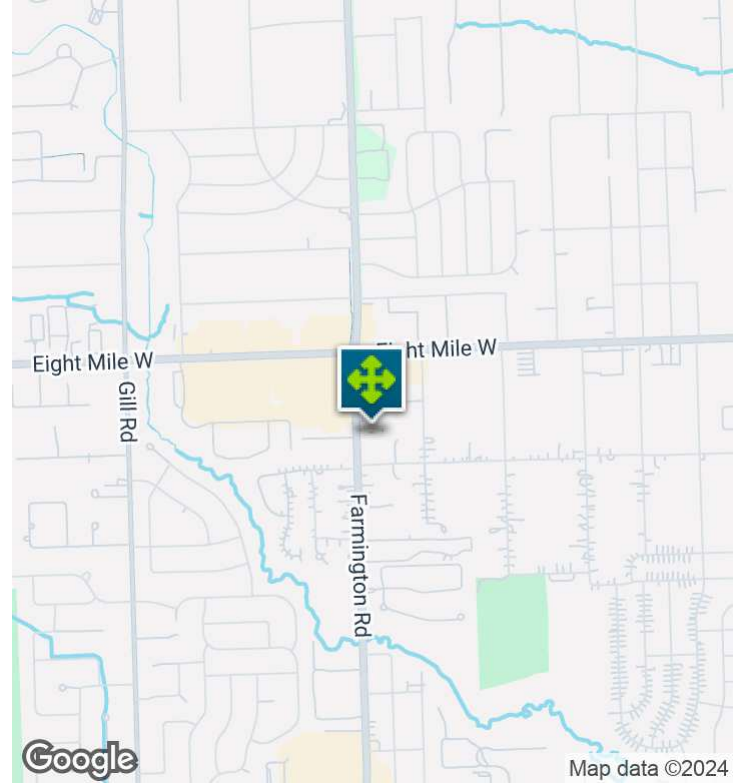
- 864 - 1,040 SF turn-key office/medical suites
- Flexible floor plans & lease terms
- Well-maintained and professionally managed
- Newly surfaced, ample parking lot
- Park-like setting with professional landscaping
- Easy access to I-275 & I-96



26555 Evergreen Road, Suite 1500  
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# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$17.95 SF/YR (GROSS + UTILITIES; MG)</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	6,000 SF
<b>Available SF:</b>	864 - 1,040 SF
<b>Lot Size:</b>	2.81 Acres
<b>Year Built:</b>	1985
<b>Zoning:</b>	OS
<b>Market:</b>	Detroit
<b>Submarket:</b>	Southern I-275 Corridor
<b>Traffic Count:</b>	24,618

## PROPERTY OVERVIEW

Pinebrooke Office Park is a well-maintained 5-building office complex with private entry suites, ample parking, and beautiful landscaping in a serene park-like setting in Livonia. There are currently two turn-key office/medical suites available. Suite 20222 features a waiting room, reception, executive office w/ bathroom & closet, and three additional offices. Suite 20244 features both main entry for customers and private entry for employees, a waiting room, and three offices.

## LOCATION OVERVIEW

Located on the east side of Farmington Road, south of 8 Mile. Within minutes of I-275 and I-96.

## PROPERTY HIGHLIGHTS

- 864 - 1,040 SF turn-key office/medical suites
- Flexible floor plans & lease terms
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- Newly surfaced, ample parking lot
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# ADDITIONAL PHOTOS



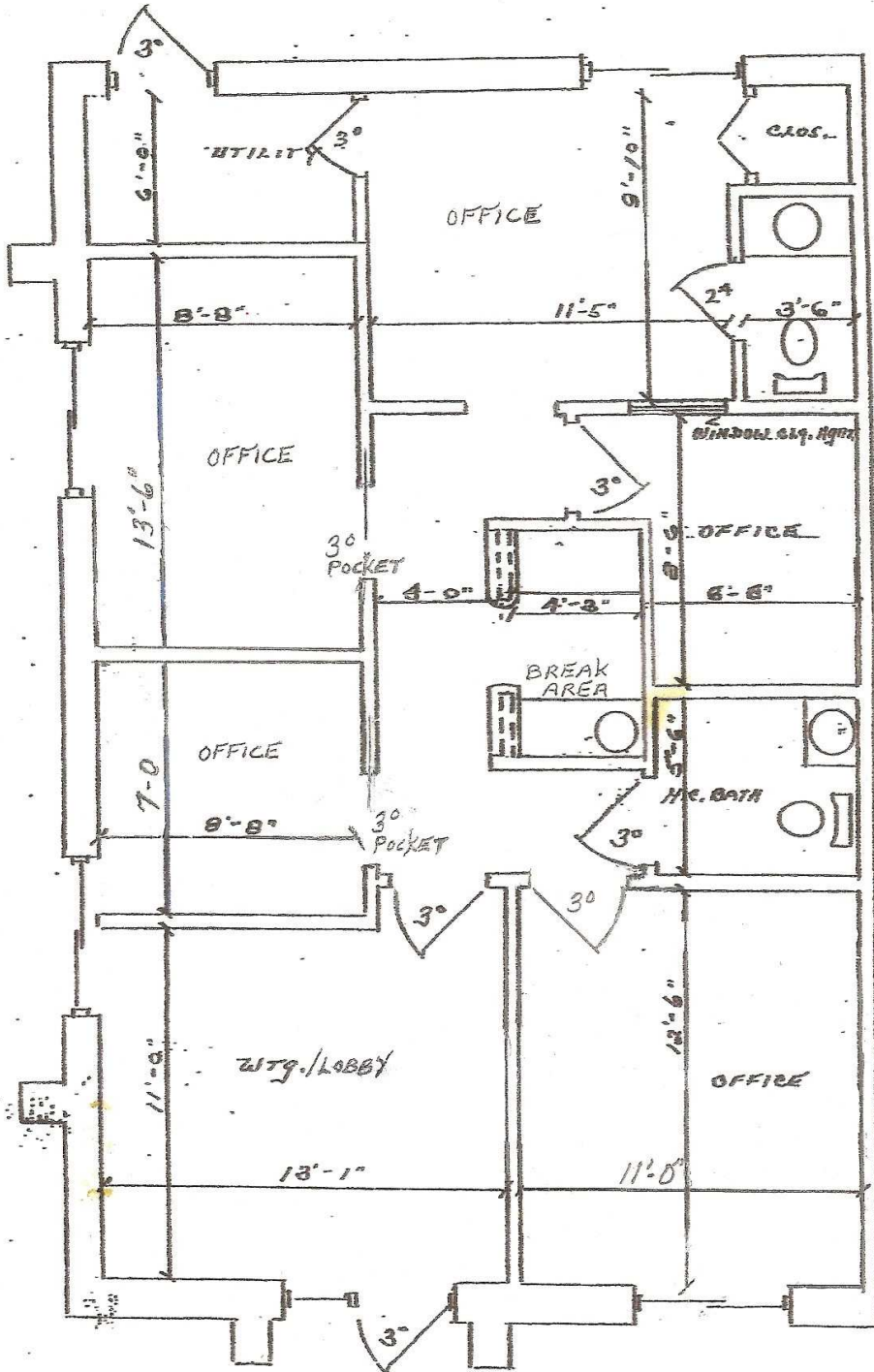
**P.A. COMMERCIAL**  
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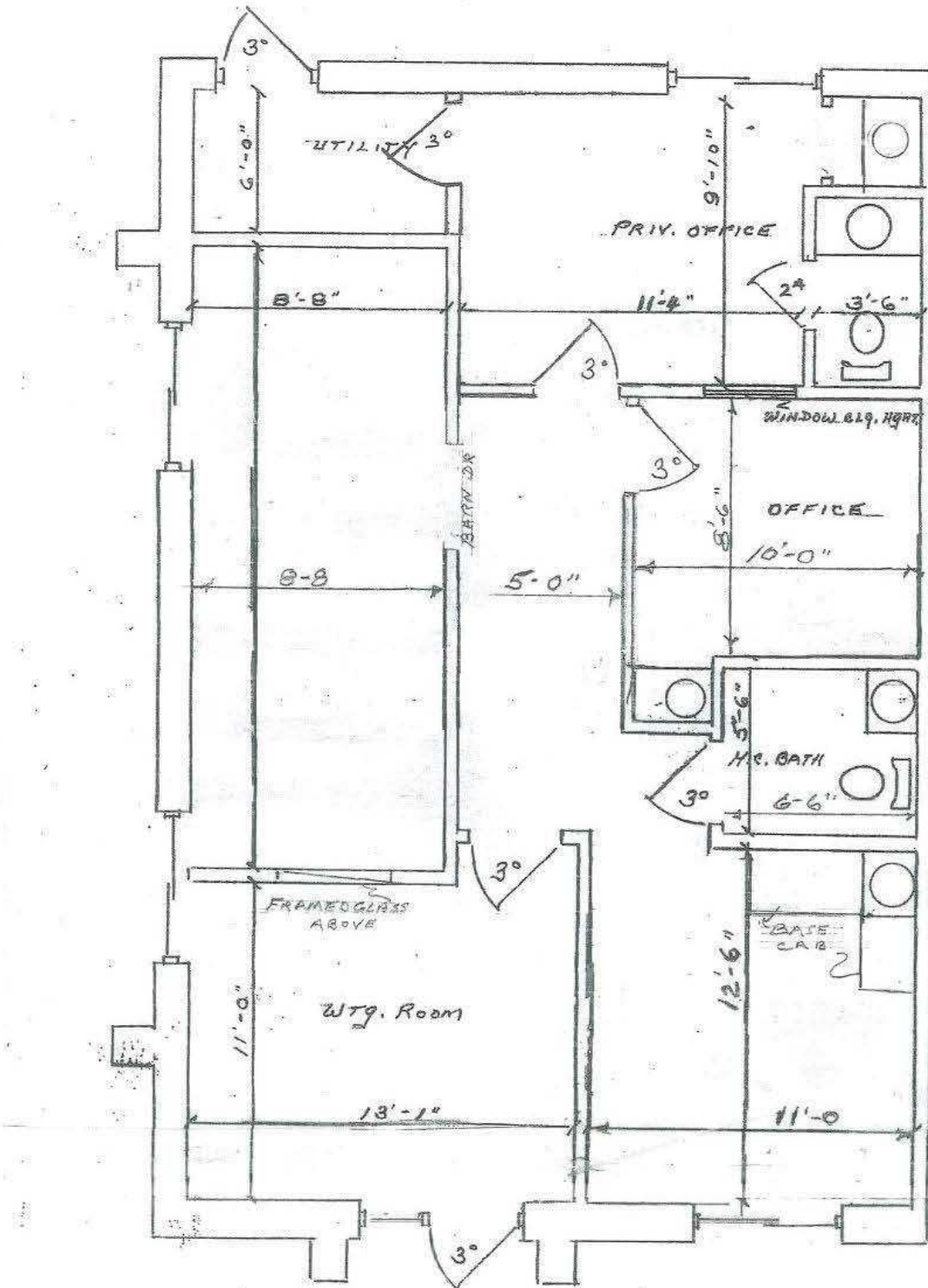
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# FLOOR PLANS // SUITE 20222

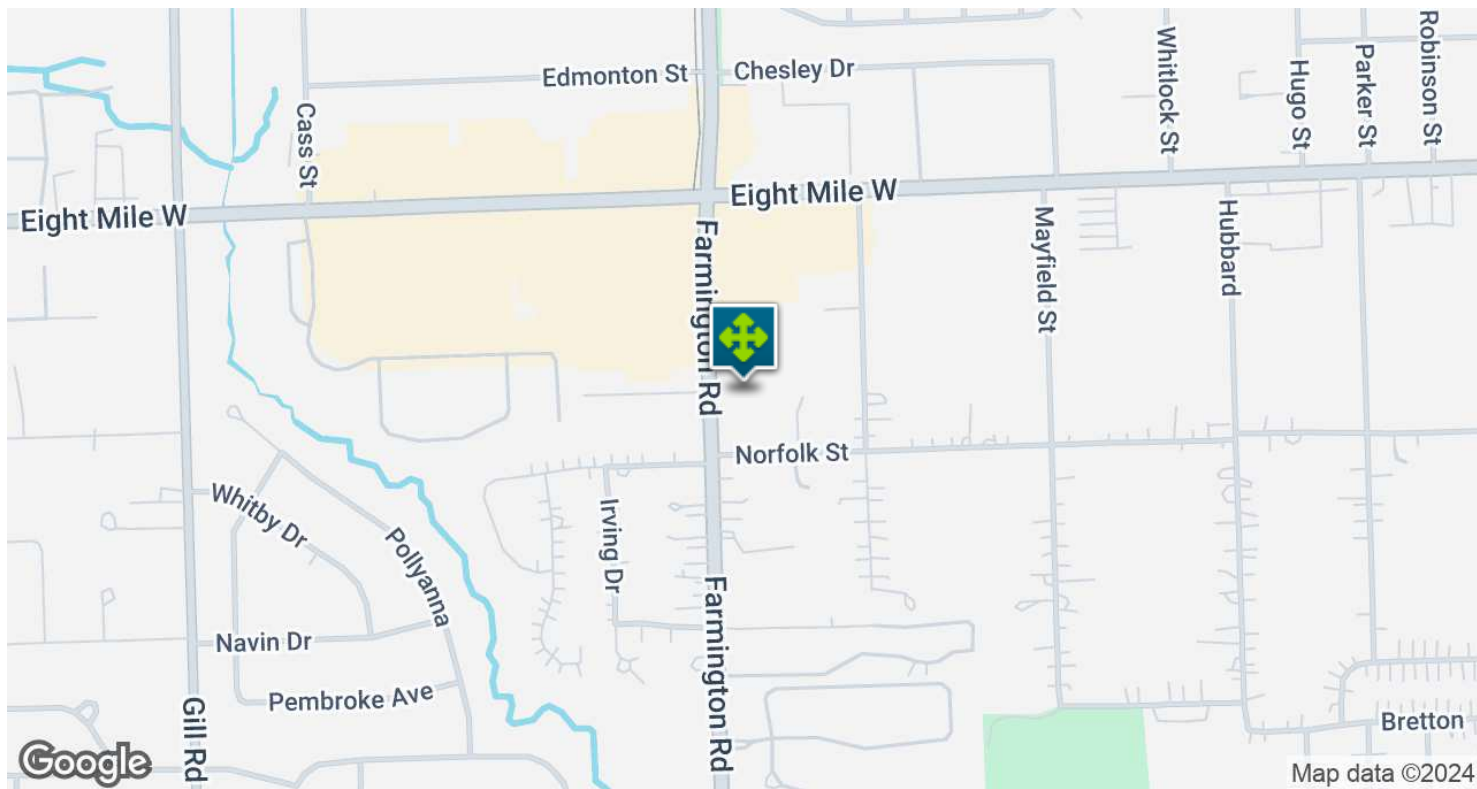
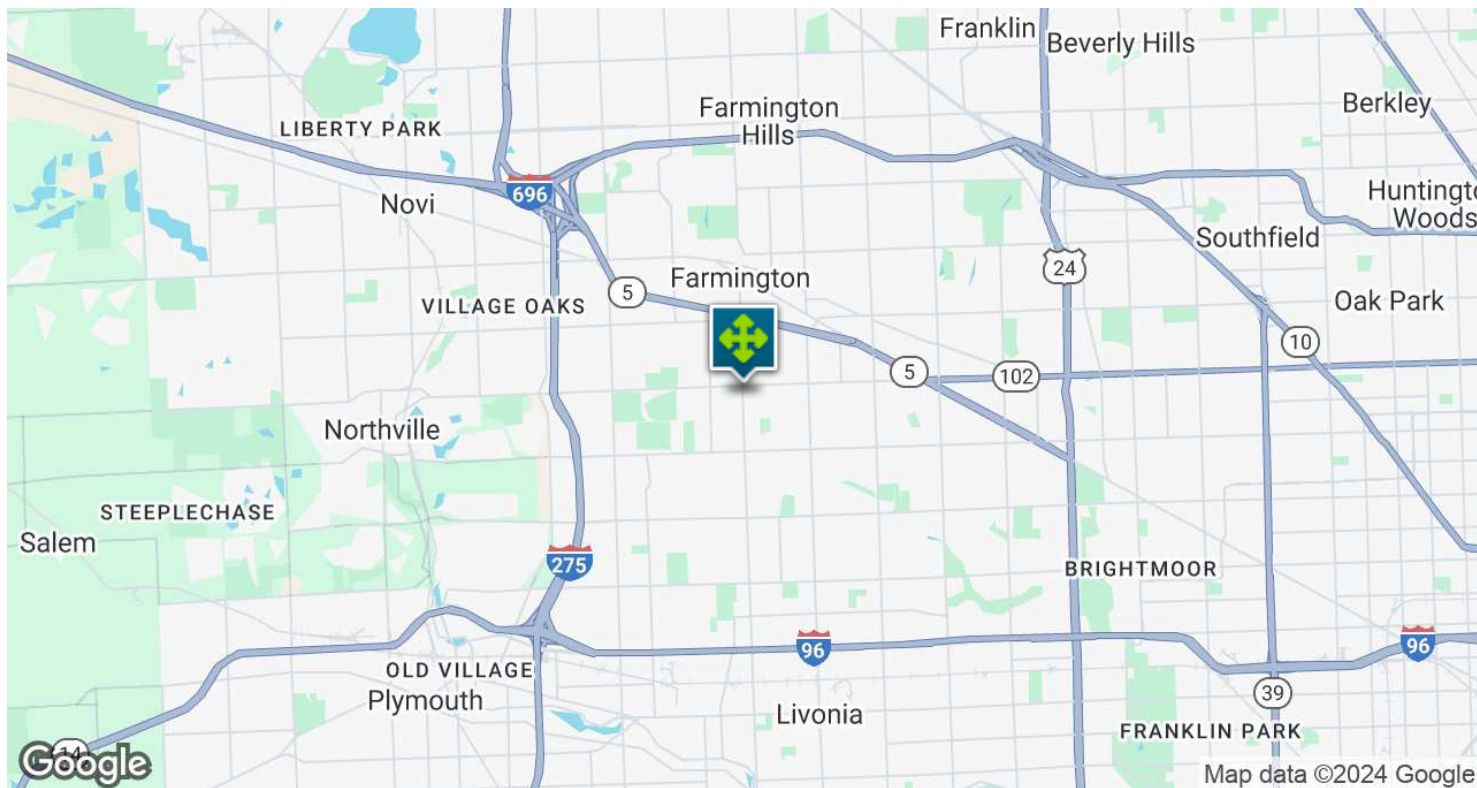


# FLOOR PLANS // SUITE 20244



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# LOCATION MAP

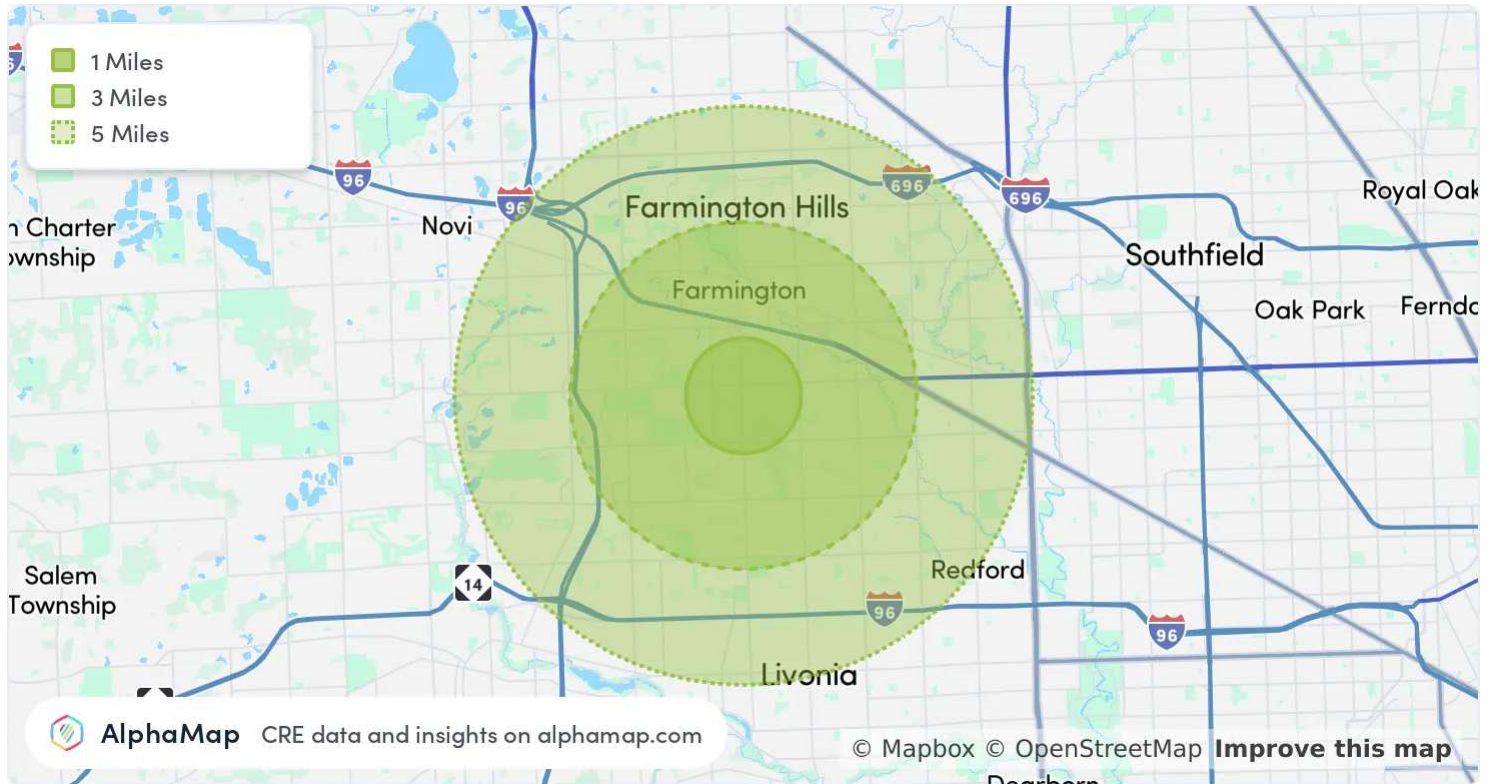


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# AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	10,295	82,798	206,324
<b>Average Age</b>	44	44	43
<b>Average Age (Male)</b>	43	42	42
<b>Average Age (Female)</b>	46	45	45

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	4,554	35,929	88,299
<b>Persons per HH</b>	2.3	2.3	2.3
<b>Average HH Income</b>	\$113,307	\$117,933	\$115,045
<b>Average House Value</b>	\$329,742	\$307,401	\$298,100
<b>Per Capita Income</b>	\$49,263	\$51,275	\$50,019

Map and demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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