

OFFICE PROPERTY // FOR LEASE

15405-15469

MARSH & McLENNAN  
AGENCY

# PROFESSIONAL OFFICE SUITES AVAILABLE AT RECENTLY RENOVATED LIVONIA BUILDING

15435 MIDDLEBELT RD  
LIVONIA, MI 48154



- 1,120 - 1,811 SF Prime Office Suites Available
- Attractive Office Building with Floor-to-Ceiling Windows
- Shared Conference Room, 24-Hour Access, and Elevator
- Updated HVAC, CCTV, Parking Lot, Carpet, and Restrooms
- Plenty of Parking Surrounds the Building
- Generator for Back-up Power
- Excellent Visibility on Middlebelt Rd
- Quick Access to I-96, I-275, and Telegraph Rd

 **P.A. COMMERCIAL**  
Corporate & Investment Real Estate

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<b>Lease Rate</b>	<b>\$16.90 - 19.90 SF/YR (GROSS)</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	30,000 SF
<b>Lot Size:</b>	2.76 Acres
<b>Year Built:</b>	1970
<b>Renovated:</b>	2021
<b>Zoning:</b>	C-2
<b>Market:</b>	Detroit
<b>Submarket:</b>	Southern I-275 Corridor
<b>Traffic Count:</b>	17,605

## PROPERTY OVERVIEW

This attractive office building boasts floor-to-ceiling windows that flood the space with natural light, creating an inviting and productive work environment. With ample parking surrounding the building, updated HVAC, CCTV, parking lot, carpet, and restrooms, this property offers modern amenities and conveniences. Whether you're seeking a professional, polished space for your business or looking to lease out premium office suites, this property has everything you need for success. Experience the ideal blend of functionality and aesthetics at this exceptional location.

## LOCATION OVERVIEW

The area enjoys seamless access to major transportation arteries, including I-96, I-275, and M-5 ensuring convenient connectivity for businesses and visitors alike. Nearby attractions such as the Livonia Marketplace and Laurel Park Place provide an array of retail and dining options, complementing the professional atmosphere of the location. With its strategic placement in the Detroit metropolitan area, the property offers superb exposure to a diverse range of potential tenants and clients.



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# LEASE SPACES

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## LEASE INFORMATION

<b>Lease Type:</b>	Gross	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	1,120 - 1,811 SF	<b>Lease Rate:</b>	\$16.90 - \$19.90 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
15435 Middlebelt Rd, Suite 2A	Available	1,423 SF	Gross	\$19.90 SF/yr
15435 Middlebelt Rd, Suite 2B	Available	1,120 SF	Gross	\$18.90 SF/yr
15435 Middlebelt Rd, Suite 2C	Available	1,811 SF	Gross	\$16.90 SF/yr



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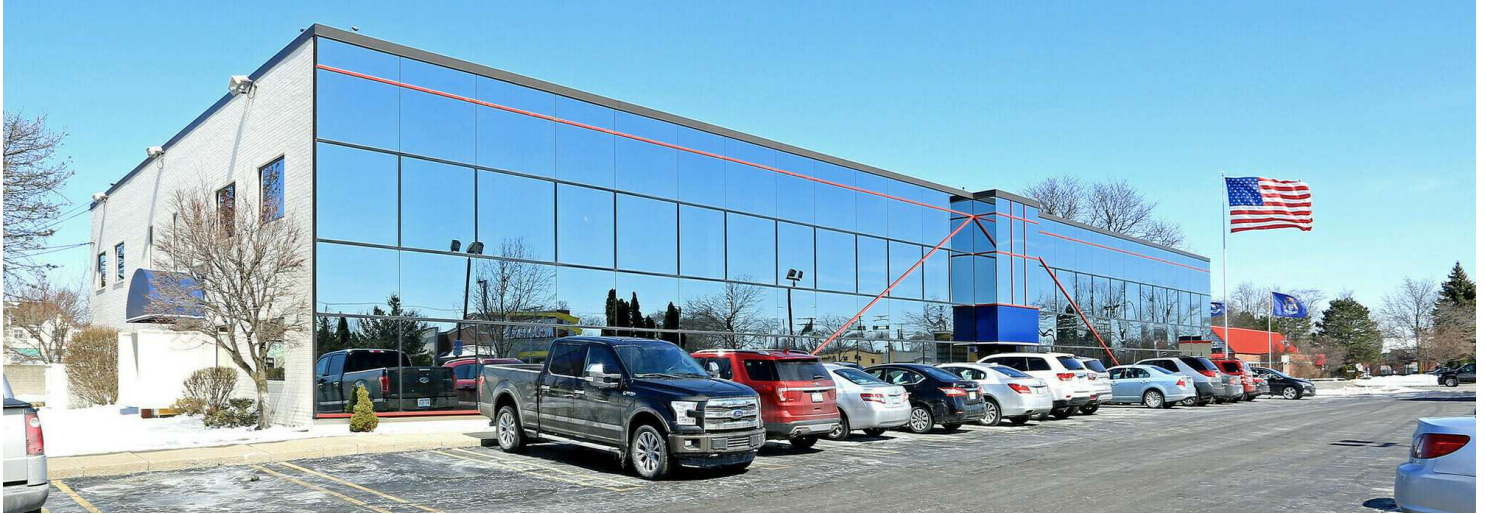


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ADDITIONAL PHOTOS

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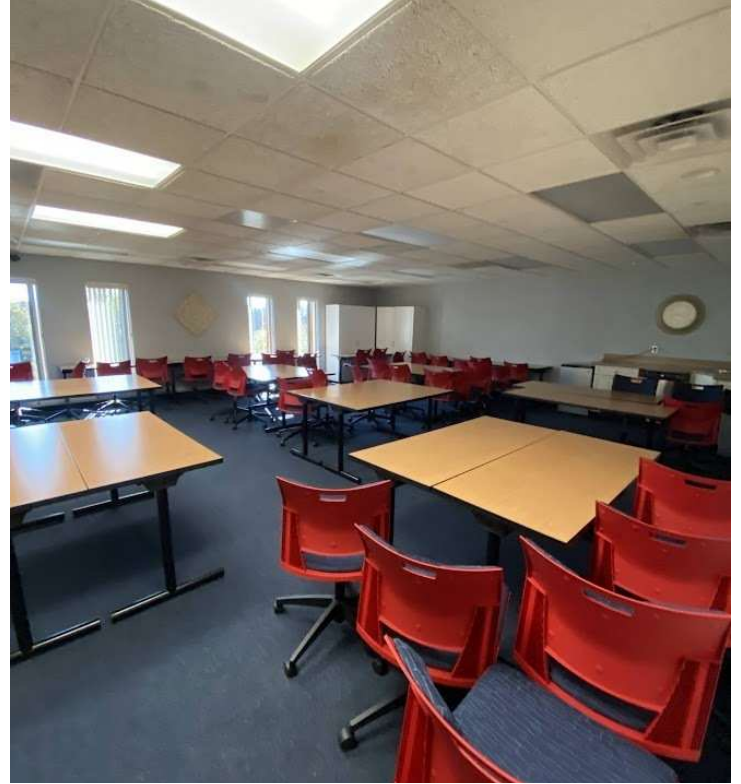
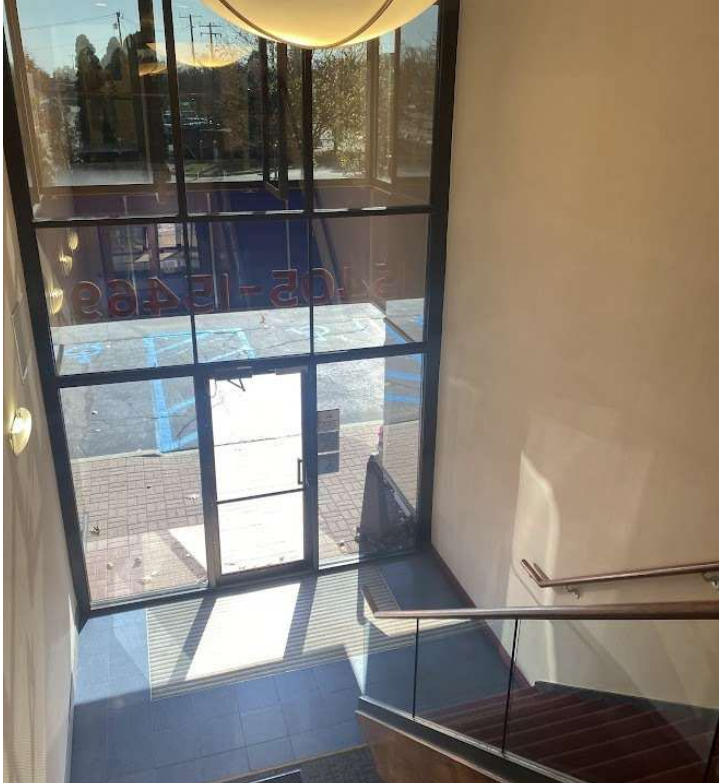
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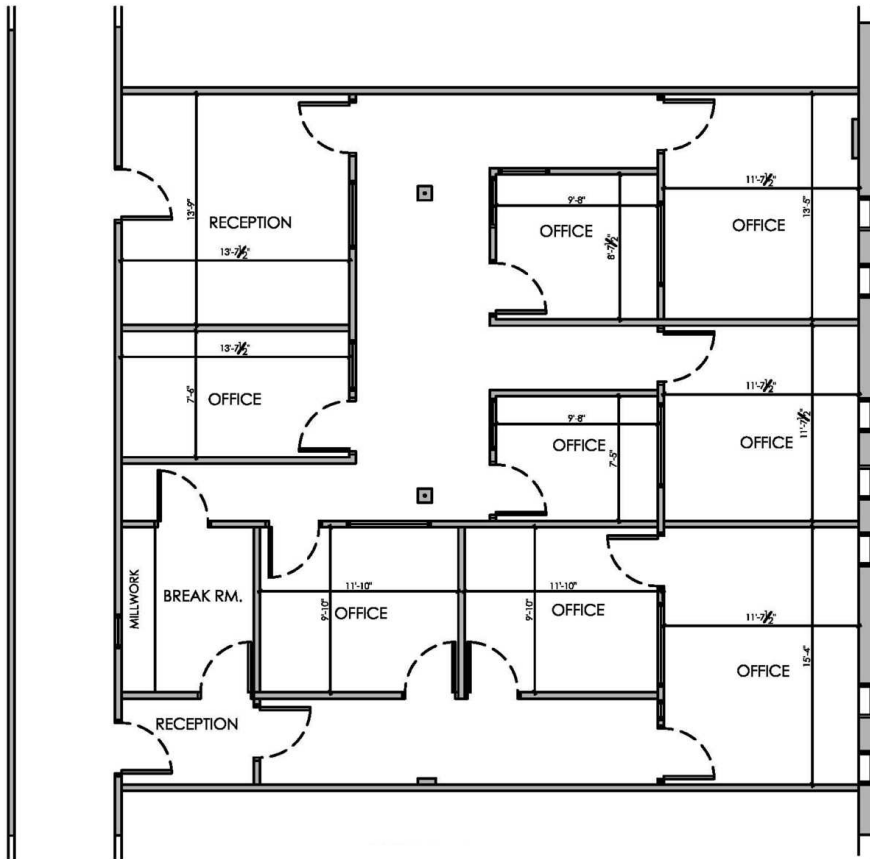
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LIVONIA OFFICE BUILDING - SUITE 2C

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# RETAILER MAP

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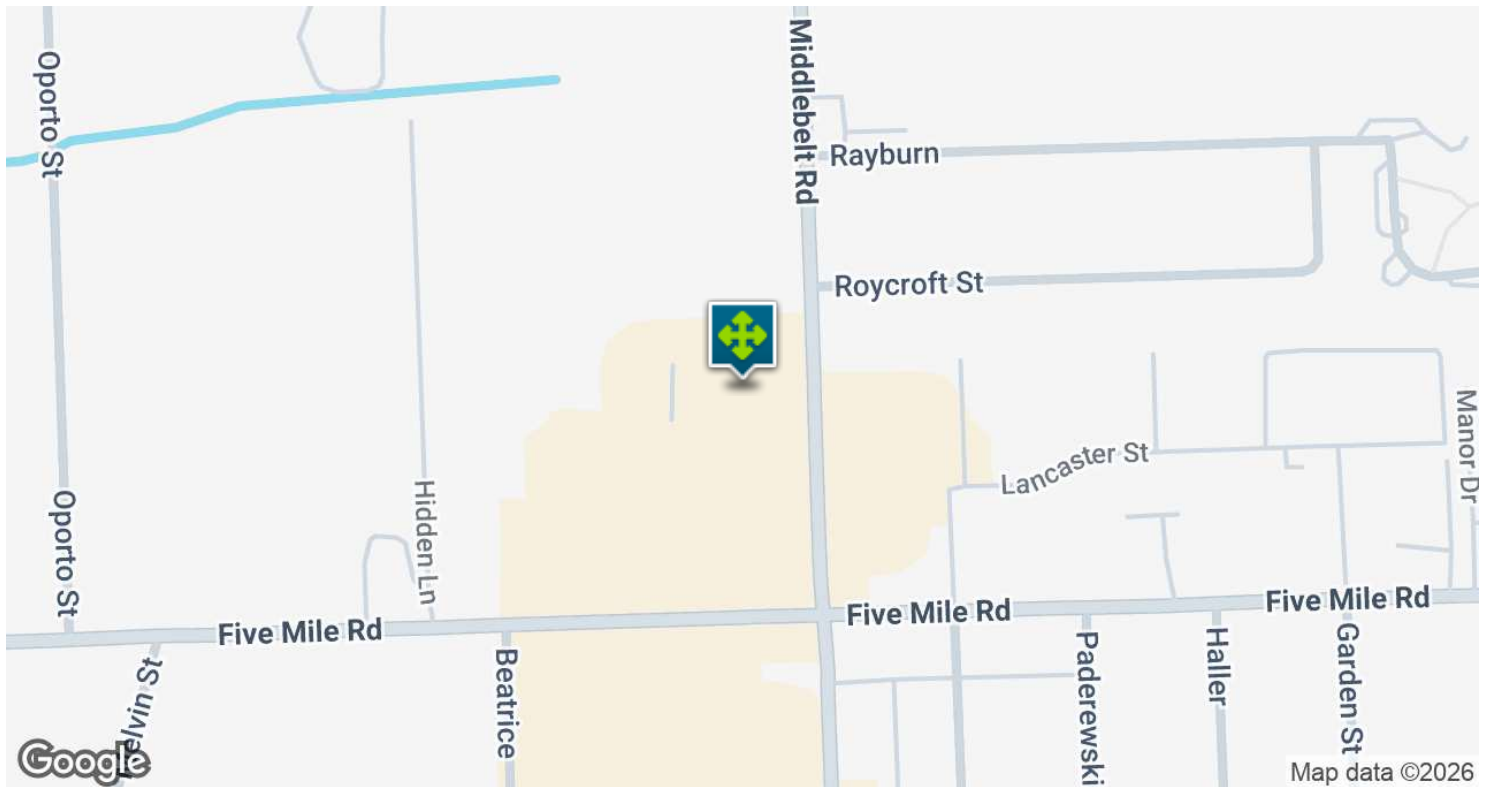
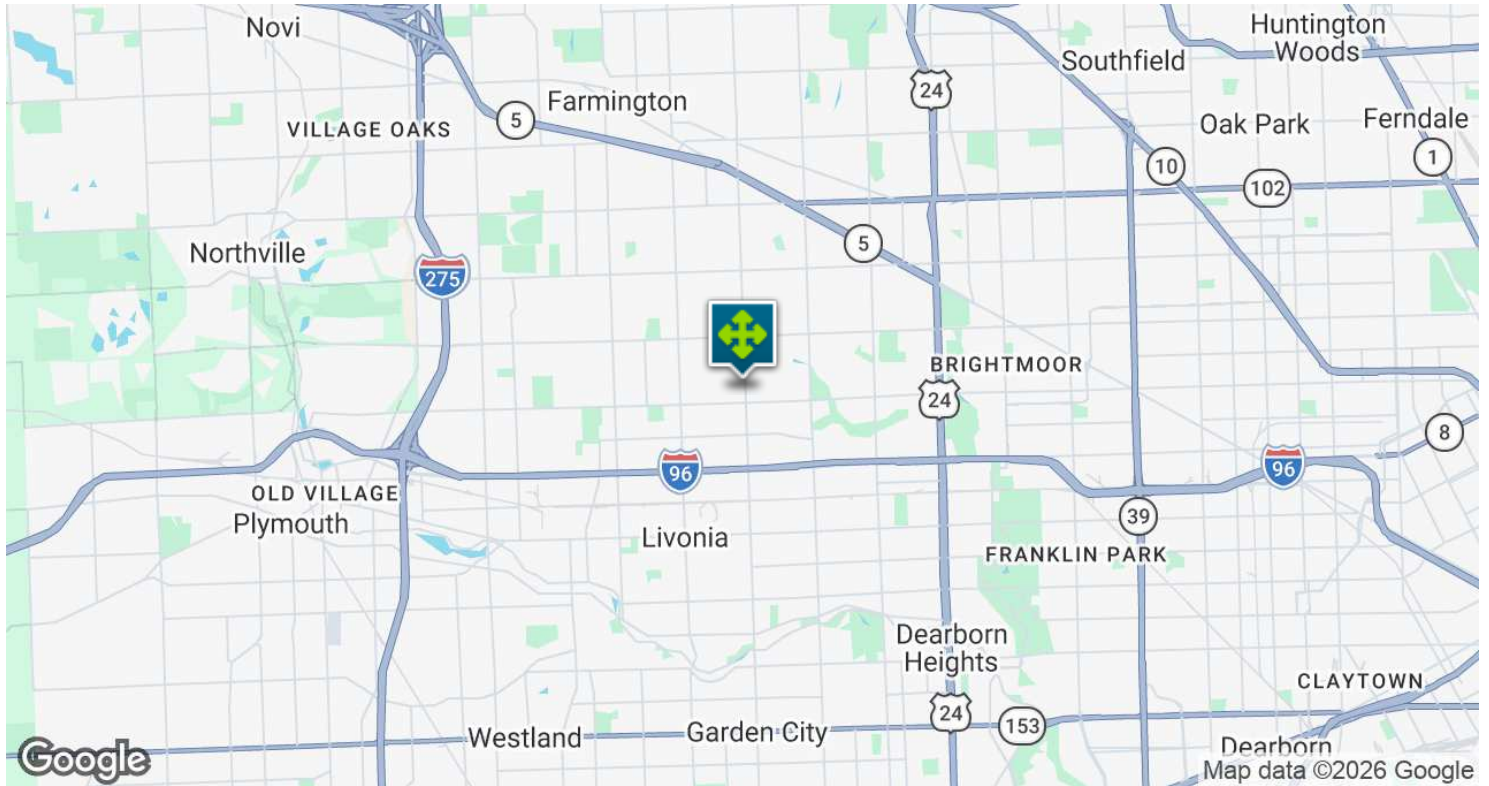
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# LOCATION MAP

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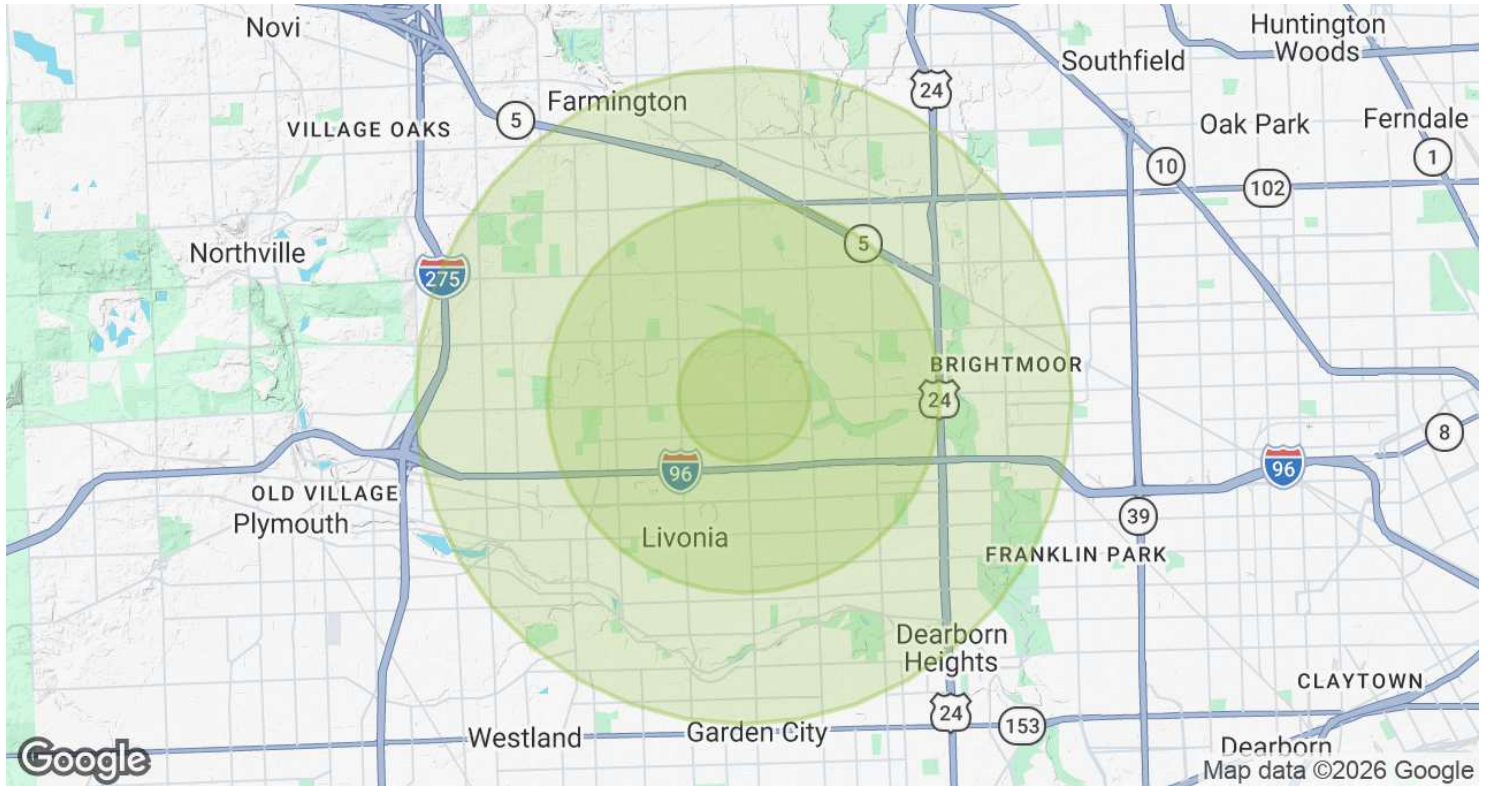
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,284	88,199	263,674
Average Age	47.2	42.4	41.3
Average Age (Male)	44.2	40.6	39.4
Average Age (Female)	49.0	44.1	43.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,672	34,971	106,783
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$109,817	\$98,918	\$88,525
Average House Value	\$265,824	\$222,371	\$214,574

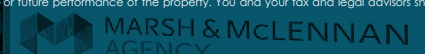
2023 American Community Survey (ACS)



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