

AVAILABLE

±176,762 SF

VICTOR CORPORATE PARK

20255 Victor Parkway

Livonia, MI



FRIEDMAN
REAL ESTATE **>>>**

MEET YOUR **TEAM**



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ABOUT

20255 VICTOR CORPORATE PARK

HIGHLIGHTS

- Ideal Corporate Headquarters
- Class A office building with state-of-the-art HVAC, electrical, and fire safety system
- Building and monument signage available
- Building amenities include a cafeteria, sundry shop, and a building generator
- Surrounded by restaurants, hotels, and multiple retail outlets
- Abundant well-lit parking with easy access to all entrances
- 30-minute drive or less to Detroit Metro Airport
- Immediate access to I-275 and close to I-696, I-96 and M-5
- Great redevelopment opportunity, zoned PO
- New area amenities include: Capital Grille, Hyatt House, Starbucks, Nino Salvaggio, Meijer, and Club Studio Fitness



SITE INFORMATION

Land Size:	14.69 ac
Zoning:	C-4
Parking Spaces:	909
Parking Ratio:	>5.1:1000
Parking Type:	Surface

BUILDING INFORMATION

Type:	3 Star
Year Built:	1999
Stories:	4



BUILDING SIZE
176,762 SF



OFFICE
3-Star Office



PARKING
Up To 909
Surface Spaces



ACREAGE
14.69 Acres



LEASE
Contact Broker



ZONING
C-4

INCREDIBLE HEADQUARTERS LOCATION



PROPERTY PHOTOS



PROPERTY PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR

FUTURE LOBBY RENOVATIONS



INTERIOR FUTURE LOBBY RENOVATIONS



STACKING PLAN

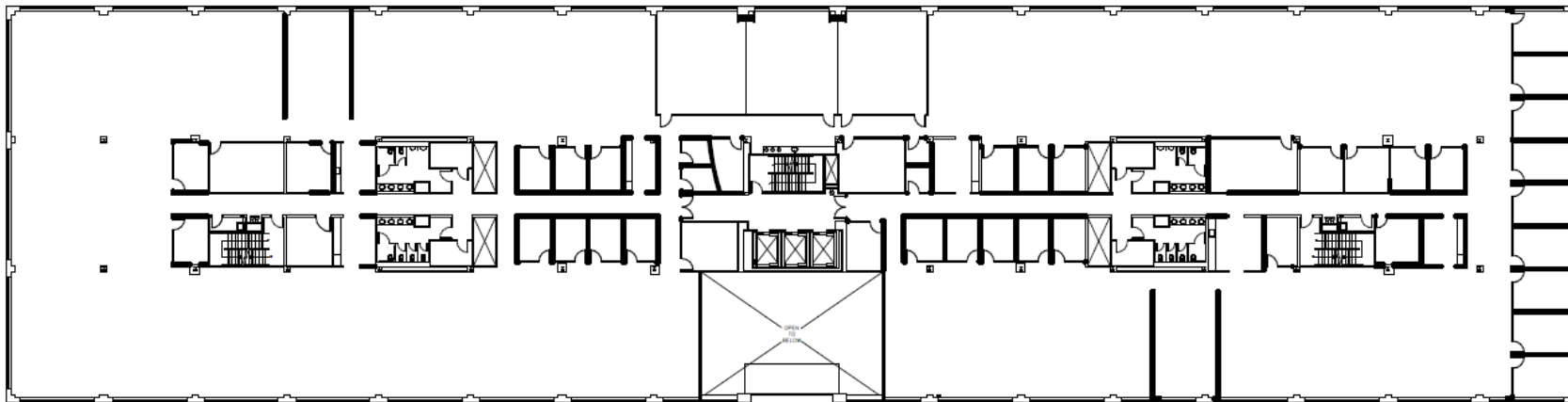
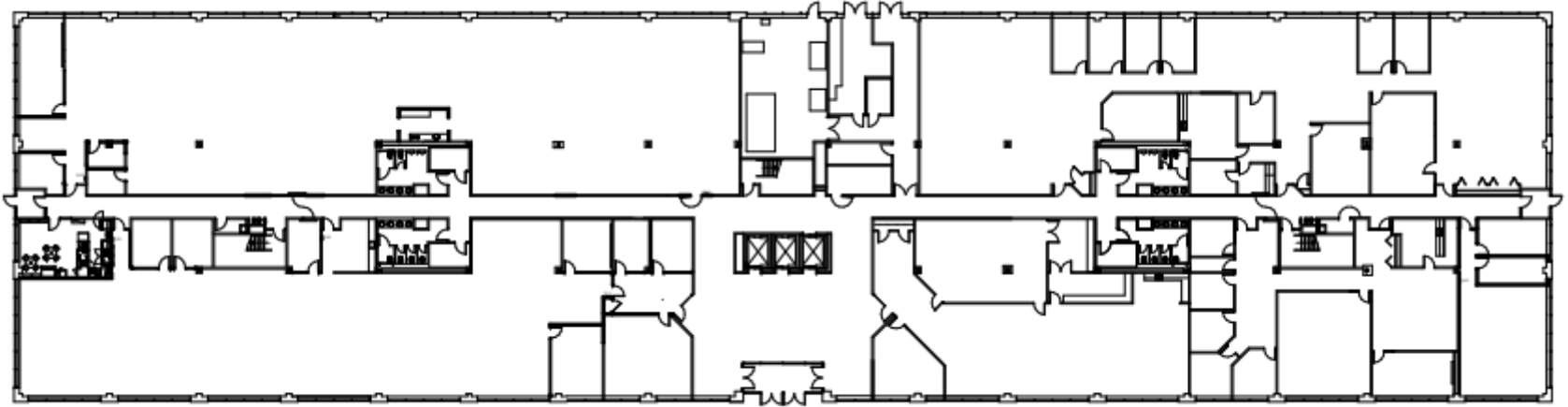


TOTAL BUILDING SF **176,762 SF**



FLOOR PLANS

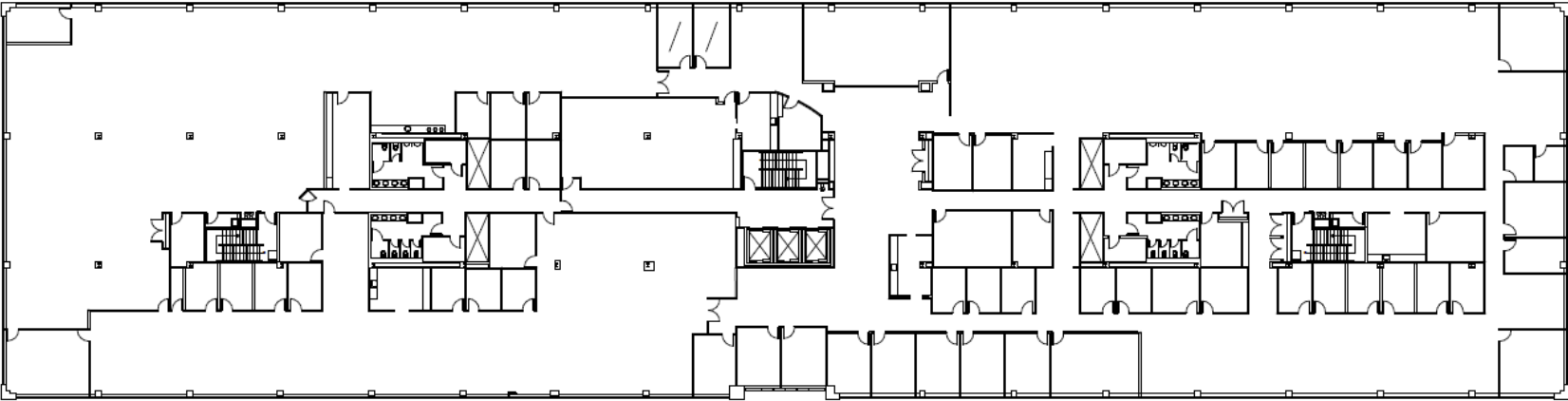
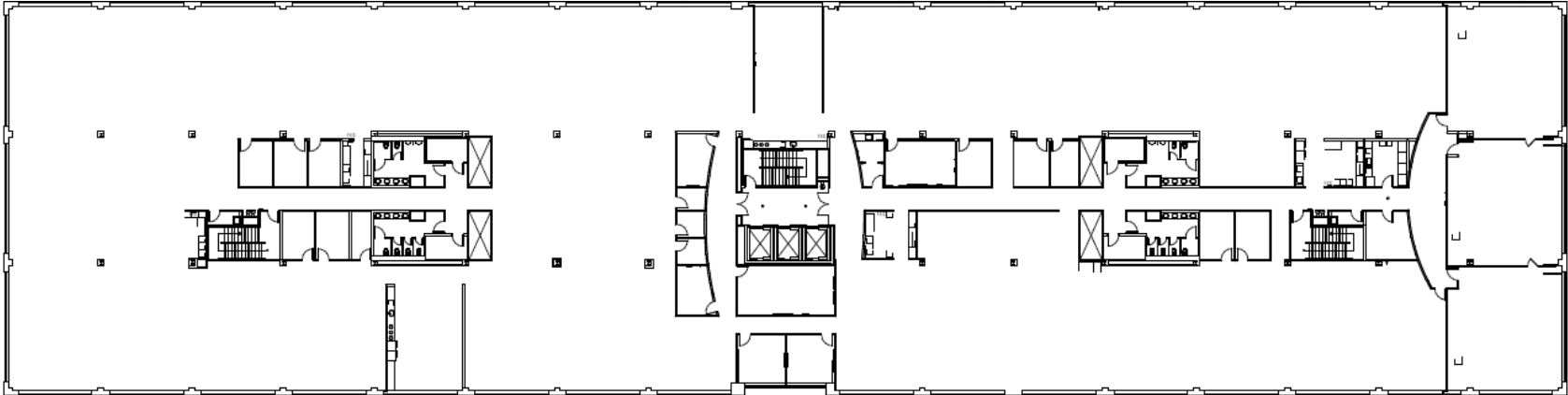
FIRST FLOOR
45,566 SF



SECOND FLOOR
42,532 SF

FLOOR PLANS

THIRD FLOOR
44,237 SF



FOURTH FLOOR
44,427 SF

EXPERIENCE LIVONIA, MI

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Population 2023	81,059	185,795	762,129
Total Population 2028	81,941	188,092	772,609
Annual Growth Rate 2023-2028	0.2%	0.2%	0.3%
Median Age	43.4	43.7	41.6
# of persons per HH	2.3	2.4	2.4
Total Households	37,617	77,791	310,595
Average HH Income	\$116,732	\$117,848	\$99,648
Median House Value	\$291,943	\$278,883	\$224,221
Consumer Spending	\$1.2B	\$2.8B	\$10.1B

Livonia, Michigan, is a vibrant city located in Wayne County, about 20 miles northwest of downtown Detroit. With a population of approximately 95,535 as of the 2020 census, Livonia is known for its well-planned community layout and safe neighborhoods. The city offers excellent connectivity with major highways like Interstate I-96 and I-275, making it convenient for residents and visitors to travel to and from Detroit and other nearby areas. Livonia's history dates back to 1835 when it was organized as Livonia Township, and it was later incorporated as a city in 1950.

Livonia boasts a variety of amenities and attractions that cater to diverse interests. The city is home to numerous parks, recreational facilities, and shopping centers, providing ample opportunities for leisure and entertainment. Notable developments include the Kirksey Recreation Center and the upcoming Senior Wellness Center, which aim to enhance the quality of life for residents. Livonia's community spirit is evident in its events and activities, such as the annual Livonia Spree, which brings together residents for a week of fun and celebration. Overall, Livonia is a thriving suburban community that offers a high quality of life and a welcoming atmosphere.



LOCAL AMENITIES



Sheraton

BENIHANA

BEST BUY

ON THE BORDER

McDonald's
TACO BELL

CHASE **Flagstar Bank** **Huntington** **Flagstar Bank**

LAIFITNESS

EIGHT MILE RD

Meadowbrook Country Club

FIVE GUYS
BURGER and FRIES

MISSION BBQ

Whispering Willows Golf Course

meijer

FIFTH THIRD BANK

TARGET **STARBUCKS COFFEE** **TWIN PEAKS** **Panera** **Chick-fil-A**

KOHL'S

COSTCO WHOLESALE

Flagstar Bank

STARBUCKS

MAGNA

Bahama Breeze
ISLAND GRILLE

AMC THEATRES

DAVE & BUSTERS

BI'S RESTAURANT BREWHOUSE

THE HOME DEPOT

J. ALEXANDER'S

HYATT PLACE

SEVEN MILE RD

Nino Salavaggio

Andiamo

TRADER JOE'S

BURGERFI

CMU
CENTRAL MICHIGAN UNIVERSITY

meijer

NEW TOWNHOMES

HOME 2
SUNBELT BY HILTI

THE CAPITAL GRILLE

WHOLE FOODS MARKET

COOPER'S HAWK
WINERY & RESTAURANTS

Schoolcraft College

LOCAL AMENITIES



FOOD & BEVERAGE

Andiamo
Bahama Breeze
Benihana
BJ's Restaurant & Brewhouse
Bravo! Italian Kitchen
Buca di Beppo
Cantoro Italian Market
Chick-fil-A
Chili's
Dhaba Indian Kitchen
Fleming's Prime Steakhouse & Wine Bar
Ganders Restaurant & Lounge
Gaucho Steakhouse
Granite City
Hyde Park Prime Steakhouse
J. Alexander's
Jia Lounge
Los Amigos Don Juan
Mission BBQ
Mitchell's Fish Market
P.F. Chang's
Panera
Red Olive Restaurant
Rusty Bucket
Starbucks
Tin Cup Bar & Grill
Twin Peaks restaurant
Zoup!



SHOPPING & ENTERTAINMENT

AMC Livonia 20
Busch's
Costco
Dave & Busters
High Point Shopping Center
Kohl's
Kroger
Laurel Park Place
Magnolia
Meijer's
Northville Village Shopping Center
Phoenix Theatres
Target
Trader Joes
Von Maur



FITNESS & RECREATION

Anytime Fitness
Bikram Yoga
Breathe Yoga Salt
Burn Fitness
Empower Yoga
F45 Training North Livonia
Fit Theorem
Founders Soccer Fields
Founders Sports Park
Fox Creek Golf Course
Get Skillz Basketball
Greenmead Soccer Fields
iBalance Yoga & Juice Bar
Kirksey Recreation Center
LA Fitness
Life Time
MercyElite Sports Center
Oasis Golf Center
Orangetheory
Planet Fitness
Riley Skate Park
Sch Craft Fitness Park
Schoolcraft College Fitness Center
St. Joe's Sports Dome
Whispering Willows Golf Course



LODGING

Best Western
Country Inn & Suites by Radisson
Courtyard by Marriott
Embassy Suites by Hilton
Extended Stay America
Fairfield Inn & Suites
Hampton Inn
Holiday Inn
Holiday Inn Express & Suites
Hyatt Place
Residence Inn
Sheraton
TownPlace Suites
WoodSpring Suites



FINANCIAL INSTITUTIONS

Bank of America
Chase Bank
Citizen's Bank
Comerica Bank
DFCU Financial
Flagstar Bank
KeyBank
Lake Michigan Credit Union
Level One Bank
PNC
T.C.F Bank
The Federal Savings Bank
VIBE Credit Union

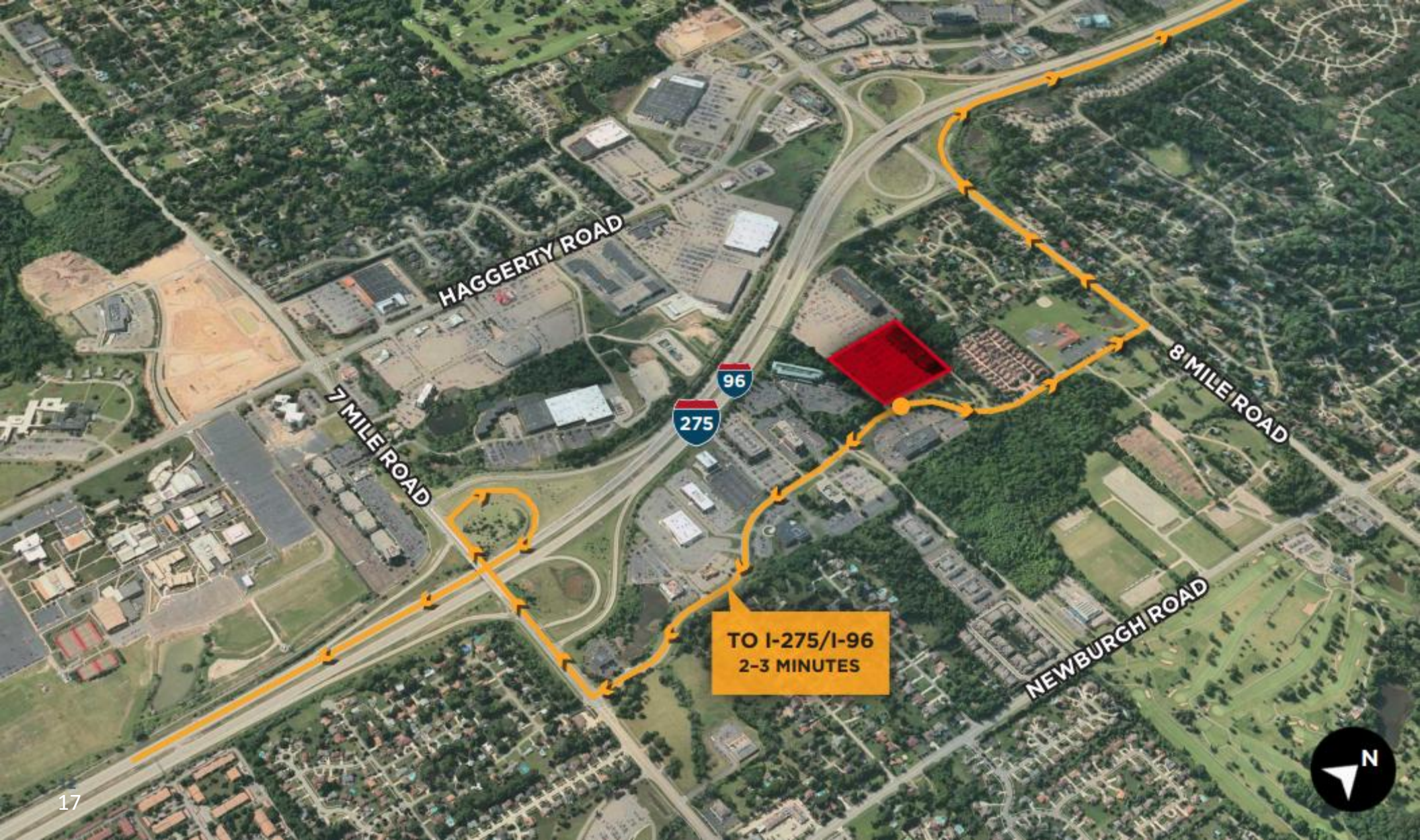


PARKS & NATURAL AREAS

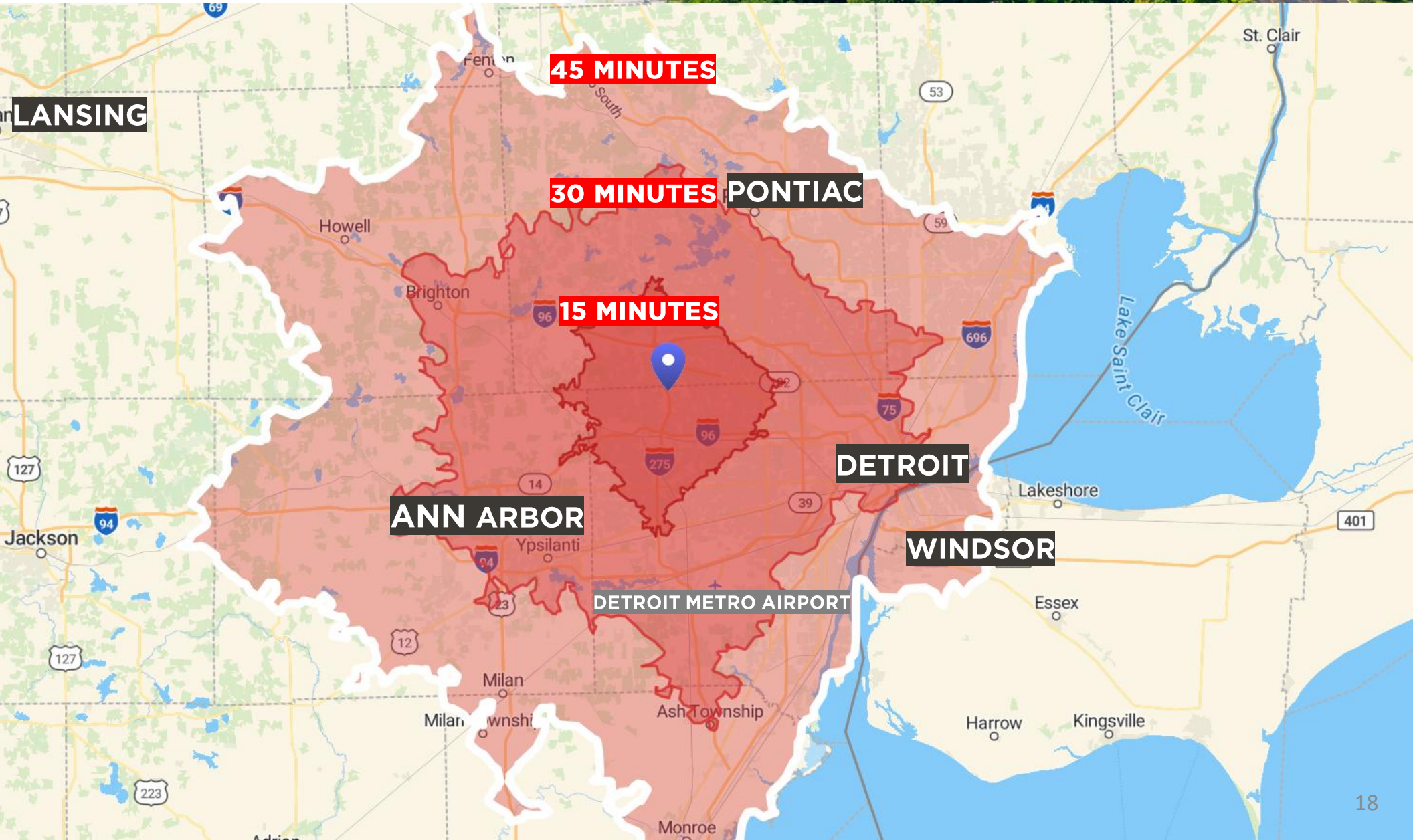
Bicentennial Park
Bien Park
Castle Gardens Park
Glen Eden Lutheran Memorial Park
Greenwood Park
Harry Tatigian Park
Hines Park
Legacy Park
Robert E. McCann Park
Tanger Field
Virginia B. Matley Nature Trail



ACCESSIBILITY & CONNECTIVITY



DRIVE TIME MAP



CREATING
VALUE
BEYOND
**REAL
ESTATE**



FRIEDMAN
REAL ESTATE 

FRIEDMAN REAL ESTATE | 34975 W. 12 MILE ROAD | FARMINGTON HILLS, MI 48331 | FRIEDMANREALESTATE.COM

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