

OFFICE PROPERTY // FOR LEASE

I-96 OFFICE CENTER: HIGH-IMAGE OFFICE PARK WITH ONLY ONE SUITE LEFT!

33025-33145 SCHOOLCRAFT RD
LIVONIA, MI 48150



- 4,578 SF move-in ready suite available
- The suite features 6 private offices, 2 conference rooms, a break room, and cubicle space
- Well-maintained office park with abundant parking
- Beautifully landscaped surroundings in a park-like setting
- Professional owned & managed
- Multiple hotels, retailers, and restaurants in the immediate area
- Prime location with easy access to I-96

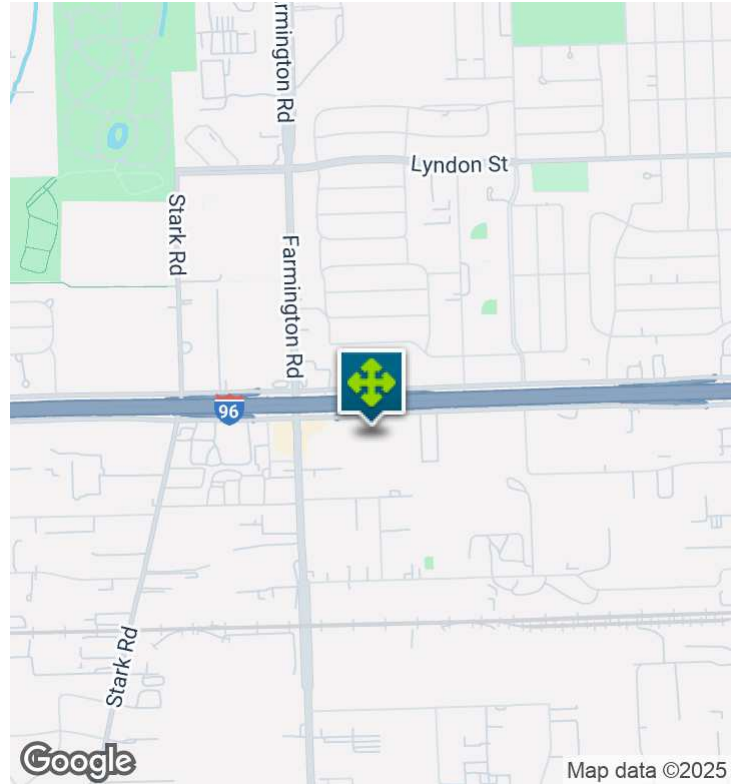


P.A. COMMERCIAL
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EXECUTIVE SUMMARY



Lease Rate	\$15.95 SF/YR (MG)
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OFFERING SUMMARY

Total Building Size:	75,000 SF
Number of Buildings:	4
Available SF:	4,578 SF
Lot Size:	3.7 Acres
Year Built:	1983
Renovated:	2000
Zoning:	OS
Market:	Detroit
Submarket:	Southern I-275 Corridor
Traffic Count:	153,000

PROPERTY OVERVIEW

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.

LOCATION OVERVIEW

Located in Livonia, Michigan, the I-96 Office Center offers a prime location near major highways, providing convenient access to metro Detroit and its myriad of attractions. The Livonia area boasts a range of recreational opportunities, such as beautiful parks and entertainment venues, ensuring a well-rounded work-life balance for office tenants. I-96 Office Center presents an ideal opportunity for businesses seeking a dynamic and accessible location in the Detroit market.

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PROPERTY DETAILS

Lease Rate	\$15.95 SF/YR
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LOCATION INFORMATION

Building Name	I-96 Office Center
Street Address	33025-33145 Schoolcraft Rd
City, State, Zip	Livonia, MI 48150
County	Wayne
Market	Detroit
Sub-market	Southern I-275 Corridor
Cross-Streets	Schoolcraft Rd and Farmington Rd

BUILDING INFORMATION

Building Size	75,000 SF
Building Class	B
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	1
Year Built	1983
Year Last Renovated	2000
Construction Status	Existing
Condition	Excellent
Free Standing	Yes
Number of Buildings	4

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	OS
Lot Size	3.7 Acres
APN #	46-106-01-0012-001
Traffic Count	153,000
Traffic Count Street	I-96
Amenities	Freeway visibility Parklike setting Professionally managed Many amenities nearby Direct freeway access
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	365

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
Gas / Propane	Yes



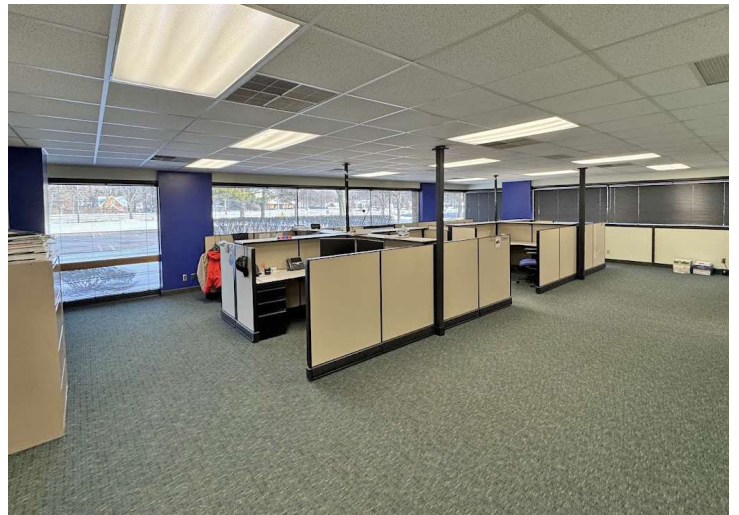
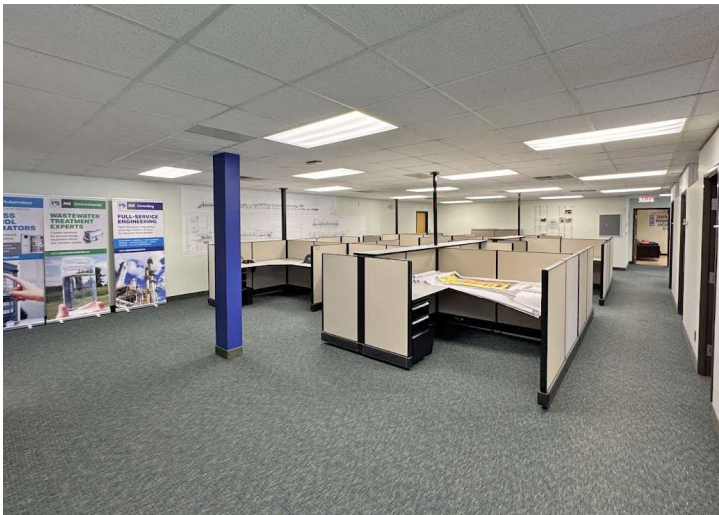
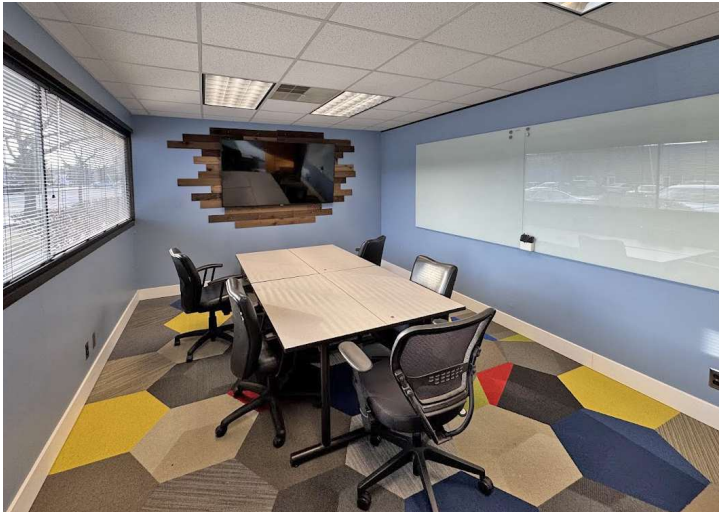
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ADDITIONAL PHOTOS



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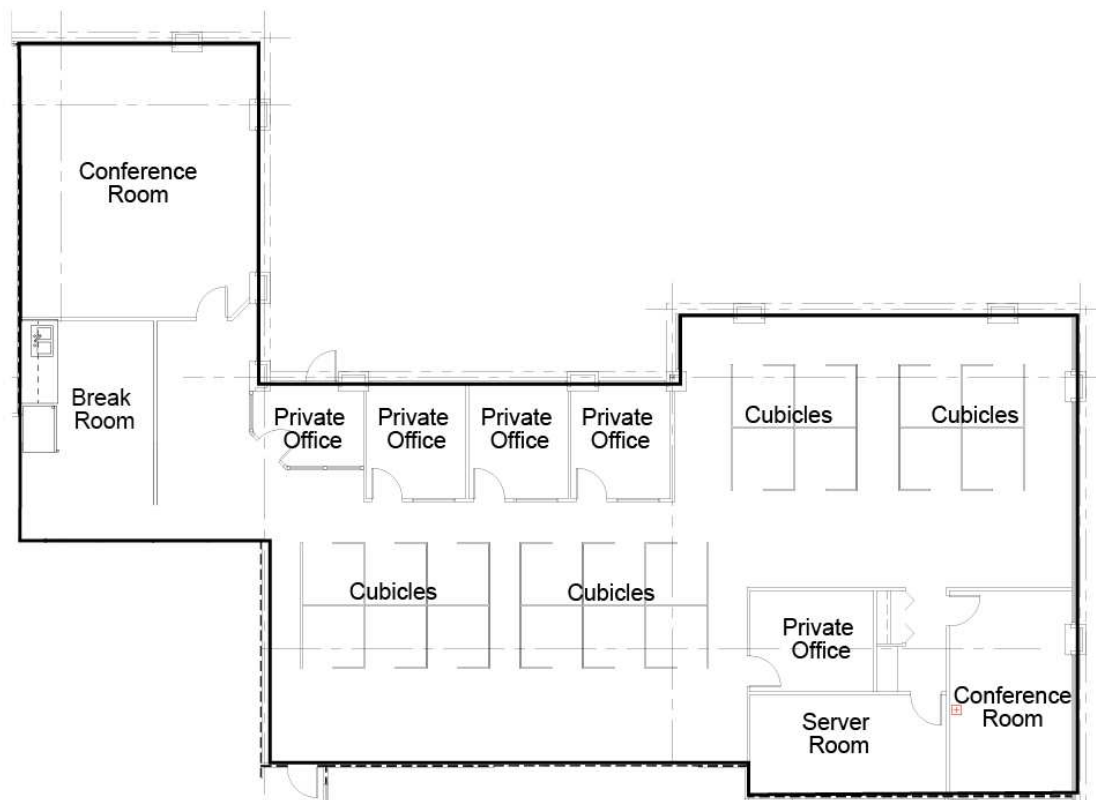
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FLOOR PLANS



33029 Schoolcraft Rd | 4,578 SF



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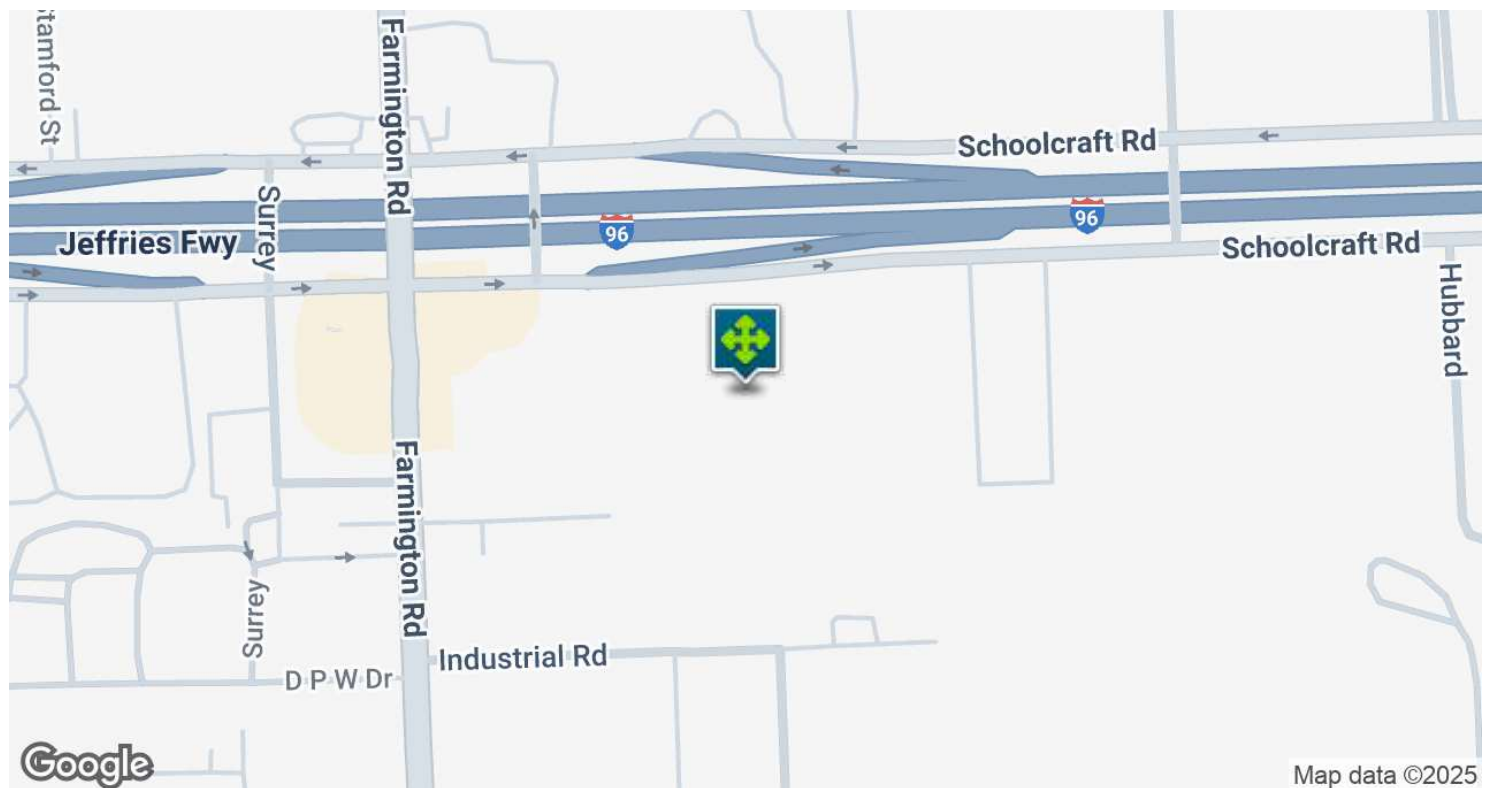
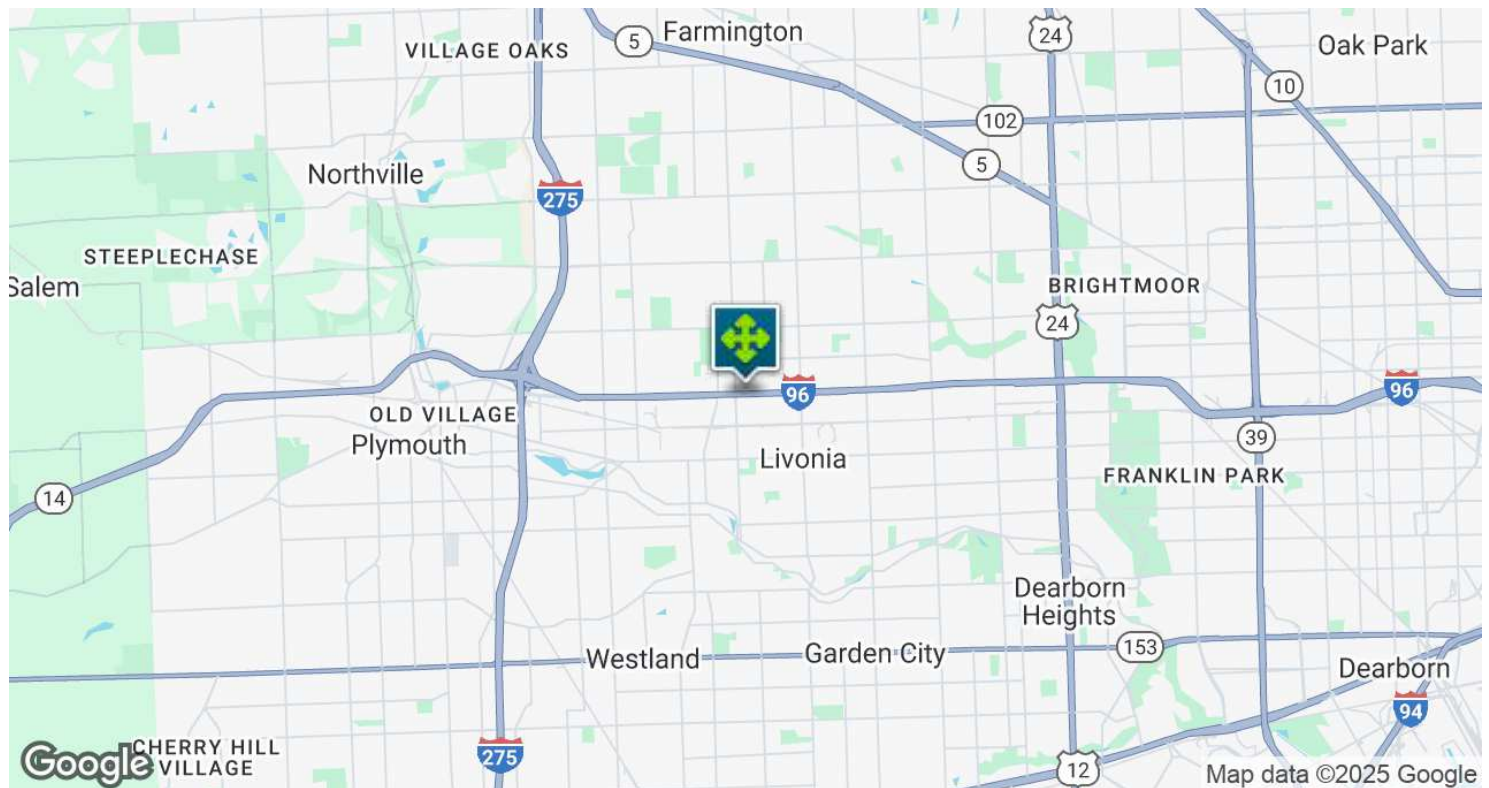
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RETAILER MAP



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LOCATION MAP

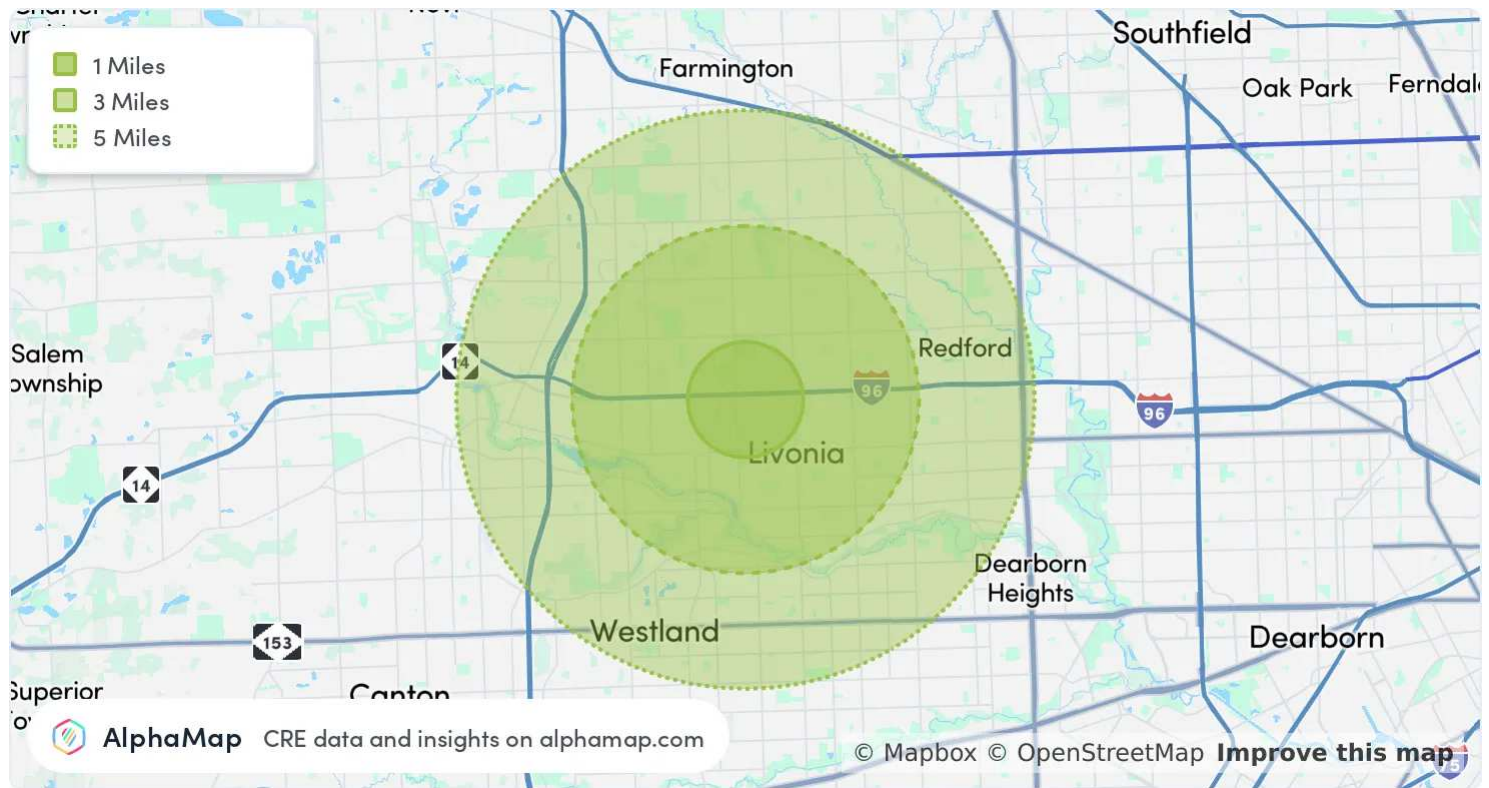


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AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,365	82,513	253,060
Average Age	44	44	43
Average Age (Male)	43	43	41
Average Age (Female)	45	45	44

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,245	34,030	107,878
Persons per HH	2.4	2.4	2.3
Average HH Income	\$115,699	\$110,822	\$95,335
Average House Value	\$291,211	\$270,520	\$238,580
Per Capita Income	\$48,207	\$46,175	\$41,450

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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