

**OFFICE PROPERTY // FOR LEASE**

## **875 - 3,785 SF OFFICE SUITES AVAILABLE AT OUTSTANDING LIVONIA LOCATION**

33300 5 MILE RD  
LIVONIA, MI 48154



- 875 - 3,785 SF available
- Great window lines for natural light
- Professionally managed & maintained building
- Tenant improvement allowance
- Outstanding location in Livonia
- Abundant parking



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Corporate & Investment Real Estate

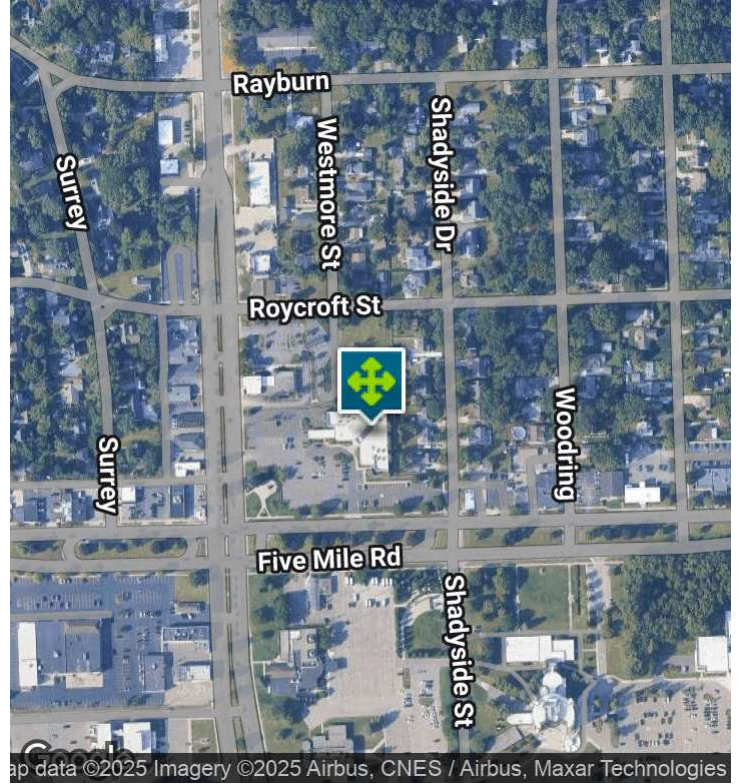
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33300 5 MILE RD, LIVONIA, MI 48154 // FOR LEASE

## EXECUTIVE SUMMARY



### Lease Rate

**\$17.95 SF/YR  
(FULL SERVICE)**

### OFFERING SUMMARY

Building Size:	39,000 SF
Available SF:	875 - 3,785 SF
Lot Size:	3.13 Acres
Year Built:	1989
Zoning:	C-1
Market:	Detroit
Submarket:	Southern I-275 Corridor
Traffic Count:	18,401

### PROPERTY OVERVIEW

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 three well-appointed office suites available that feature great window lines for an abundance of natural light. Suite 101 is 875 SF and features two private offices, a conference room, and an open area. Suite 204 is a mostly open plan of 1,362 SF and features a private office, kitchenette, and storage space. 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.

### LOCATION OVERVIEW

Located in the heart of Livonia's Civic Center at the Northeast corner of Five Mile and Farmington. Conveniently located close to I-96 and I-275 expressways and many restaurants, shops, and services.



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## PROPERTY DETAILS

Lease Rate	\$17.95 SF/YR
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### LOCATION INFORMATION

Building Name	Civic Center Office Plaza
Street Address	33300 5 Mile Rd
City, State, Zip	Livonia, MI 48154
County	Wayne
Market	Detroit
Sub-market	Southern I-275 Corridor
Cross-Streets	5 Mile Rd and Farmington Rd
Side of the Street	North
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-275
Nearest Airport	Detroit Metropolitan Airport

### BUILDING INFORMATION

Building Size	39,000 SF
Building Class	B
Occupancy %	75.45%
Tenancy	Multiple
Ceiling Height	8 ft
Number of Floors	2
Average Floor Size	19,500 SF
Year Built	1989
Construction Status	Existing
Condition	Excellent
Free Standing	Yes
Number of Buildings	1

### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C-1
Lot Size	3.13 Acres
APN #	46-059-99-0006-001
Corner Property	Yes
Traffic Count	18401
Traffic Count Street	5 Mile Rd
Amenities	atrium, natural light, abundant parking, serene office setting
Waterfront	No
Power	Yes

### PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Parking Ratio	5.64
Number of Parking Spaces	120

### UTILITIES & AMENITIES

Handicap Access	Yes
Number of Elevators	1
Gas / Propane	Yes



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# LEASE SPACES



## LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	875 - 3,785 SF	Lease Rate:	\$17.95 SF/yr

## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
33300 5 Mile Rd, Suite 101	875 SF	Full Service	\$17.95 SF/yr
33300 5 Mile Rd, Suite 204	1,362 SF	Full Service	\$17.95 SF/yr
33300 5 Mile Rd, Suite 210	3,785 SF	Full Service	\$17.95 SF/yr



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ADDITIONAL PHOTOS



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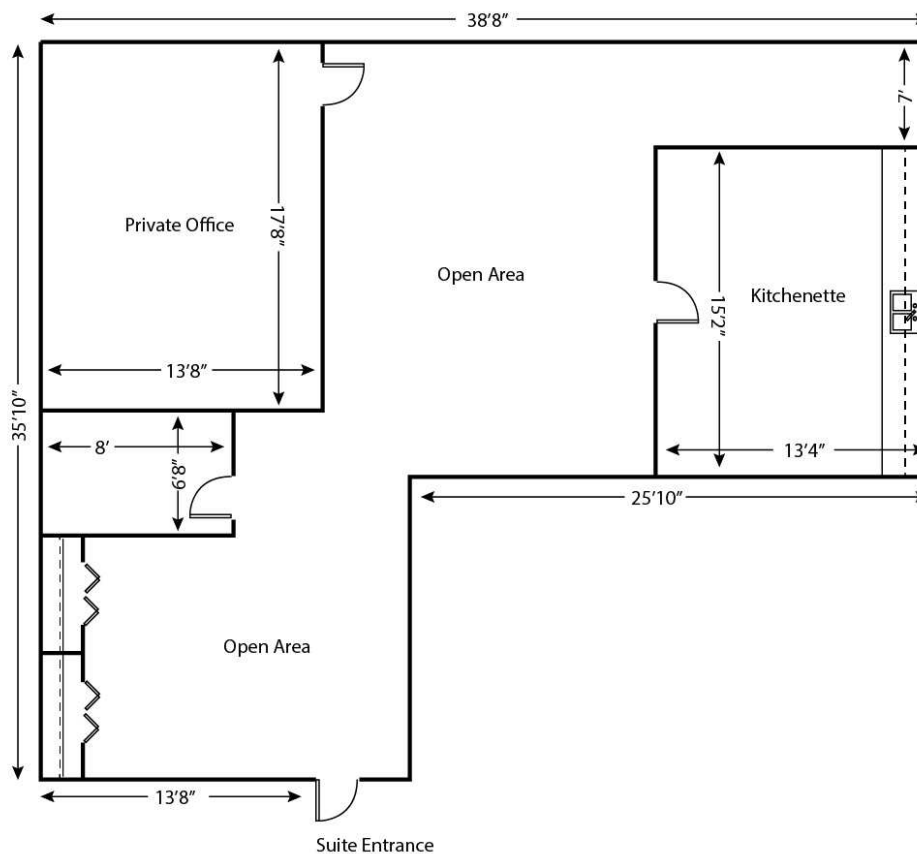
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# FLOOR PLANS

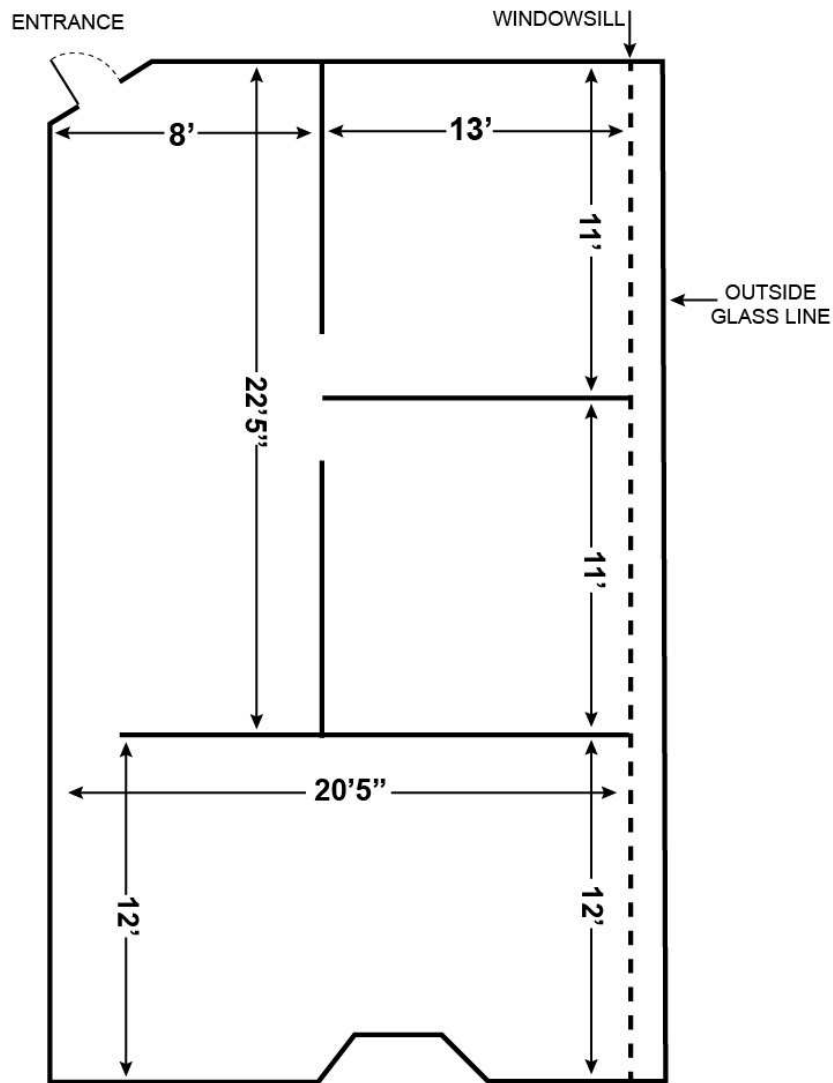


33300 5 MILE RD, LIVONIA  
SUITE 204

1,362 SF AVAILABLE

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# FLOOR PLANS



33300 5 MILE RD, LIVONIA  
SUITE 101

875 SF AVAILABLE



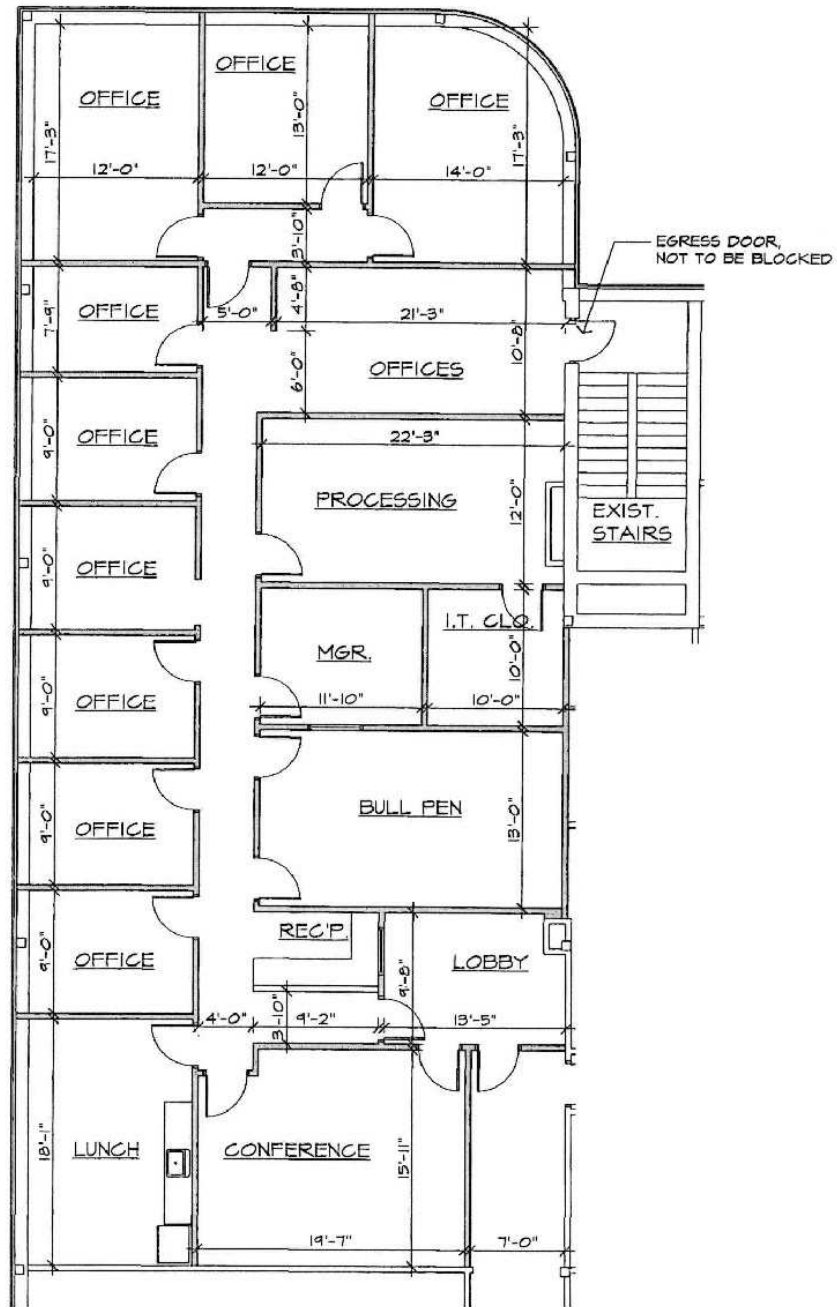
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FLOOR PLANS



33300 5 MILE RD, LIVONIA  
SUITE 210

3,785 SF AVAILABLE



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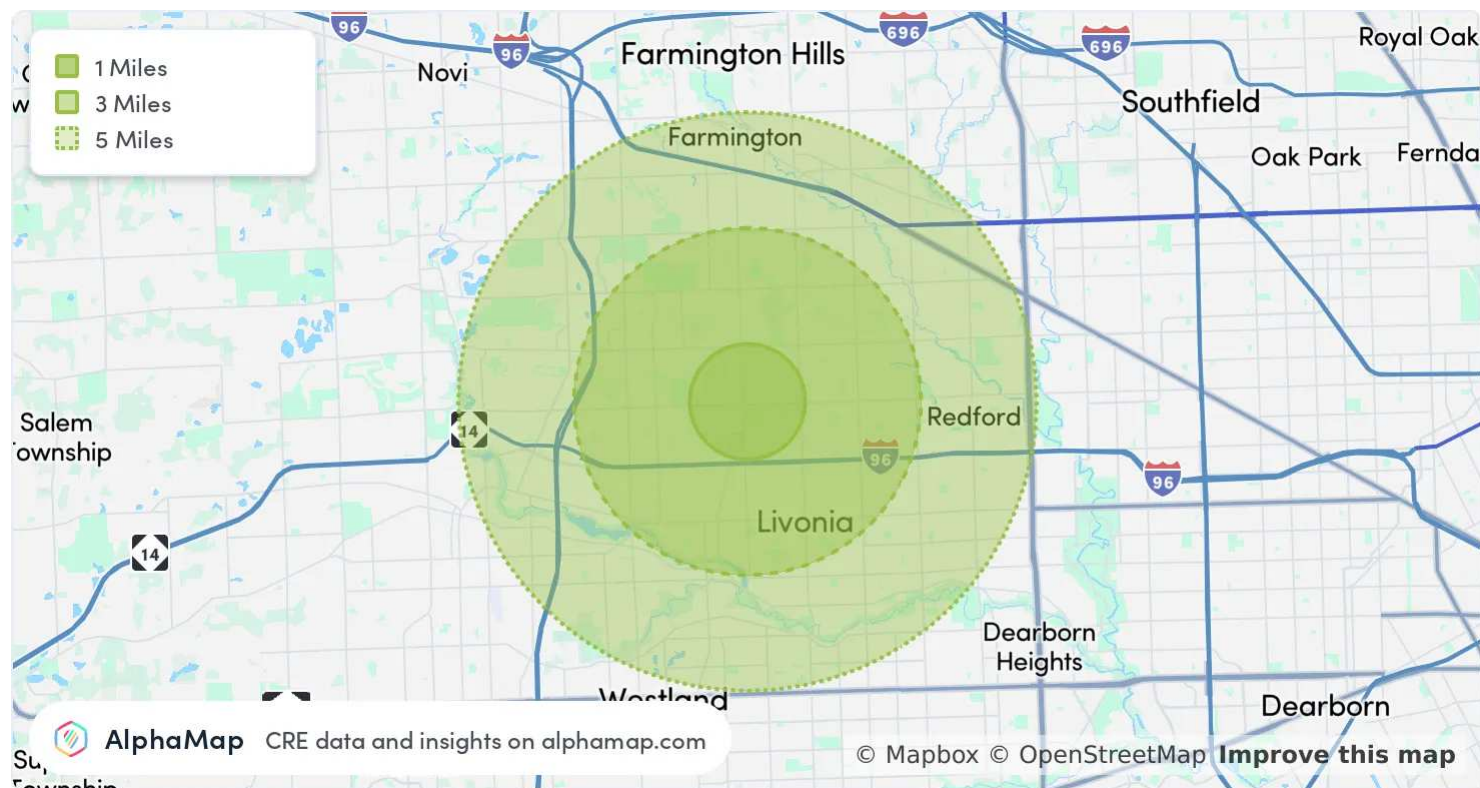
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## AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,587	73,374	228,760
Average Age	44	45	43
Average Age (Male)	43	44	42
Average Age (Female)	45	46	45

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,431	30,121	98,415
Persons per HH	2.5	2.4	2.3
Average HH Income	\$125,413	\$117,215	\$104,377
Average House Value	\$316,653	\$299,939	\$263,101
Per Capita Income	\$50,165	\$48,839	\$45,381



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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