

# FOR LEASE

## LAUREL OFFICE PARK

  
LAUREL OFFICE PARK

 **FRIEDMAN**  
REAL ESTATE >>>

17177-17197 NORTH LAUREL PARK DRIVE, LIVONIA, MI 48152



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# LAUREL OFFICE PARK

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## LAUREL OFFICE PARK III

- PROPERTY HIGHLIGHTS .....	3
- LOBBY RENOVATION PHOTOS .....	4
- PROPERTY PHOTOS .....	5
- SUITE PHOTOS .....	6
- AVAILABLE SIGNAGE .....	8

## LAUREL OFFICE PARK I

- PROPERTY HIGHLIGHTS .....	9
- COMMON AREA PHOTOS .....	10
- SUITE PHOTOS .....	11

## ADDITIONAL INFORMATION

AMENITIES MAP .....	12
SITE PLAN .....	13
DRIVE TIME MAP .....	14
AERIAL OVERVIEW .....	15





# LAUREL OFFICE PARK III

## PROPERTY HIGHLIGHTS

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- Ideal corporate headquarters facility in close proximity to I-275/6 Mile interchange
- 5 story, ±215,000 SF building
- Move-in ready suites available starting at 1,000 RSF
- Large contiguous space available up to ±70,000 RSF
- Recently completed interior renovations (Jan. 2025)
- Wi-Fi available in all common areas
- Interior glass atriums that span across all five floors
- Abundant natural light with floor to ceiling windows
- Prominent building signage available with I-275 visibility
- Extensive on-site amenities including tenant lounge, building conference facilities, and on-site management office
- Ample surface parking surrounding with easy access to three building entrances
- Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels

LOT SIZE	±215,016 SF
PROPERTY TYPE	Office
YEAR BUILT	1985
YEAR RENOVATED	2025
TOTAL SITE SIZE	9.93 Acres
PARKING	4.2/1,000 SF







# LOP III LOBBY RENOVATION

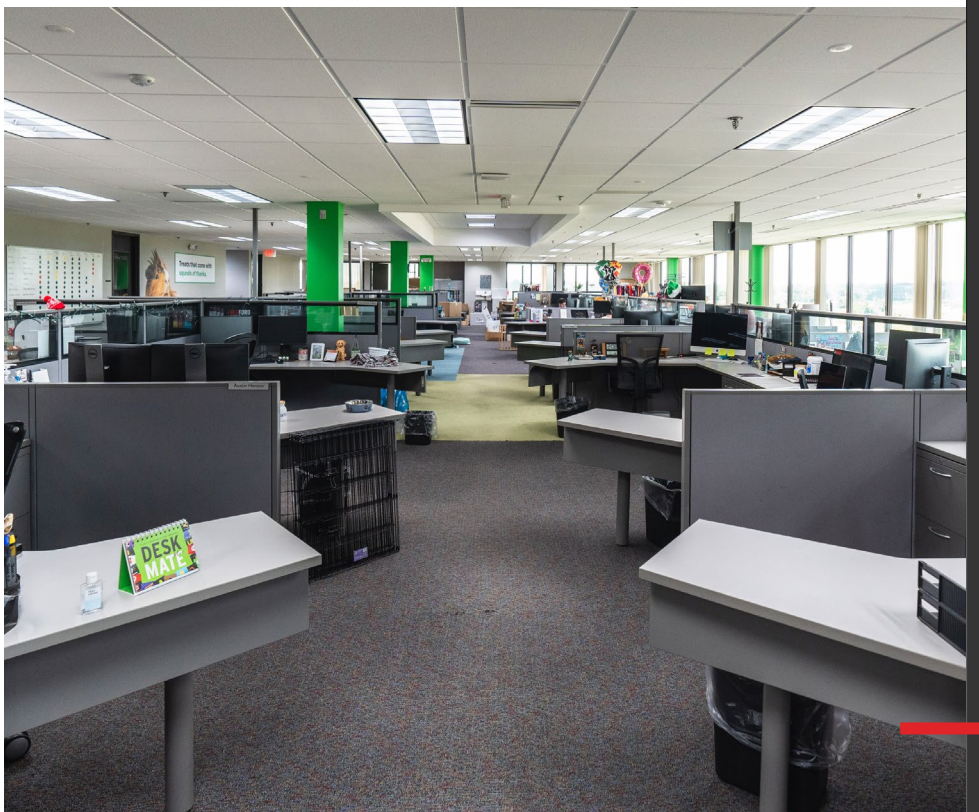












# LOP III SUITE PHOTOS





**LOPII AVAILABLE SIGNAGE**



# LAUREL OFFICE PARK I

## PROPERTY HIGHLIGHTS

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- Ideal corporate headquarters facility in close proximity to I-275/6 Mile interchange
- 4 story, ±125,000 SF building
- Move-in ready suites available starting at 1,000 RSF
- Large contiguous space available up to 29,000 RSF
- Recently completed interior renovations (January 2025)
- Wi-Fi available in all common areas
- Interior glass atriums that span across all floors
- Abundant natural light with floor to ceiling windows
- Prominent building signage available with I-275 visibility
- Extensive on-site amenities including: tenant lounge, building conference facilities at 17197 Laurel Park Drive, and on-site management office
- Ample surface parking surrounding with easy access to three building entrances Ideally located directly off I-275 and 6 Mile interchange and adjacent to the Laurel Park Mall and area hotels

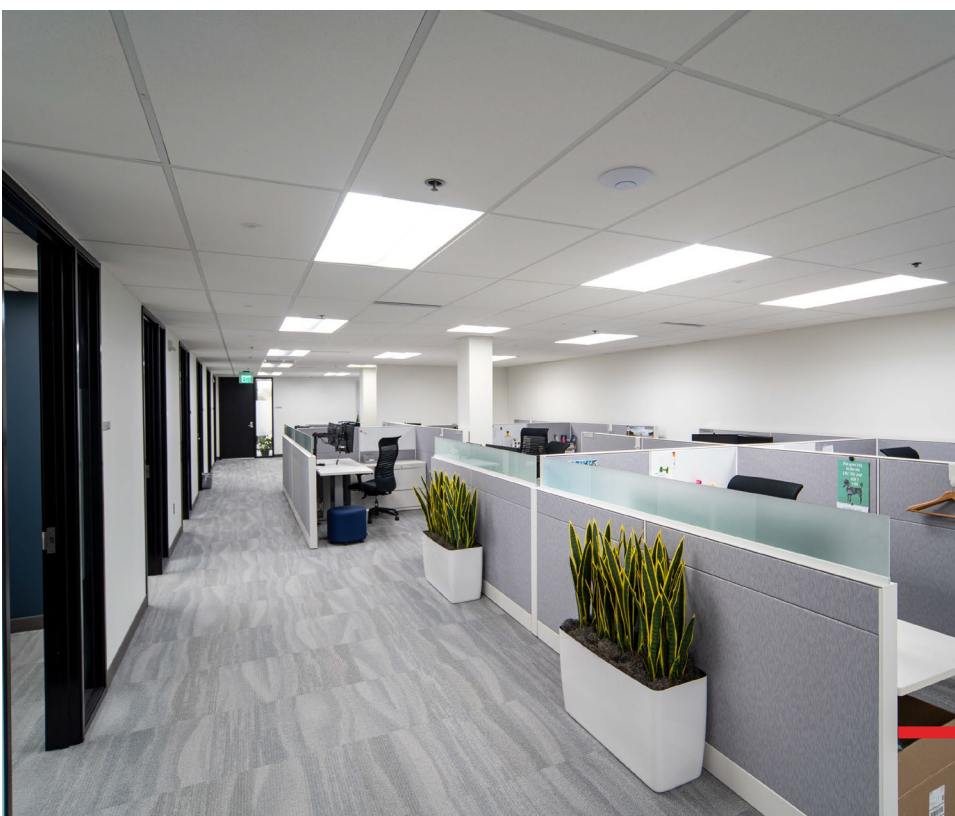
LOT SIZE	±124,323 SF
PROPERTY TYPE	Office
YEAR BUILT	1985
YEAR RENOVATED	2025
TOTAL SITE SIZE	6.40 Acres
PARKING	4.2/1,000 SF



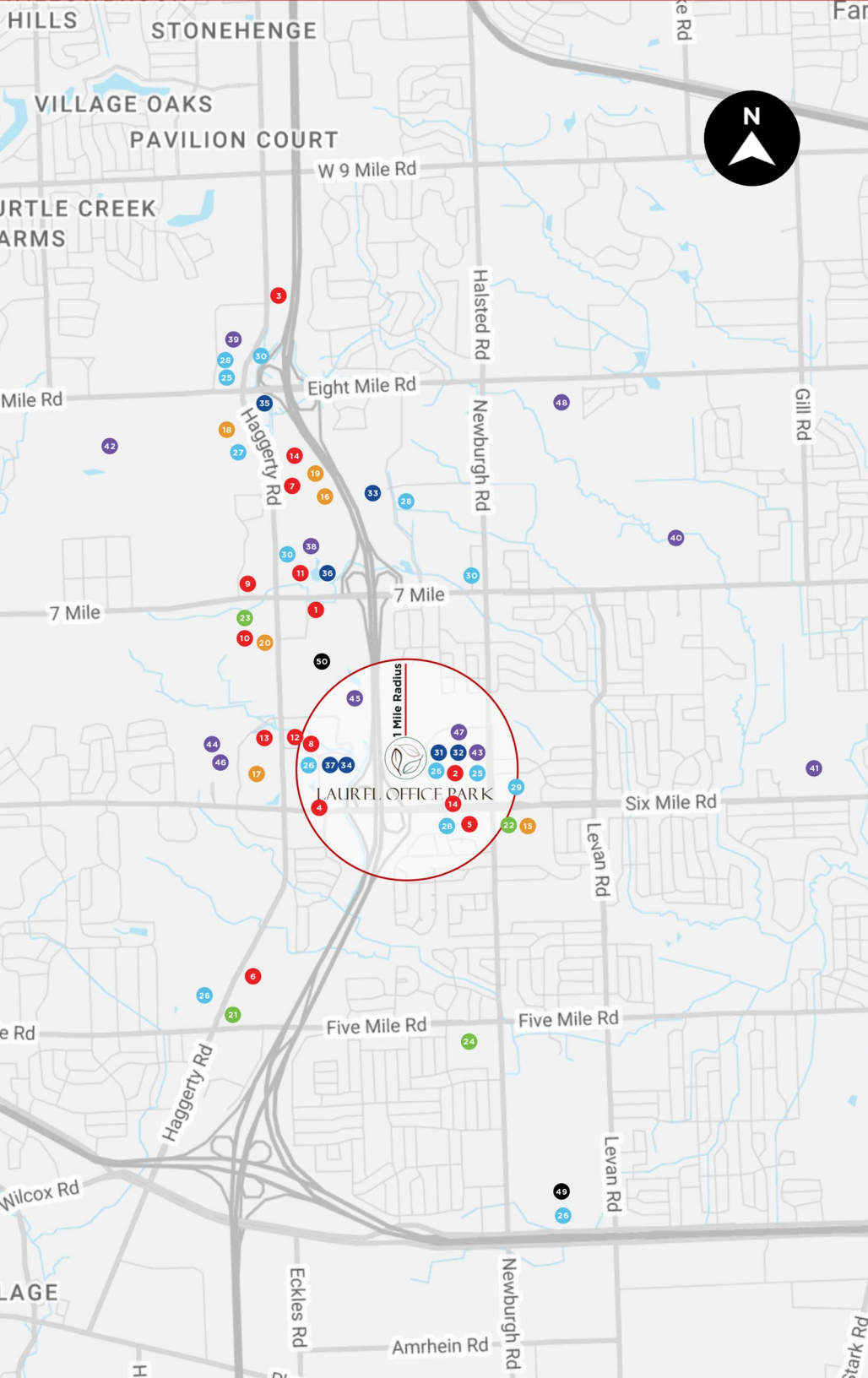












## BARS/RESTAURANTS

- 1 Andiamo
- 2 Bar Louie
- 3 Benihana
- 4 Buca di Beppo Italian
- 5 Buffalo Wild Wings
- 6 Cantoro's Italian Market
- 7 First Watch
- 8 Fleming's Steakhouse
- 9 Gaucho Steakhouse
- 10 Granite City
- 11 J. Alexander
- 12 Mitchell's Fish Market
- 13 P.F. Chang's
- 14 Panera Bread

## GROCERY

- 15 Bush's Fresh Food Market
- 16 Costco Wholesale
- 17 Kroger
- 18 Meijer
- 19 Target
- 20 Trader Joe's

## GYMS/FITNESS

- 21 9Round Fitness
- 22 Anytime Fitness
- 23 Orangetheory Fitness
- 24 Planet Fitness

## BANKS

- 25 Chase Bank
- 26 Comerica Bank
- 27 Fifth Third Bank
- 28 Flagstar Bank
- 29 Key Bank
- 30 PNC Bank

## HOTELS

- 31 Courtyard Marriott
- 32 Detroit Marriott
- 33 Embassy Suites by Hilton
- 34 Fairfield Inn & Suites
- 35 Hampton Inn
- 36 Hyatt Place
- 37 Residence Inn by Marriott

## SHOPPING/ENTERTAINMENT

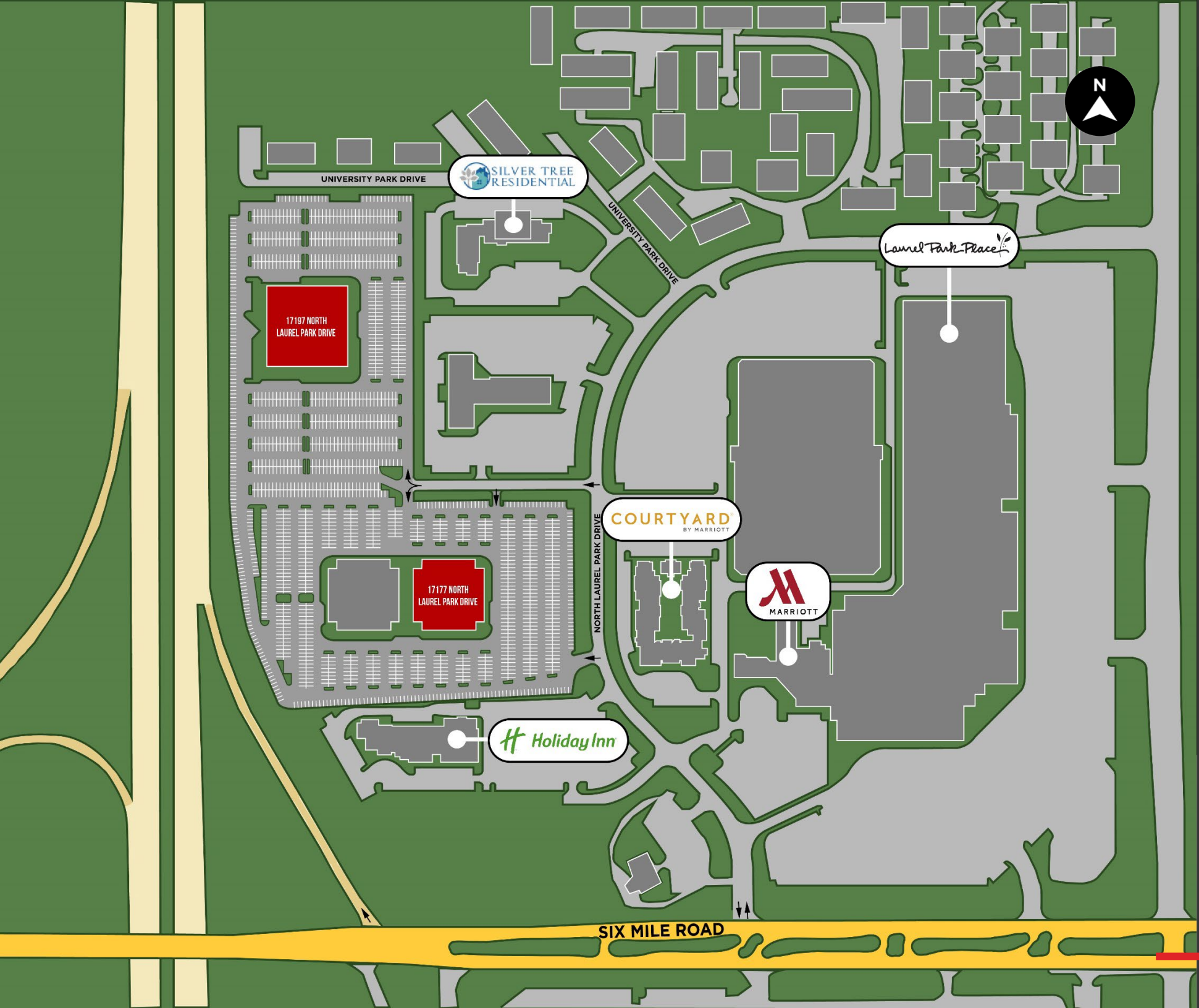
- 38 AMC Livonia 20
- 39 Best Buy
- 40 Fox Creek Golf Course
- 41 Idyl Wyld Golf Course
- 42 Meadowbrook Country Club
- 43 Phoenix Theatres Laurel Park
- 44 REI
- 45 St. Joe's Sports Dome
- 46 Ulta Beauty
- 47 Von Maur
- 48 Whispering Willows

## COLLEGE/UNIVERSITY

- 49 Madonna University
- 50 Schoolcraft College



# SITE PLAN





## DRIVE TIMES TO LAUREL OFFICE PARK

Farmington Hills	15 Minutes
Dearborn	24 Minutes
Warren	35 Minutes
Plymouth	16 Minutes
Detroit	26 Minutes
Auburn Hills	44 Minutes
Detroit Metro Airport	30 Minutes
Ann Arbor	28 Minutes







**Laurel Office Park III**  
17197 Laurel Park Dr | Livonia, MI

**Laurel Office Park I**  
17177 Laurel Park Dr | Livonia, MI



New Development Coming Soon



6 MILE RD

# AERIAL OVERVIEW



# CREATING VALUE BEYOND REAL ESTATE



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

