

**AVAILABLE**

**±176,762 SF**

**VICTOR CORPORATE PARK**

**20255 Victor Parkway**

Livonia, MI





# MEET YOUR **TEAM**

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## **ROBERT GAGNIUK**

Director, Commercial Portfolio Leasing

**P** 248.324.2000

**E** [robert.gagniuk@freg.com](mailto:robert.gagniuk@freg.com)



## **JORDAN FRIEDMAN**

Managing Director

**P** 248.848.3521

**E** [jordan.friedman@freg.com](mailto:jordan.friedman@freg.com)



## **JARED FRIEDMAN**

Executive Vice President

**P** 248.848.3511

**E** [jared.friedman@freg.com](mailto:jared.friedman@freg.com)

# 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



#### SITE INFORMATION

**Land Size:** 14.69 ac

**Zoning:** PO

**Parking Spaces:** 750

**Parking Type:** Surface

#### BUILDING INFORMATION

**Type:** 3 Star

**Year Built:** 1999

**Stories:** 4



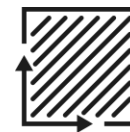
**BUILDING SIZE**  
176,762 SF



**OFFICE**  
3-Star Office



**PARKING**  
Up To 750  
Surface Spaces



**ACREAGE**  
14.69 Acres



**LEASE**  
\$18.95-\$19.95/SF +E



**ZONING**  
Professional Office  
Zoned (PO)



INCREDIBLE  
**HEADQUARTERS LOCATION**





# PROPERTY PHOTOS





# PROPERTY PHOTOS

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# INTERIOR PHOTOS





# INTERIOR PHOTOS





# STACKING PLAN

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TOTAL BUILDING SF **176,762 SF**

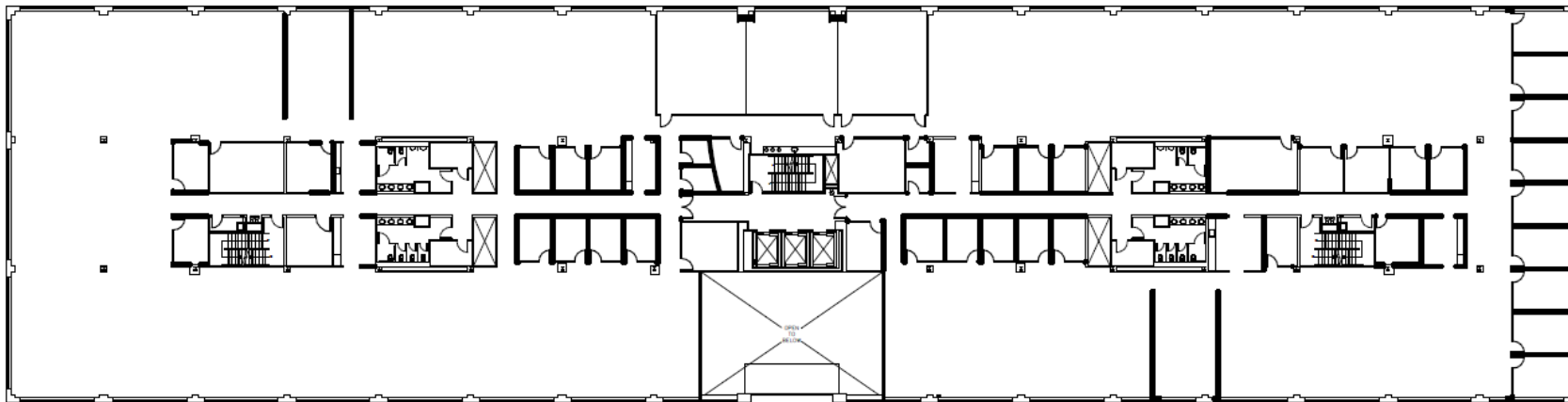
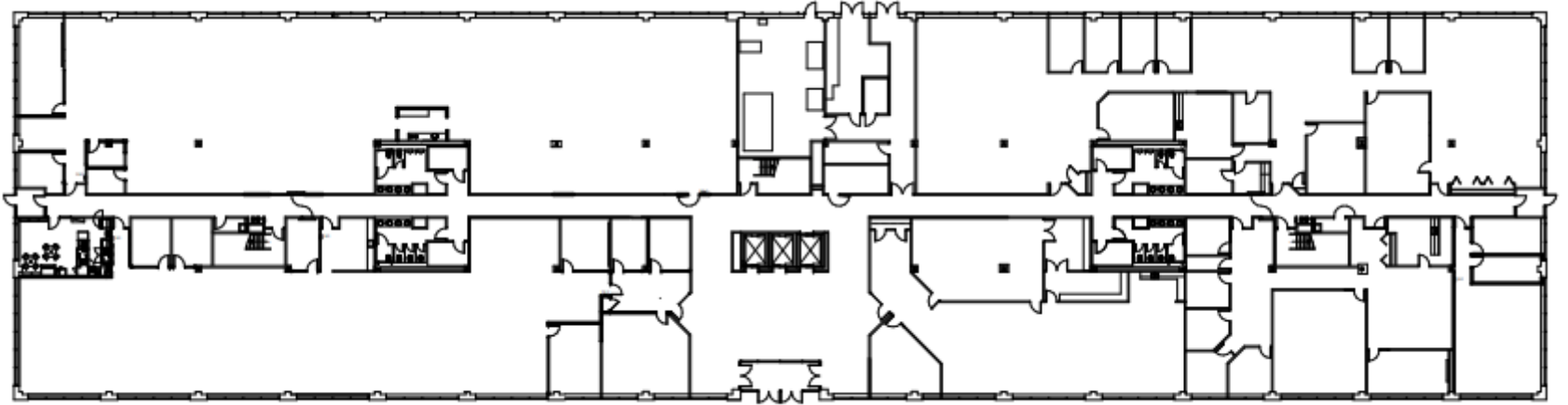




# FLOOR PLANS

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FIRST  
FLOOR  
**45,566 SF**



SECOND  
FLOOR  
**42,532 SF**

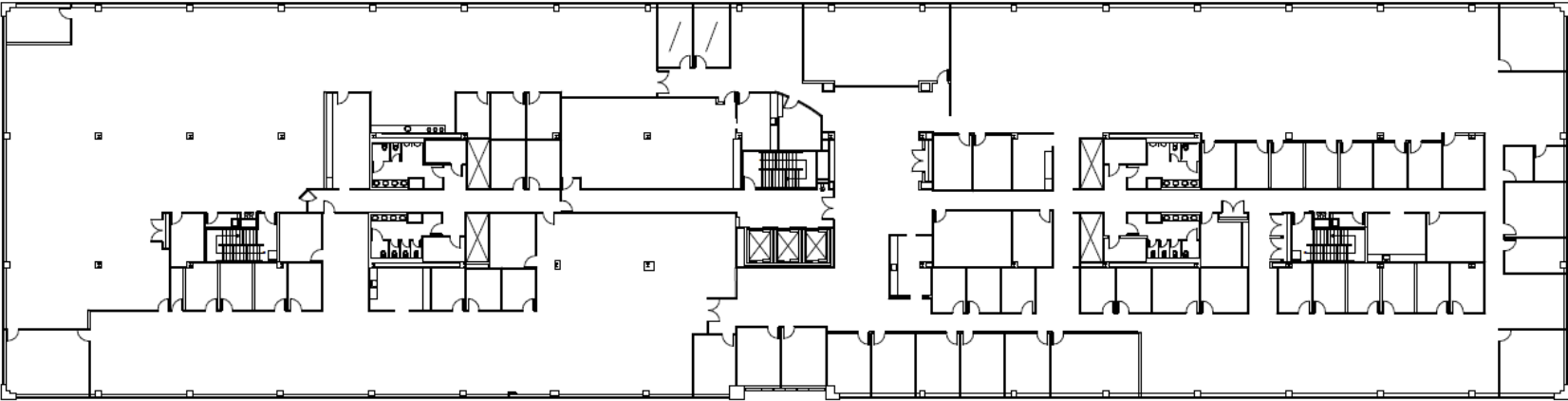
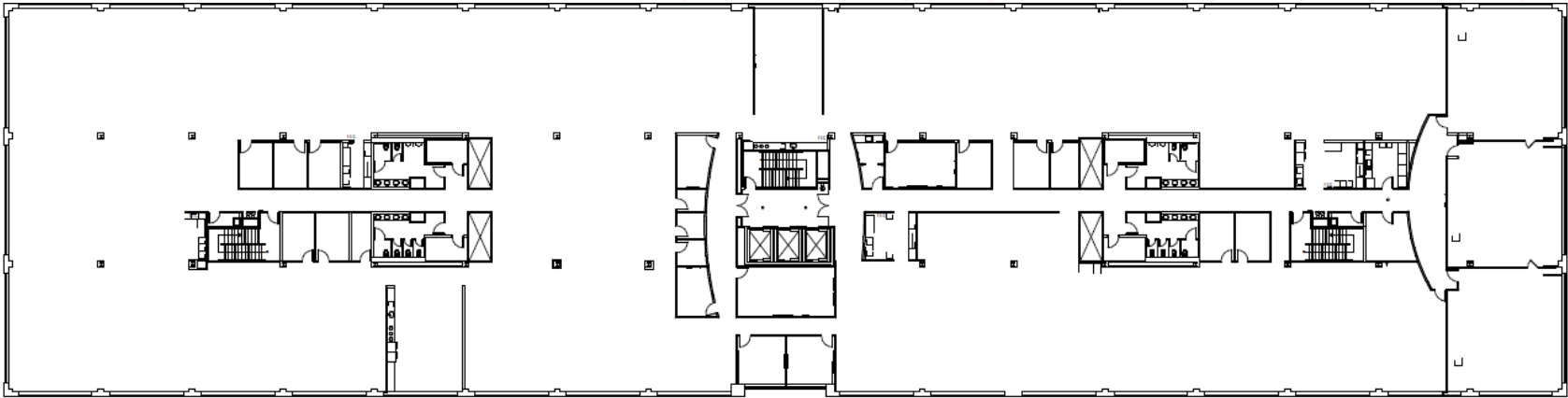
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# FLOOR PLANS

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THIRD FLOOR  
**44,237 SF**



FOURTH FLOOR  
**44,427 SF**

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# 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

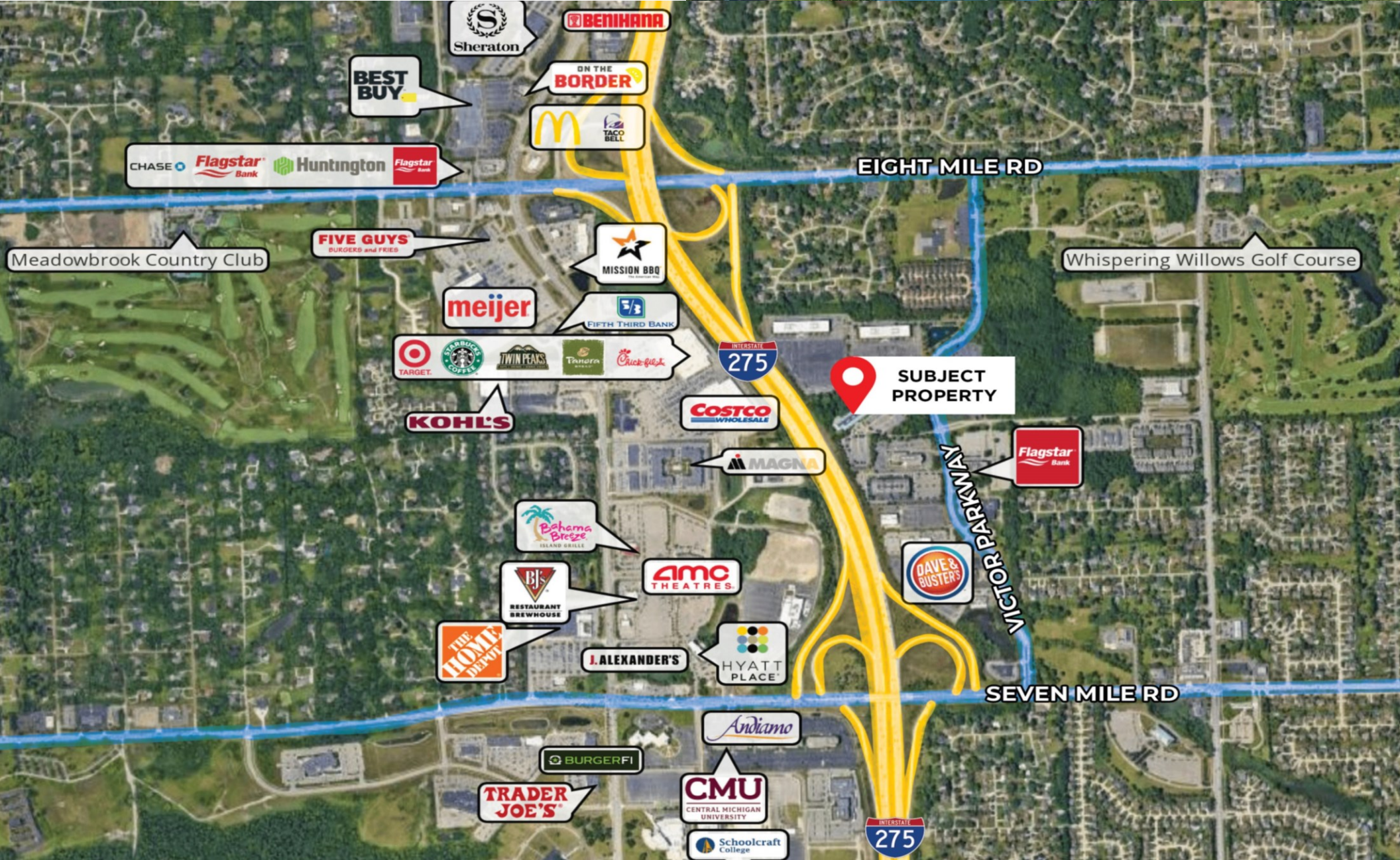
Livonia, Michigan, is a vibrant city located in Wayne County, about 20 miles northwest of downtown Detroit. With a population of approximately 95,535 as of the 2020 census, Livonia is known for its well-planned community layout and safe neighborhoods. The city offers excellent connectivity with major 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





# LOCAL AMENITIES



## FOOD & BEVERAGE

Andiamo  
Bahama Breeze  
Benihana  
BJ's Restaurant & Brewhouse  
Bravo! Italian Kitchen  
Buca di Beppo  
Cantoro Italian Market  
Chik-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  
Krogers  
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  
WoodSpring Suites

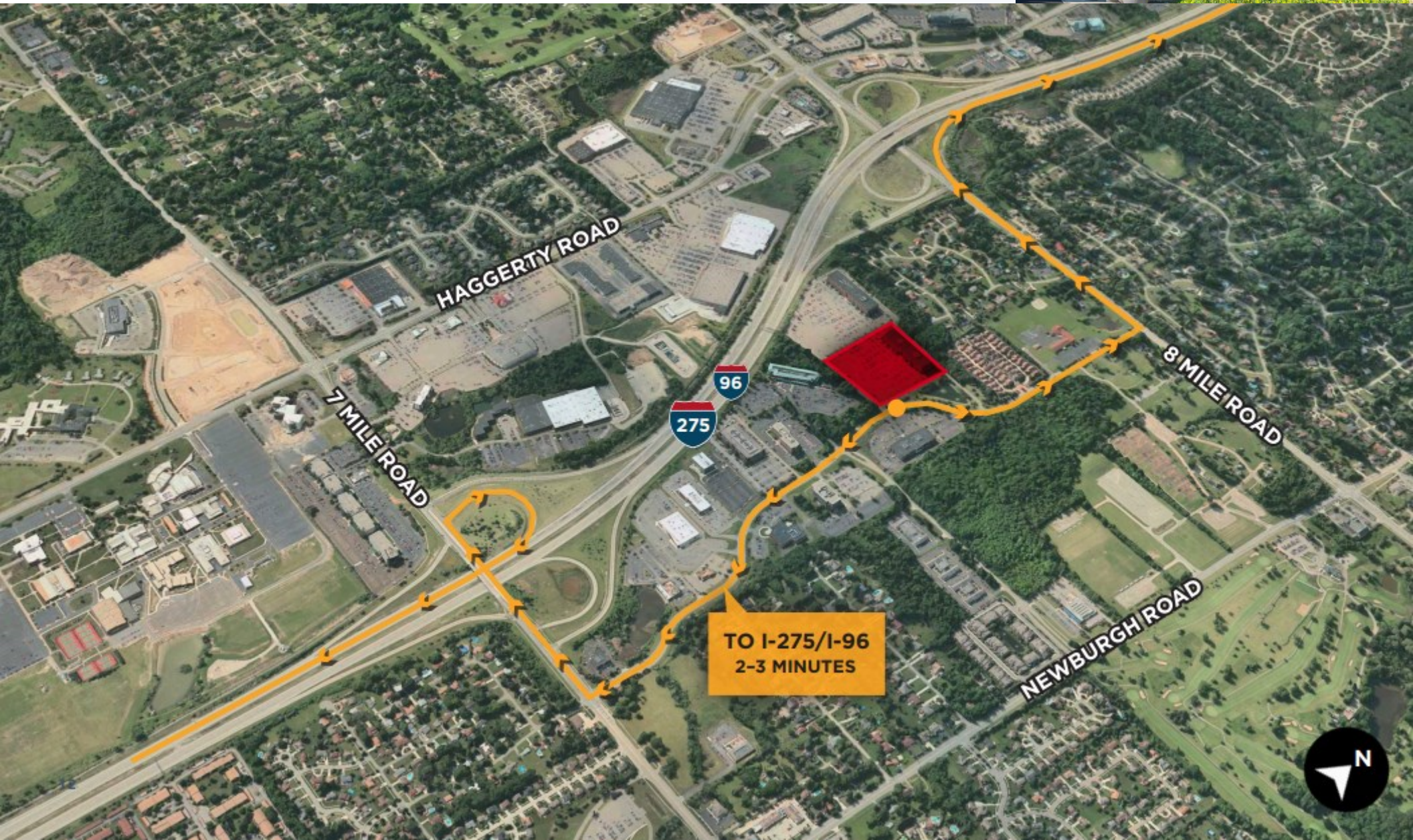


## PARKS & NATURAL AREAS

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

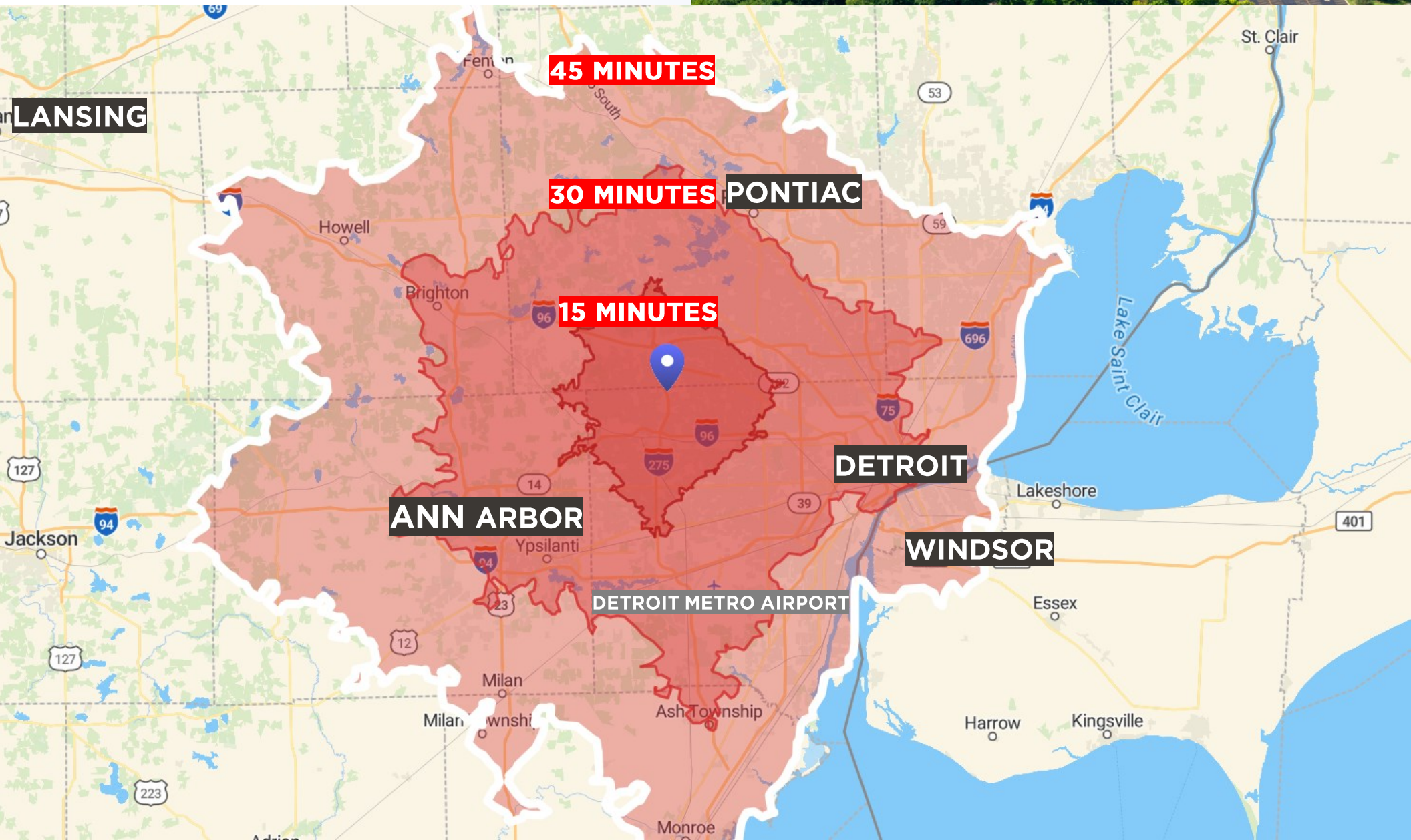


# ACCESSIBILITY & CONNECTIVITY





# 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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