



College Park

17430 COLLEGE PKY | LIVONIA, MI

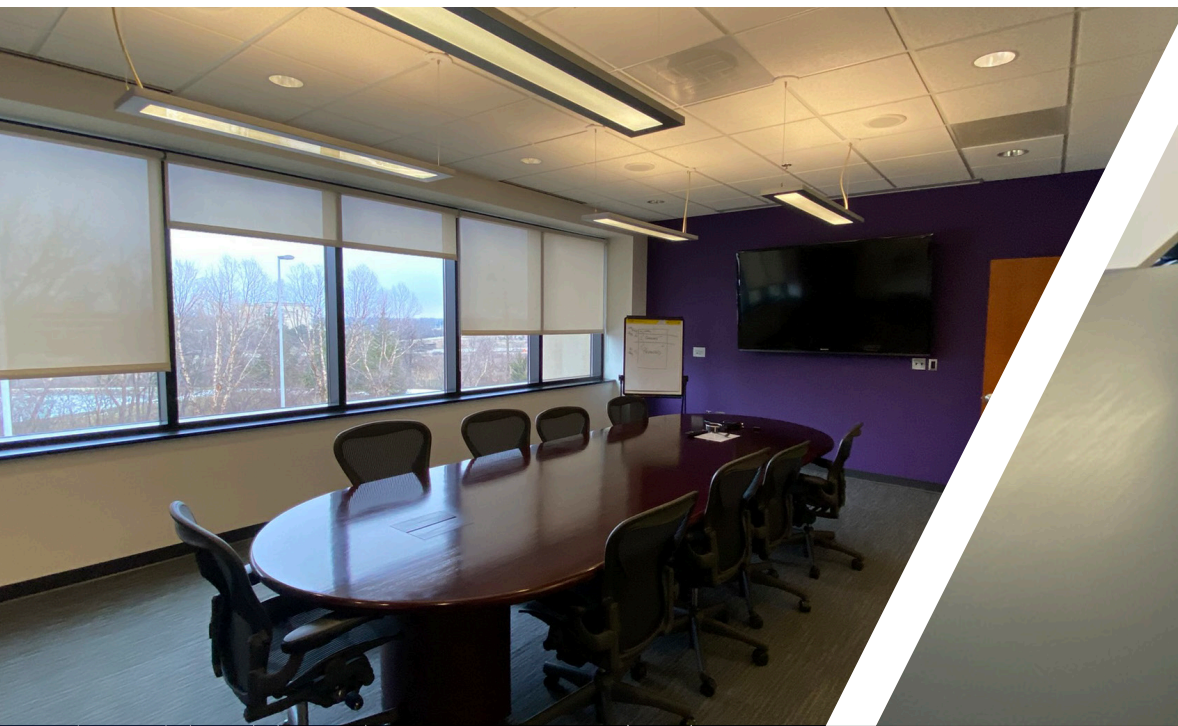
UP TO 6 MONTHS OF FREE RENT ON QUALIFYING LEASES

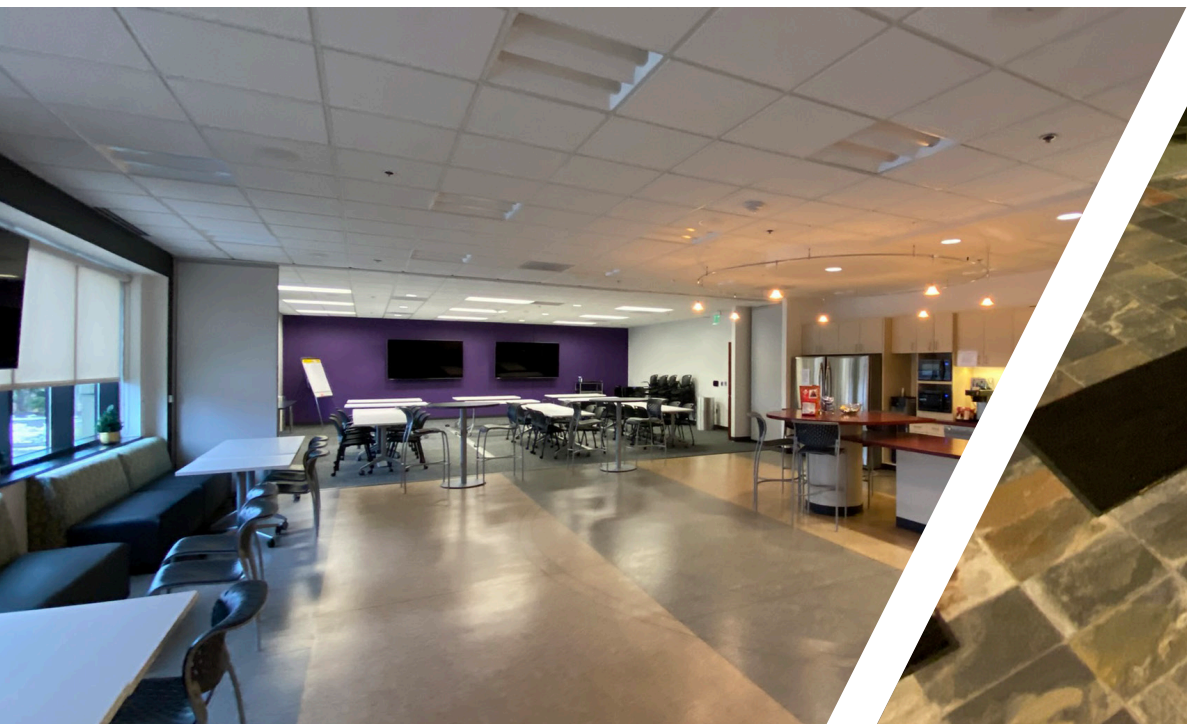
CBRE



Property Features

- 59,742 SF Class A office building
- Located near 6 Mile & Haggerty Road
- Immediate access to I-275 providing connectivity to I-96, I-696, and M-14
- Prominent freeway visibility with opportunity for building signage
- Walkable to several restaurants including Fleming's, Mitchell's Fish Market, Bravo! Italian Kitchen, Potbelly, Panchero's, Leo's Coney Island
- Ample surface parking
- Furniture available with 226 desks, 4 phone rooms, 33 offices, 18 conference rooms, and a 50 person training room
- Training room directly adjacent to a large kitchen separated by a retractable partition wall; ability to accommodate 100+ people for town hall
- Up to 39,828 RSF available for Sublease
 - 1st Floor | 5,000 - 19,914 RSF | 12/31/29 LEX
 - 2nd Floor | 19,914 RSF | 12/31/29 LEX
- **Sublease Rate: \$17.50-\$18.50/RSF Full Service Gross**





Area Amenities

2023 Demographics	1 Mile	3 Miles	5 Miles
Population	6,065	70,133	206,992
Number of Households	2,777	298,847	88,992
Avg. Household Income	\$125,015	\$138,353	\$133,395
Avg. Hosuehold Size	2.16	2.33	2.30
Daytime Population	16,041	91,212	259,359



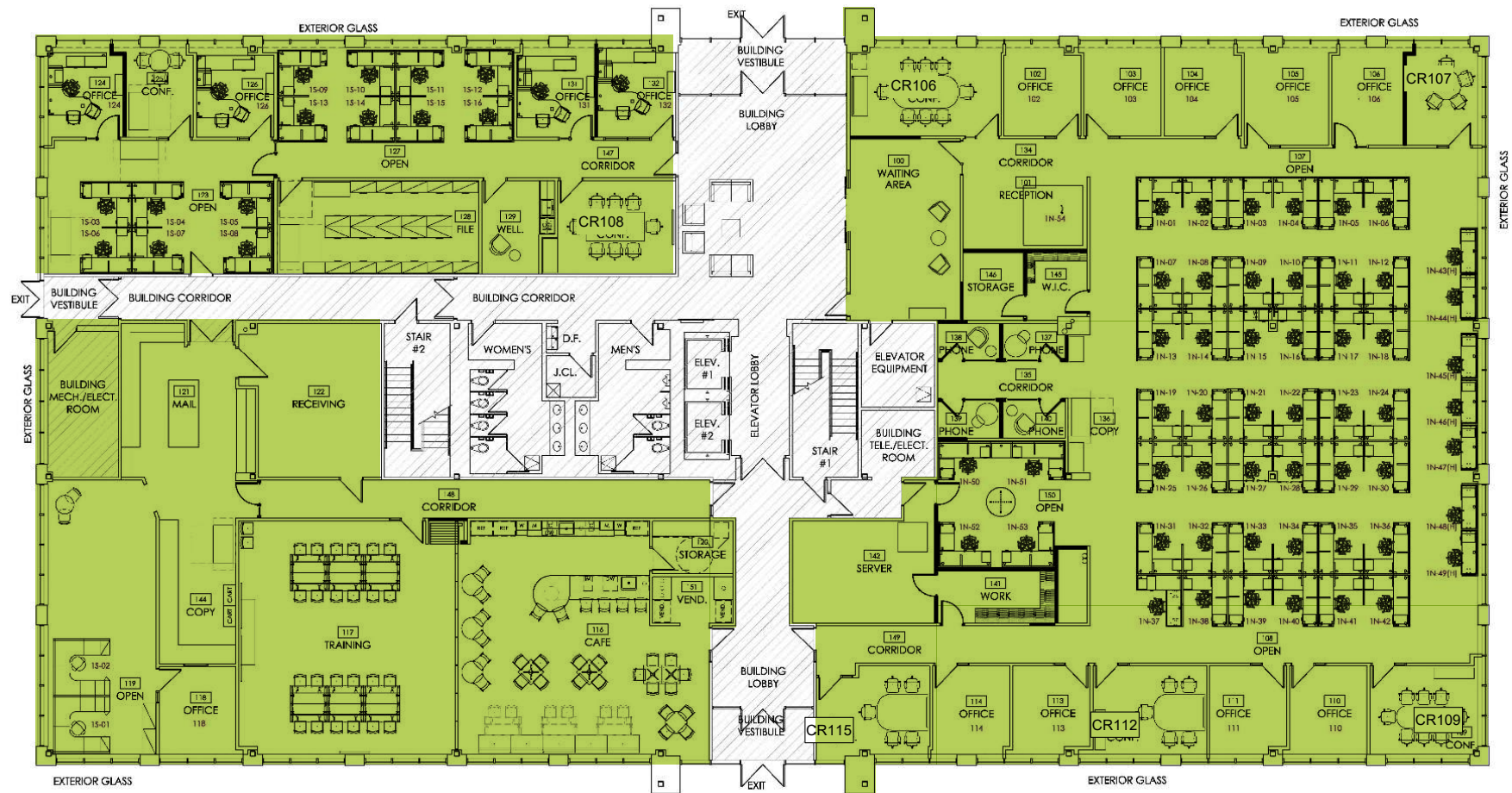
Site Aerial



First Floor

10,000 - 19,914 RSF (DIVISIBLE)

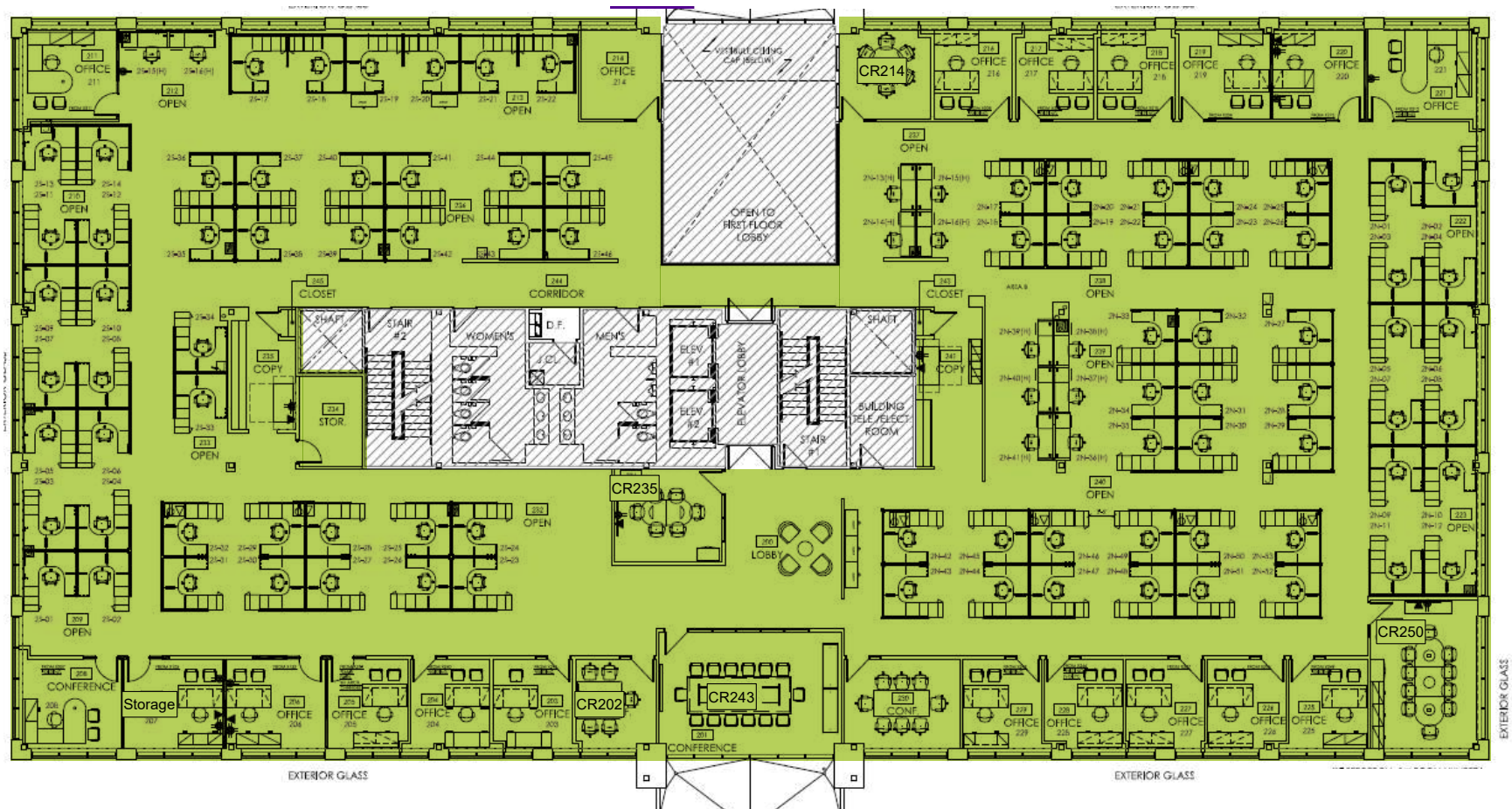
LEASE EXP: 12/31/2029



Second Floor

19,914 RSF

LEASE EXP: 12/31/2029



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