

34441 W 8 Mile Rd

Livonia, MI

Charles Towne

- Medical & Office Suites
- Fully Renovated Property
- Under New Ownership
- Professionally Managed
- Direct Suite Entry
- Tenant Control Over Heating & Cooling
- Main Road Monument Signage
- Aggressive Lease Rates & Improvement Allowance

OFFICE BUILDING FOR LEASE

FOR MORE INFORMATION:

Aaron Smith
Vice President
248.637.3515
asmith@LMCap.com

Michael Elle
Sales Associate
248.637.3526
melle@LMCap.com



L. MASON CAPITANI
CORFAC INTERNATIONAL
CELEBRATING 60 YEARS

LIBERTY
PROPERTY & ASSET MANAGEMENT

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

34441 W 8 Mile Rd

Livonia, MI



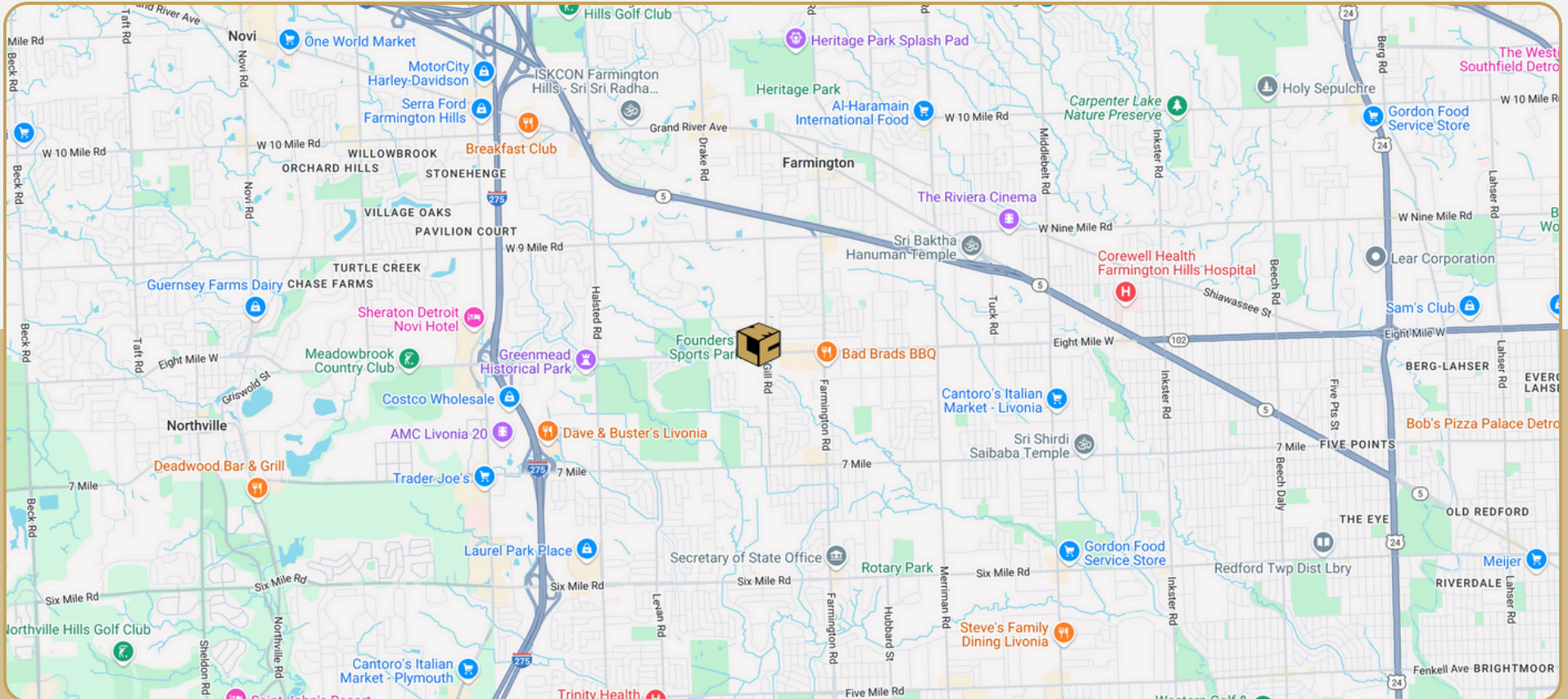
L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

LIBERTY

PROPERTY & ASSET MANAGEMENT



248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

34441 W 8 Mile Rd

Livonia, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

LIBERTY

PROPERTY & ASSET MANAGEMENT

Office Property Details:

Details:

Location Description: Eight Mile & Farmington

Building Type: Office

Class: B

Zoning: Office

Floors: 1

Year Built: 1986

Year Renovated: 2020

Gross SF: 19,210 SF

Total Rentable SF: 19,210 SF

Available SF: 5,238 SF

Min/Max SF: 697 SF - 3,725 SF

Acres: 2.14

Multitenant: Yes

Parcel ID: 46-014-01-0015-001

Property Description: Renovated office/medical building with private suite entrances and direct control over heating and cooling.

Economic:

Min/Max Rental Rate: \$16.50/SF

Rental Terms: + Utilities

Annual Escalations: \$0.50/SF

Load Factor: 0.0%

Occupancy: Immediate

Parking:: 5.15/1,000 Spaces

Partition Allowance: Negotiable

Signage: Monument & Suite Ext

Status: Existing

Operating Expenses: Base Year

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

34441 W 8 Mile Rd

Livonia, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

LIBERTY

PROPERTY & ASSET MANAGEMENT

Available Suites:

Suite 105: 2,116SF

Suite 106: 912 SF

Suite 107: 697 SF

Suite 105/106/107: 3,725 SF

Suite 106/107: 1,609 SF

Suite 111: 747 SF

Suite 112: 766 SF

Suite 111/112 1,513 SF



248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

34441 W 8 Mile Rd

Livonia, MI



L. MASON CAPITANI

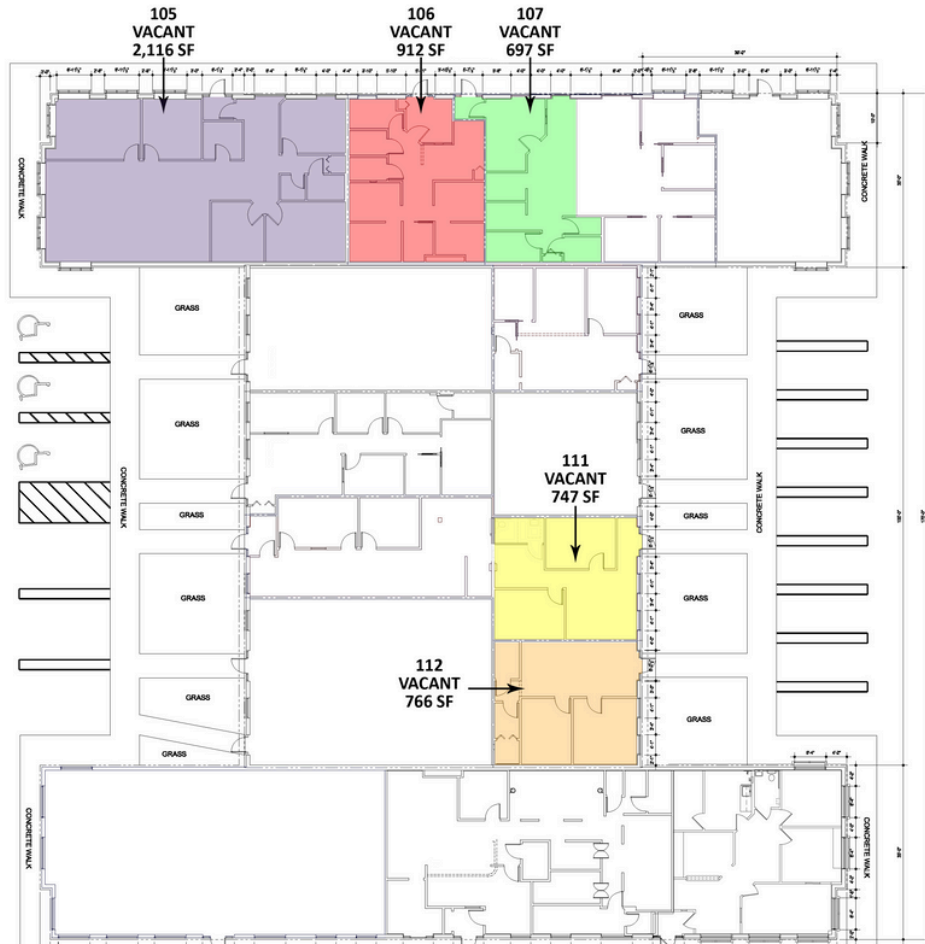
CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

LIBERTY

PROPERTY & ASSET MANAGEMENT

First Floor Vacancies



Suite Number	Square Footage	Video Tour
105	2,116 SF	View Here
106	912 SF	View Here
107	697 SF	View Here
105/106/107	3,725 SF	-
106/107	1,609 SF	-
111	747 SF	View Here
112	766 SF	-
111/112	1,513 SF	-

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.