

34441 W 8 Mile Rd

Livonia, MI

- 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:

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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.

Charles Towne



L. MASON CAPITANI
CORFAC INTERNATIONAL
CELEBRATING 60 YEARS

LIBERTY
PROPERTY & ASSET MANAGEMENT

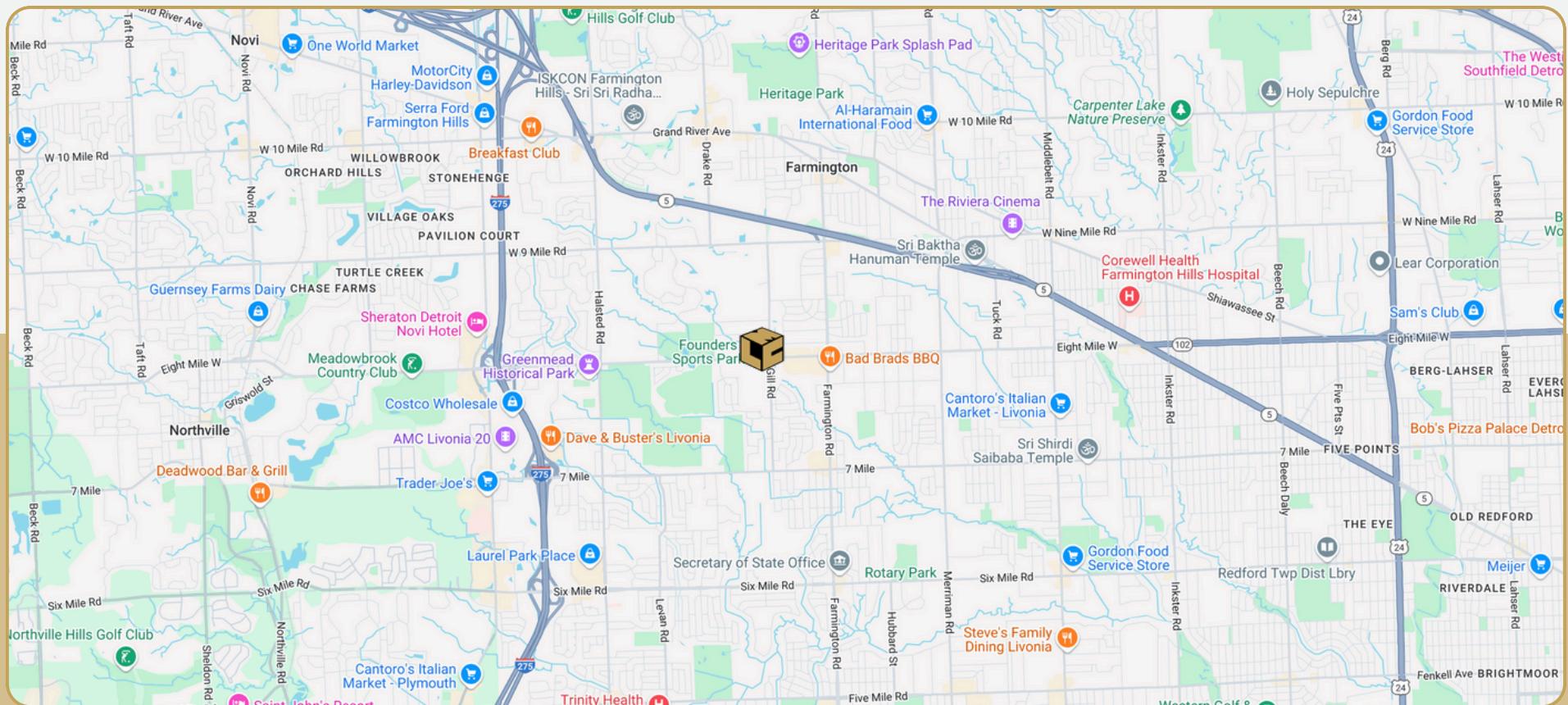
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Office Property Details:

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

Mulitenant: 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

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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



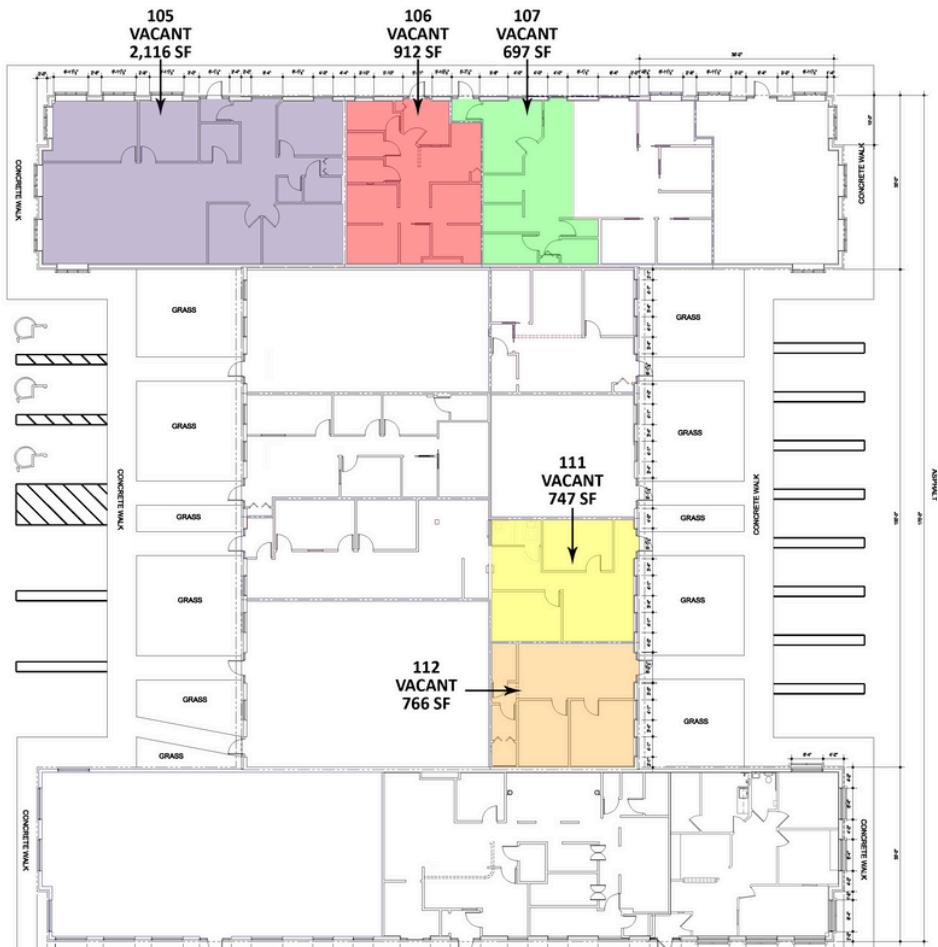
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First Floor Vacancies



| 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 | - |

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