

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

LAUREL OFFICE PARK III

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LAUREL OFFICE PARK I



LAUREL OFFICE PARK III

LAUREL OFFICE PARK III

PROPERTY HIGHLIGHTS

- 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

PROPERTY 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



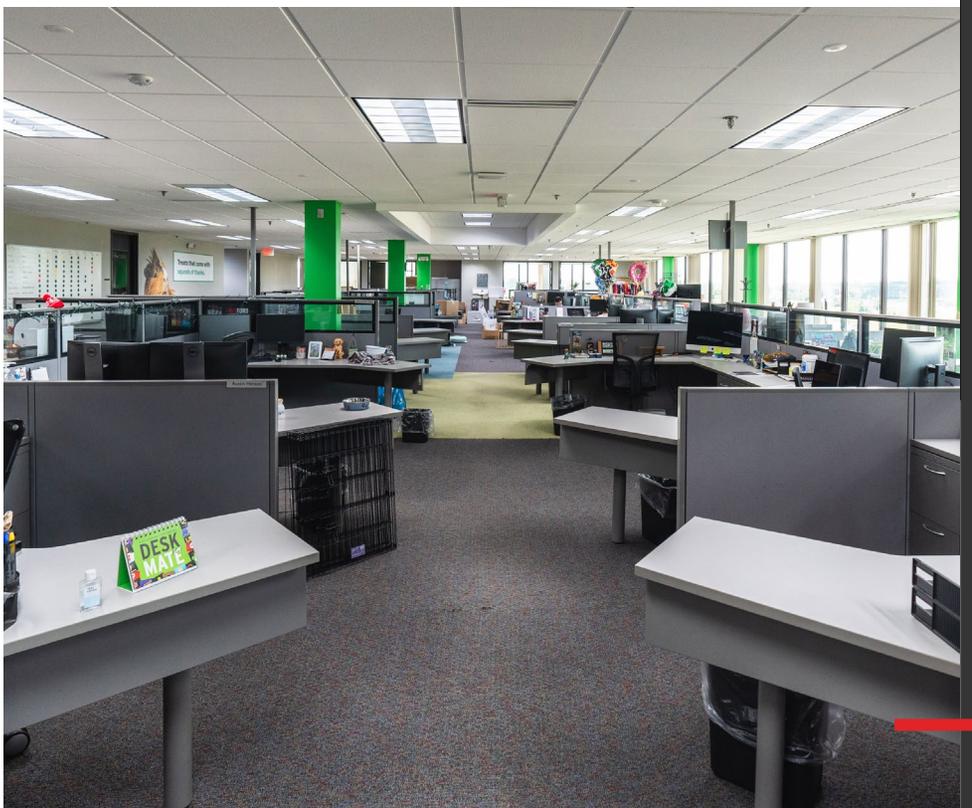


LOP III LOBBY RENOVATION





LOP III SUITE PHOTOS



LOP III SUITE PHOTOS



LOPII AVAILABLE SIGNAGE

LAUREL OFFICE PARK I

PROPERTY HIGHLIGHTS

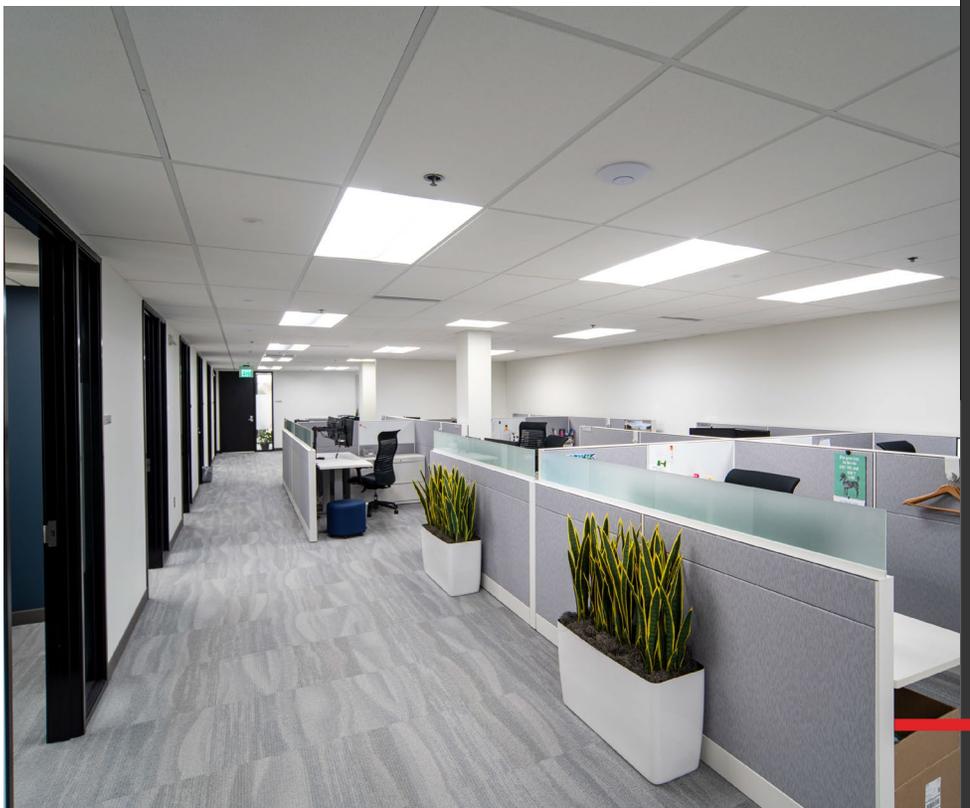
- Ideal corporate headquarters facility in close proximity to I-275/6 Mile interchange
- 4 story, ±125,000 SF building
- Move-in ready suites available starting at 1,000 RSF
- Large contiguous space available up to 29,000 RSF
- Recently completed interior renovations (January 2025)
- Wi-Fi available 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

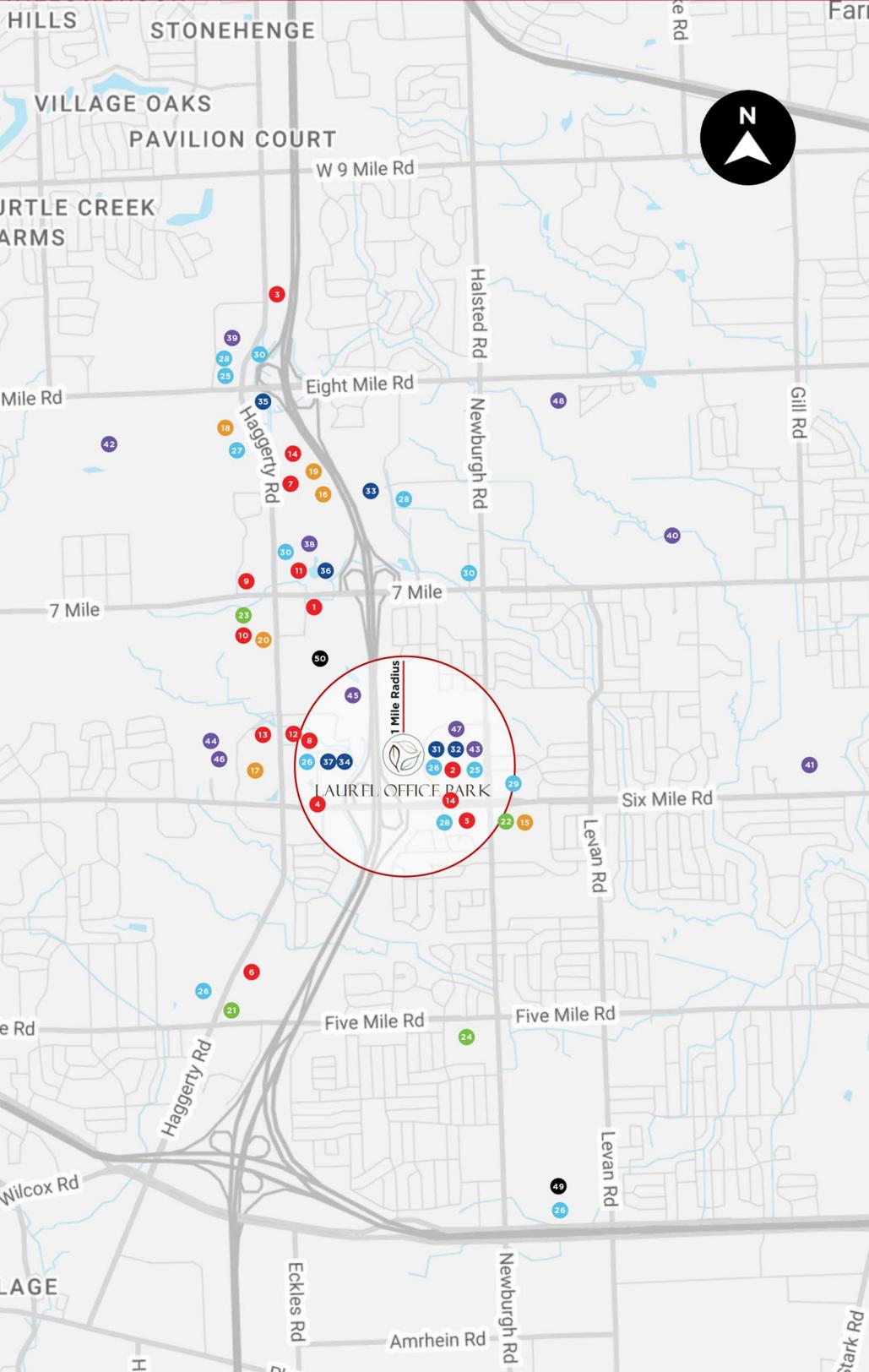




LOP | COMMON AREAS



LOP | SUITE PHOTOS



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 REI
- 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

Laurel Park Place
Olgas KITCHENS **Dunham's** SPORTS
H&M **EDDIE BAUER**

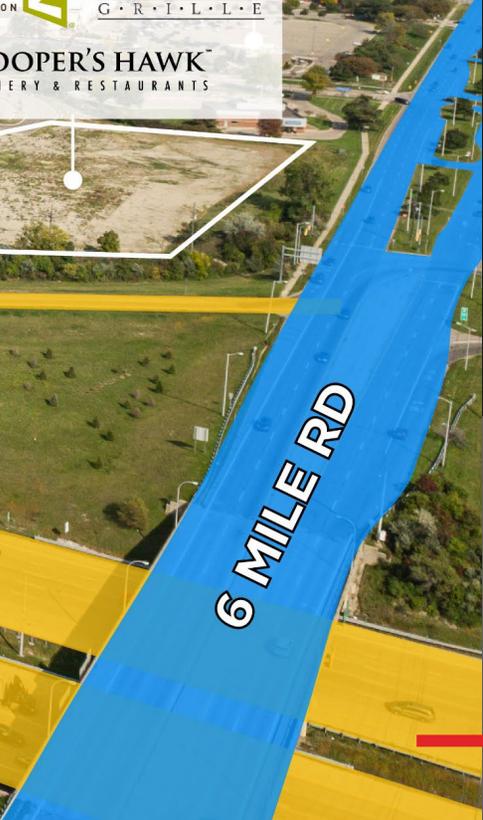
FedEx Office **verizon**

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H
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COOPER'S HAWK WINERY & RESTAURANTS



AERIAL OVERVIEW

CREATING
VALUE
BEYOND
REAL
ESTATE



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