

**37701-37785 Pembroke Ave**  
*Livonia, MI*

**James Towne**

- Office & Medical Suites Available
- Fully Renovated Property
- Under New Ownership
- Professionally Managed
- Direct Suite Entry
- Tenant Control Over Heating & Cooling
- Close Proximity to I-275 & I-96

**OFFICE BUILDING FOR LEASE**

**FOR MORE INFORMATION:**

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248.637.9700 | [LMCap.com](http://LMCap.com)

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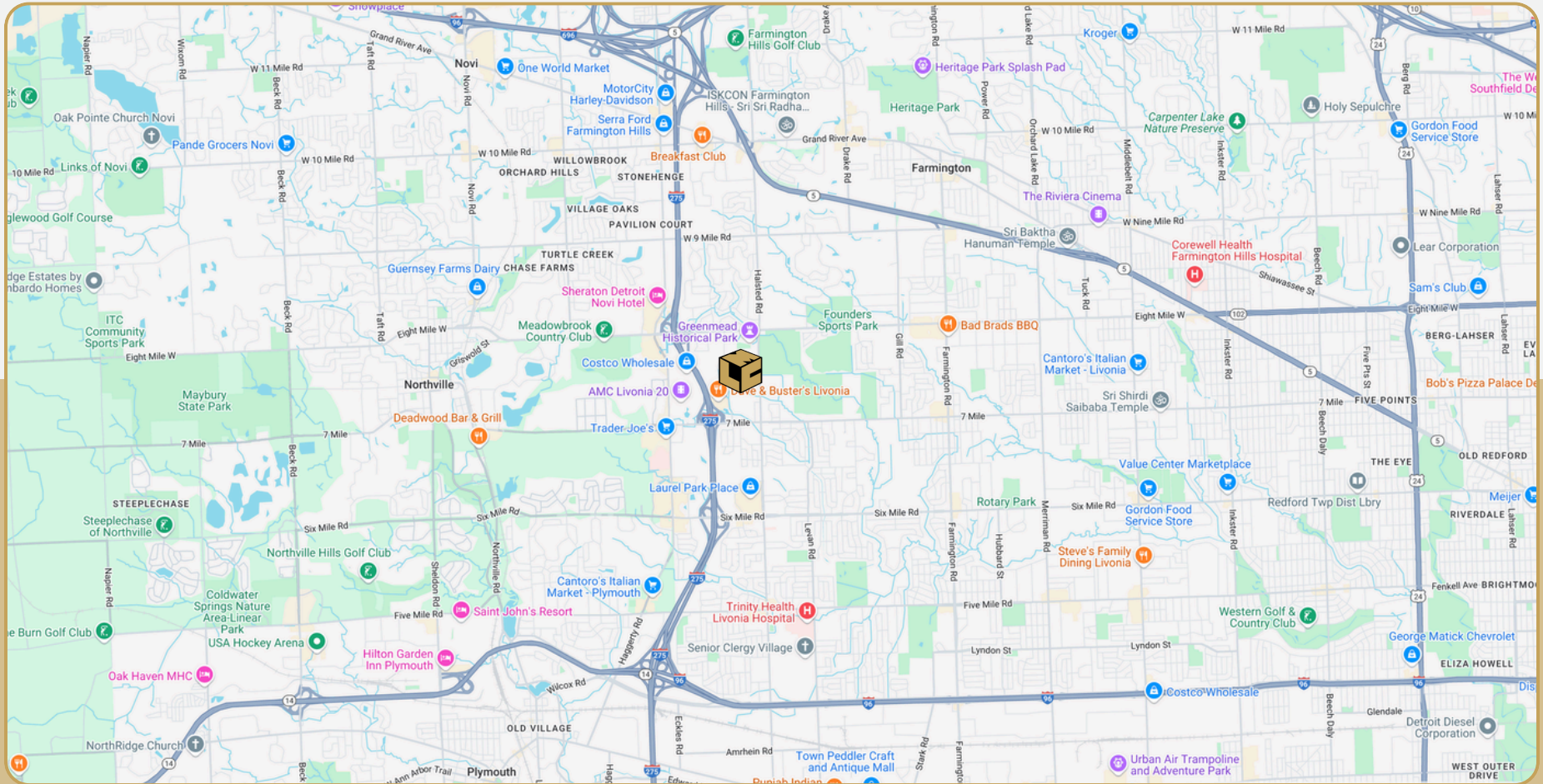
# 37701-37785 Pembroke Ave

Livonia, MI



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## Office Property Details:

### Details:

**Location Description:** Pembroke Ave & Newburgh Rd  
**Building Type:** Office/Medical  
**Class:** B  
**Zoning:** Office  
**Floors:** 1  
**Year Built:** 1996  
**Year Renovated:** 2020  
**Gross SF:** 21,604 SF  
**Total Rentable SF:** 21,604 SF  
**Available SF:** 2,365 SF  
**Min/Max SF:** 1,165 SF - 2,365 SF  
**Acres:** 3.89  
**Multitenant:** Yes

**Property Description:** Fully Renovated Property. Under New Ownership. Professionally Managed. Direct Suite Entry. Tenant Control Over Heating & Cooling. Close Proximity to I-275 & I-96.

### Economic:

**Min/Max Rental Rate:** \$17.50/SF  
**Rental Terms:** + Utilities  
**Annual Escalations:** \$0.50/SF  
**Load Factor:** 0%  
**Occupancy:** Immediate  
**Parking:** 5.0/1,000 Spaces  
**Partition Allowance:** Negotiable  
**Signage:** Yes  
**Status:** Existing

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## Available Suites:



**37701 Pembroke:** 1,200 SF  
**37705 Pembroke:** 1,165 SF

**37701-37705 Pembroke:** 1,165 SF - 2,365 SF

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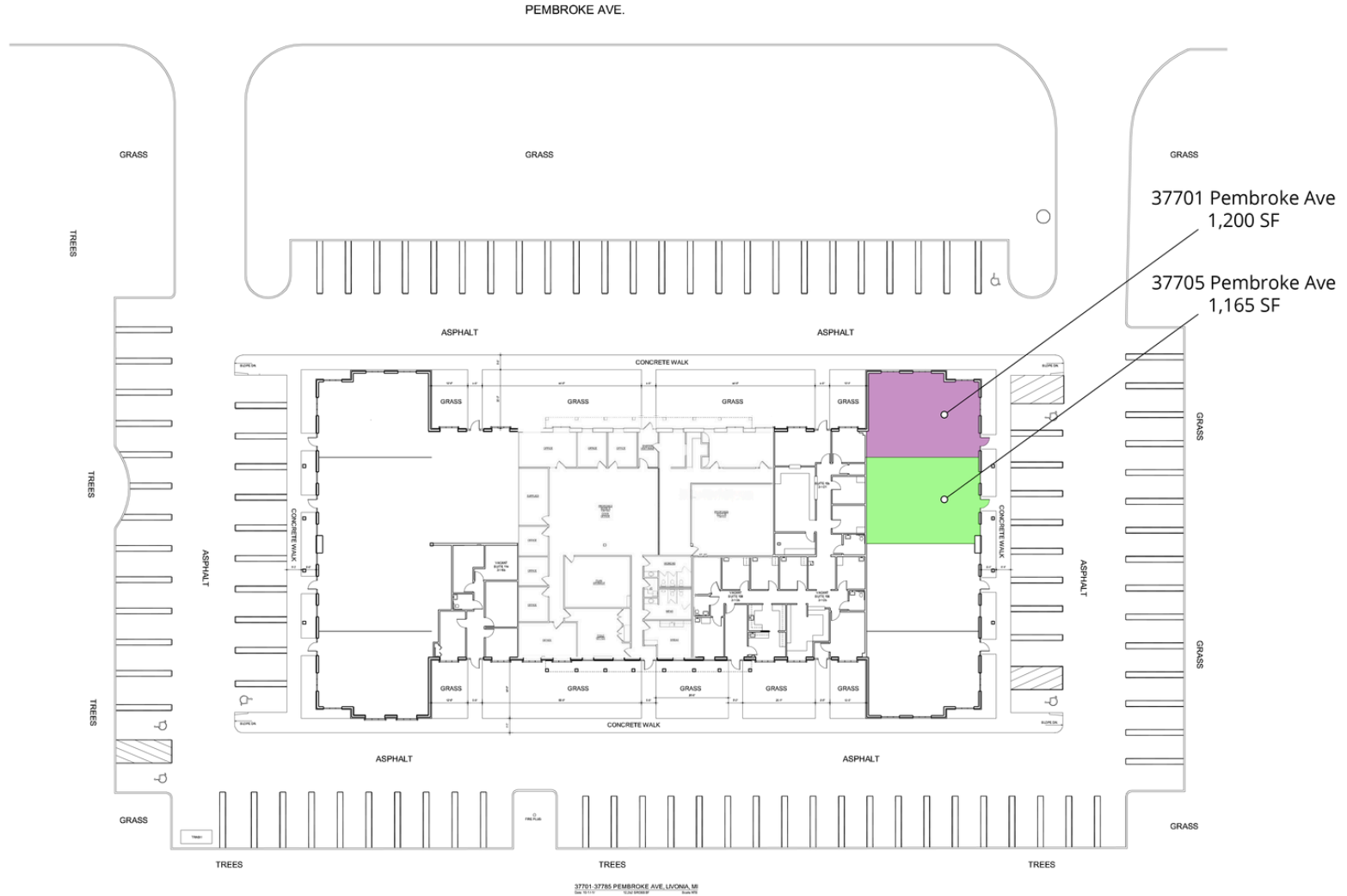
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## Site Plan



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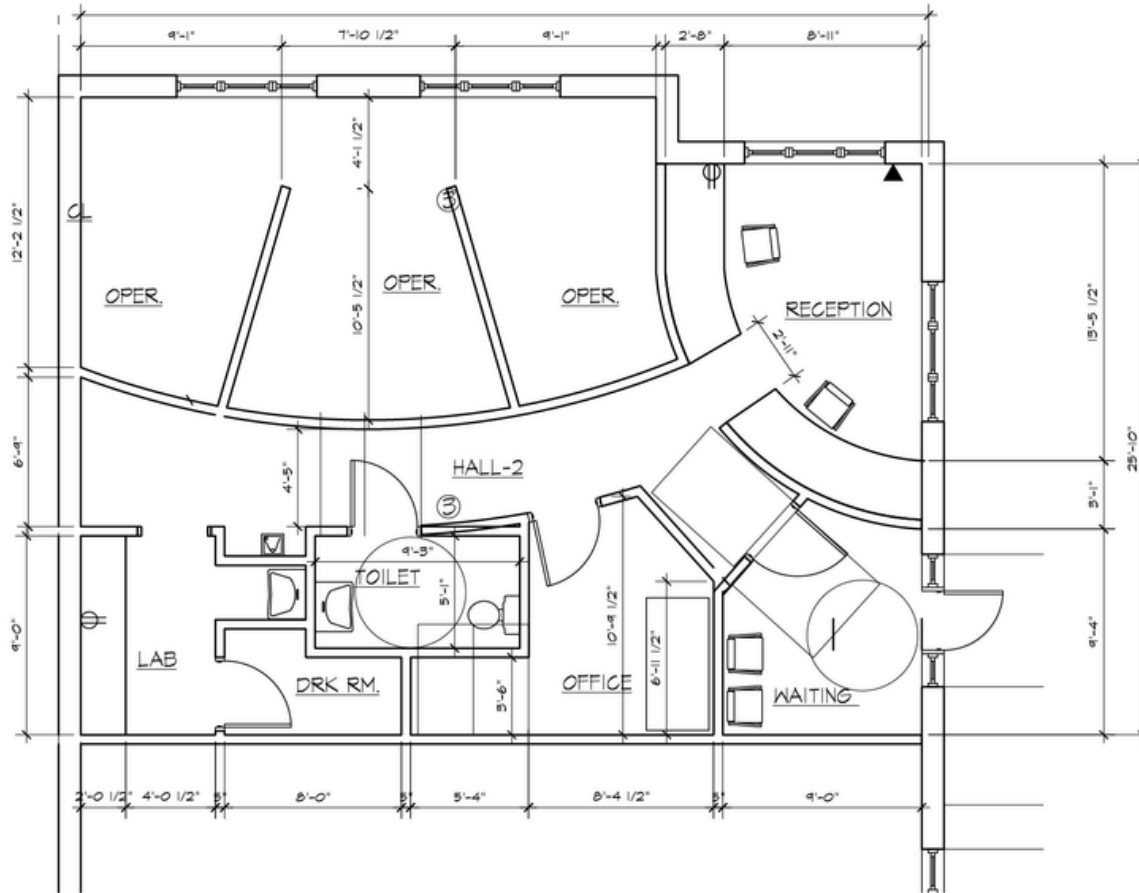
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## 37701 Pembroke Vacancy



Suite Number	Square Footage	Video Tour
37701 Pembroke	1,200 SF	<a href="#">View Here</a>

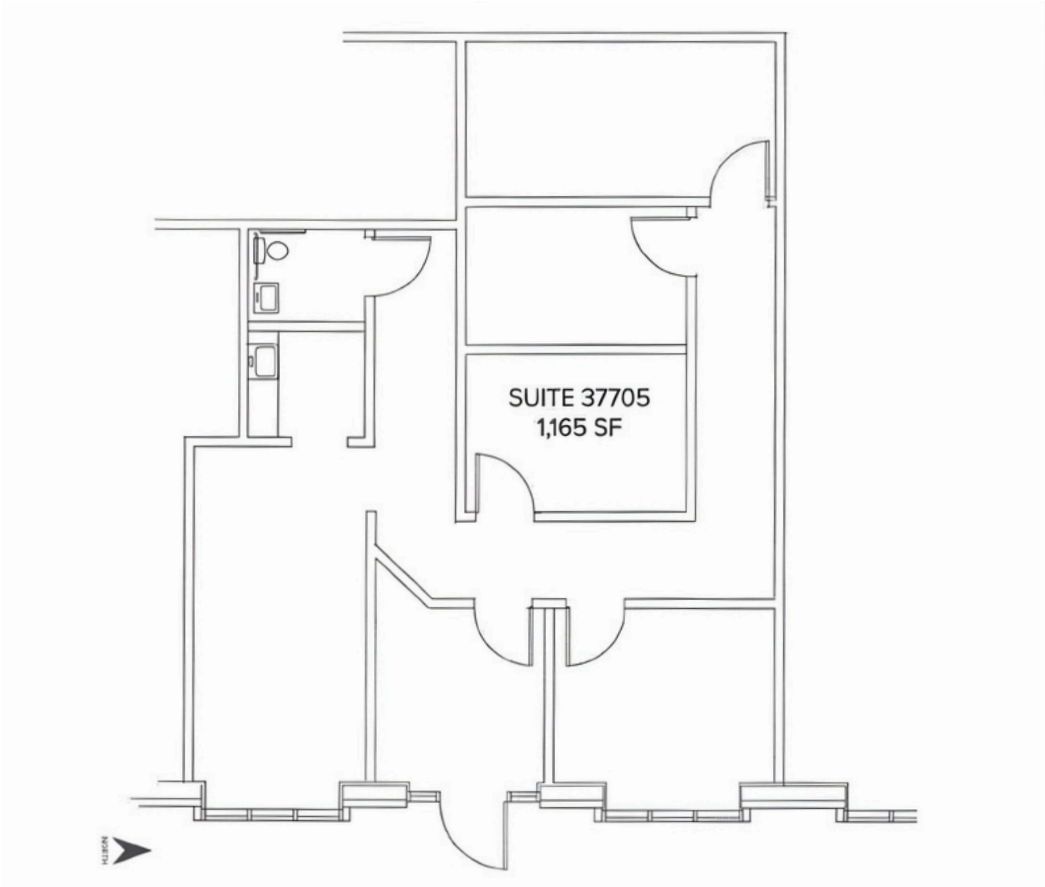
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## 37705 Pembroke Vacancy



Suite Number	Square Footage	Availability
37705 Pembroke	1,165 SF	4/1/26

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