

AVAILABLE

±100,537 SF

VICTOR CORPORATE PARK

19975 Victor Parkway

Livonia, MI



FRIEDMAN
REAL ESTATE 

MEET YOUR **TEAM**



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ABOUT

Victor Corporate Park

HIGHLIGHTS

- Ideal Corporate Headquarters
- 3-story, move-in ready office building
- All new carpet and paint throughout
- Full floors up to +/-33,000 SF
- Close proximity to I-275, I-696, I-96 and M-5
- Numerous area amenities including restaurants, hotels, banks, and local shops

SITE INFORMATION

Land Size:	13.18 ac
Zoning:	PO-3
Parking Spaces:	463
Parking Type:	Surface

BUILDING INFORMATION

Type:	3 Star
Year Built:	1996
Stories:	3



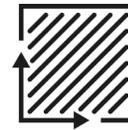
BUILDING SIZE
100,537 SF



OFFICE
3-Star Office



PARKING
Up To 463
Surface Spaces



ACREAGE
13.18 Acres



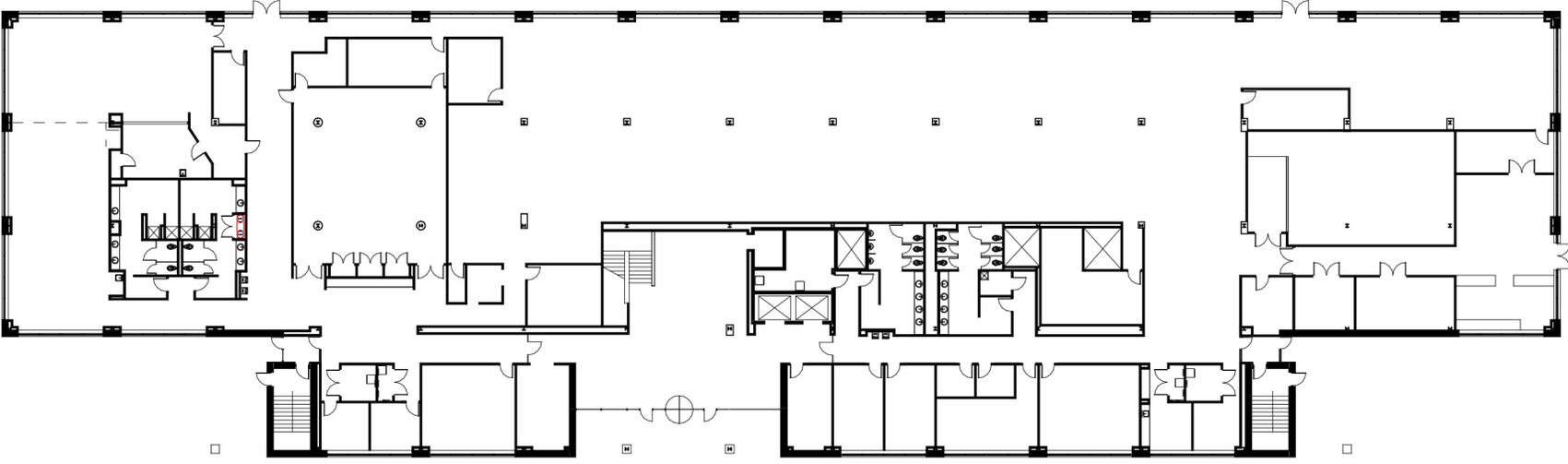
LEASE
NNN



LEASE PRICE
±\$14.00 SF +E

1ST FLOOR

VICTOR CORPORATE PARK



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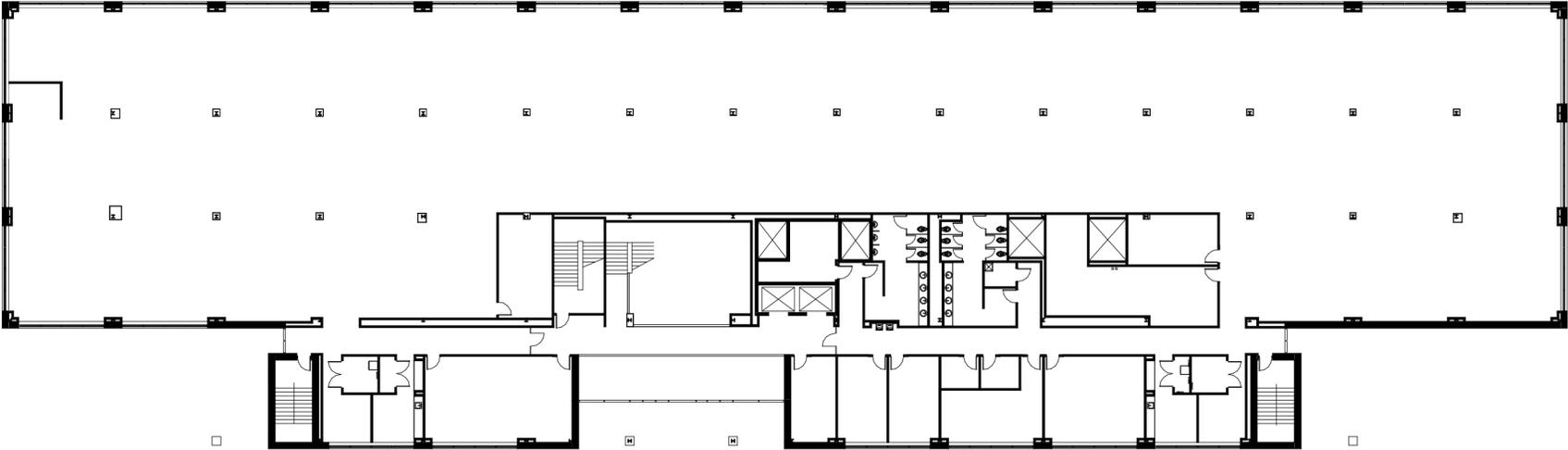
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VICTOR CORPORATE PARK
19975 VICTOR PARKWAY
LIVONIA, MI

1ST FLOOR
33,513 GSF
FOR DETAILS PLEASE CALL:
248-324-2000

2ND FLOOR

VICTOR CORPORATE PARK



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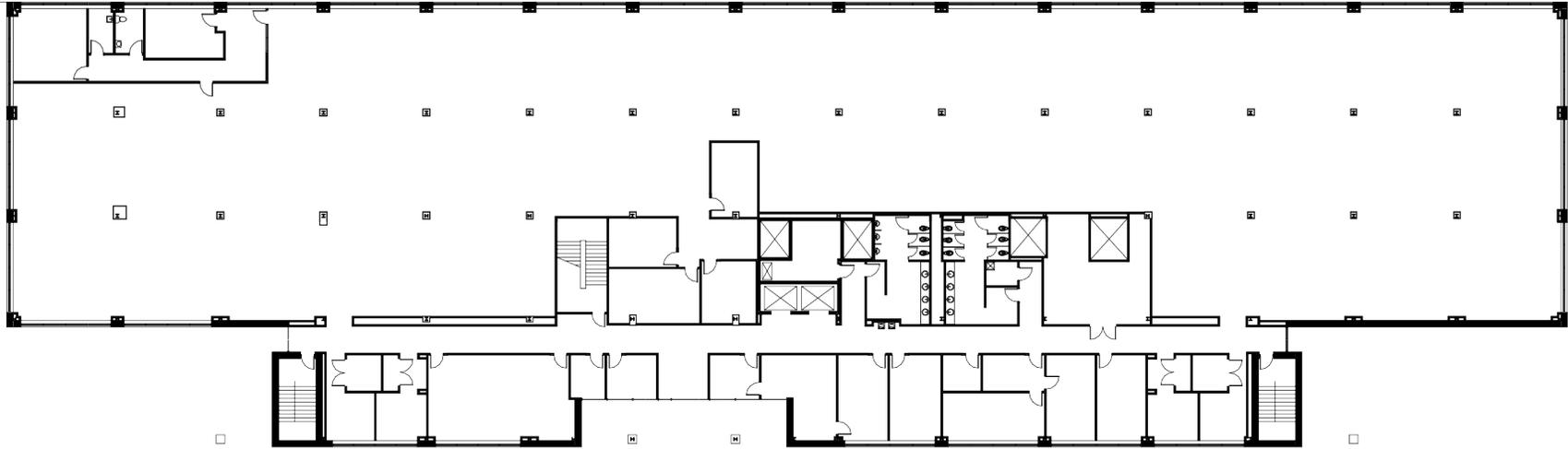
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2ND FLOOR
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3RD FLOOR

VICTOR CORPORATE PARK



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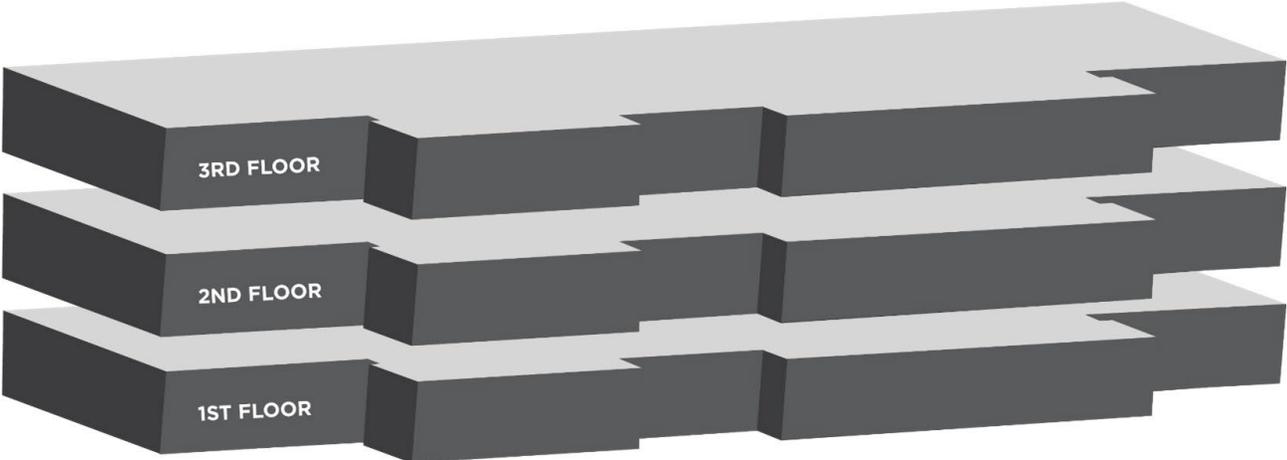
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STACKING PLAN

VICTOR CORPORATE PARK



AVAILABLE SF	
1 ST FLOOR	±33,513 SF
2 ND FLOOR	±33,512 SF
3 RD FLOOR	±33,512 SF
TOTAL	±100,537 SF

INTERIOR PHOTOS

VICTOR CORPORATE PARK



INCREDIBLE HEADQUARTERS LOCATION



PROPERTY PHOTOS



PROPERTY PHOTOS



EXPERIENCE LIVONIA, MI

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Population 2023	81,059	185,795	762,129
Total Population 2028	81,941	188,092	772,609
Annual Growth Rate 2023-2028	0.2%	0.2%	0.3%
Median Age	43.4	43.7	41.6
# of persons per HH	2.3	2.4	2.4
Total Households	37,617	77,791	310,595
Average HH Income	\$116,732	\$117,848	\$99,648
Median House Value	\$291,943	\$278,883	\$224,221
Consumer Spending	\$1.2B	\$2.8B	\$10.1B

Livonia, Michigan, is a vibrant city located in Wayne County, about 20 miles northwest of downtown Detroit. With a population of approximately 95,535 as of the 2020 census, Livonia is known for its well-planned community layout and safe neighborhoods. The city offers excellent connectivity with major highways like Interstate I-96 and I-275, making it convenient for residents and visitors to travel to and from Detroit and other nearby areas. Livonia's history dates back to 1835 when it was organized as Livonia Township, and it was later incorporated as a city in 1950.

Livonia boasts a variety of amenities and attractions that cater to diverse interests. The city is home to numerous parks, recreational facilities, and shopping centers, providing ample opportunities for leisure and entertainment. Notable developments include the Kirksey Recreation Center and the upcoming Senior Wellness Center, which aim to enhance the quality of life for residents. Livonia's community spirit is evident in its events and activities, such as the annual Livonia Spree, which brings together residents for a week of fun and celebration. Overall, Livonia is a thriving suburban community that offers a high quality of life and a welcoming atmosphere.



LOCAL AMENITIES



BEST BUY

ON THE BORDER

McDonald's
TACO BELL

LAIFITNESS

CHASE
Flagstar Bank
Huntington
Flagstar Bank

EIGHT MILE RD

Meadowbrook Country Club

FIVE GUYS
BURGERS and FRIES

MISSION BBQ

Whispering Willows Golf Course

meijer

FIFTH THIRD BANK

TARGET
STARBUCKS COFFEE
TWIN PEAKS
TANORA
Chick-fil-A

KOHL'S

STARBUCKS COFFEE

COSTCO WHOLESALE

Flagstar Bank

MAGNA

Bahama Breeze
ISLAND GRILLE

BJ's
RESTAURANT BREWHOUSE

AMC THEATRES

DAVE & BUSTER'S

THE HOME DEPOT

J. ALEXANDER'S

HYATT PLACE

SEVEN MILE RD

Nino Salvaggio

Andiamo

TRADER JOE'S

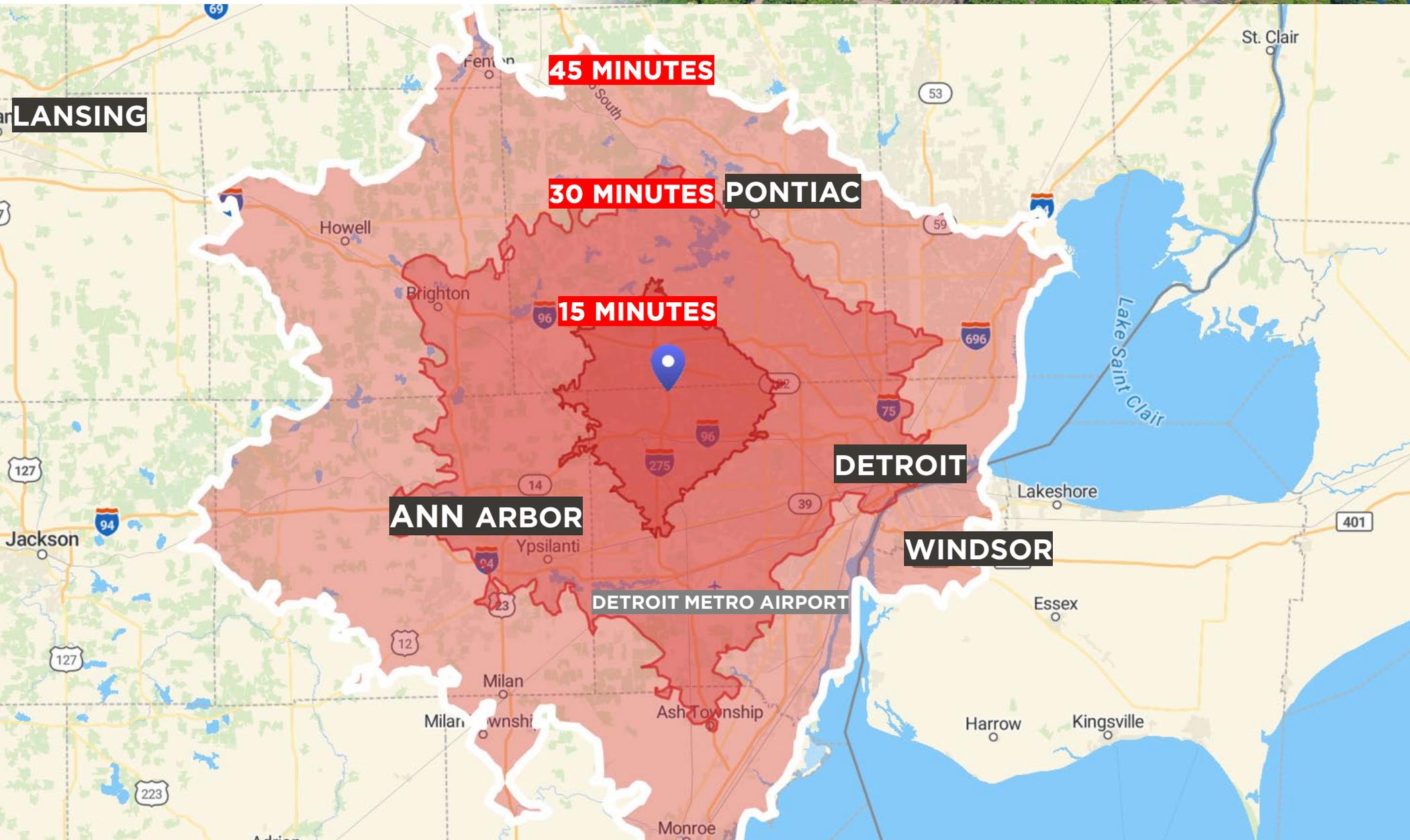
BURGERFI

CMU
CENTRAL MICHIGAN UNIVERSITY

Schoolcraft College

meijer
NEW TOWNHOMES
HOME2
SUITED BY HILTI
THE CAPITAL GRILLE
WHOLE FOODS MARKET
COOPER'S HAWK
WINERY & RESTAURANTS

DRIVE TIME MAP



CREATING
VALUE
BEYOND
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