

# 37601-37649 Pembroke Ave

Livonia, MI

## James Towne II

- 1,165 SF Sublease Available
- Term Through 9/30/2029
- Fully Renovated Property
- Under New Ownership
- Professionally Managed
- Direct Suite Entry
- Tenant Control Over Heating & Cooling
- Close Proximity to I-275 & I-96
- Aggressive Lease Rates & Improvement Allowance



### OFFICE BUILDING FOR LEASE

#### FOR MORE INFORMATION:

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**L. MASON CAPITANI**  
CORFAC INTERNATIONAL  
CELEBRATING 60 YEARS

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PROPERTY & ASSET MANAGEMENT

248.637.9700 | LMCap.com

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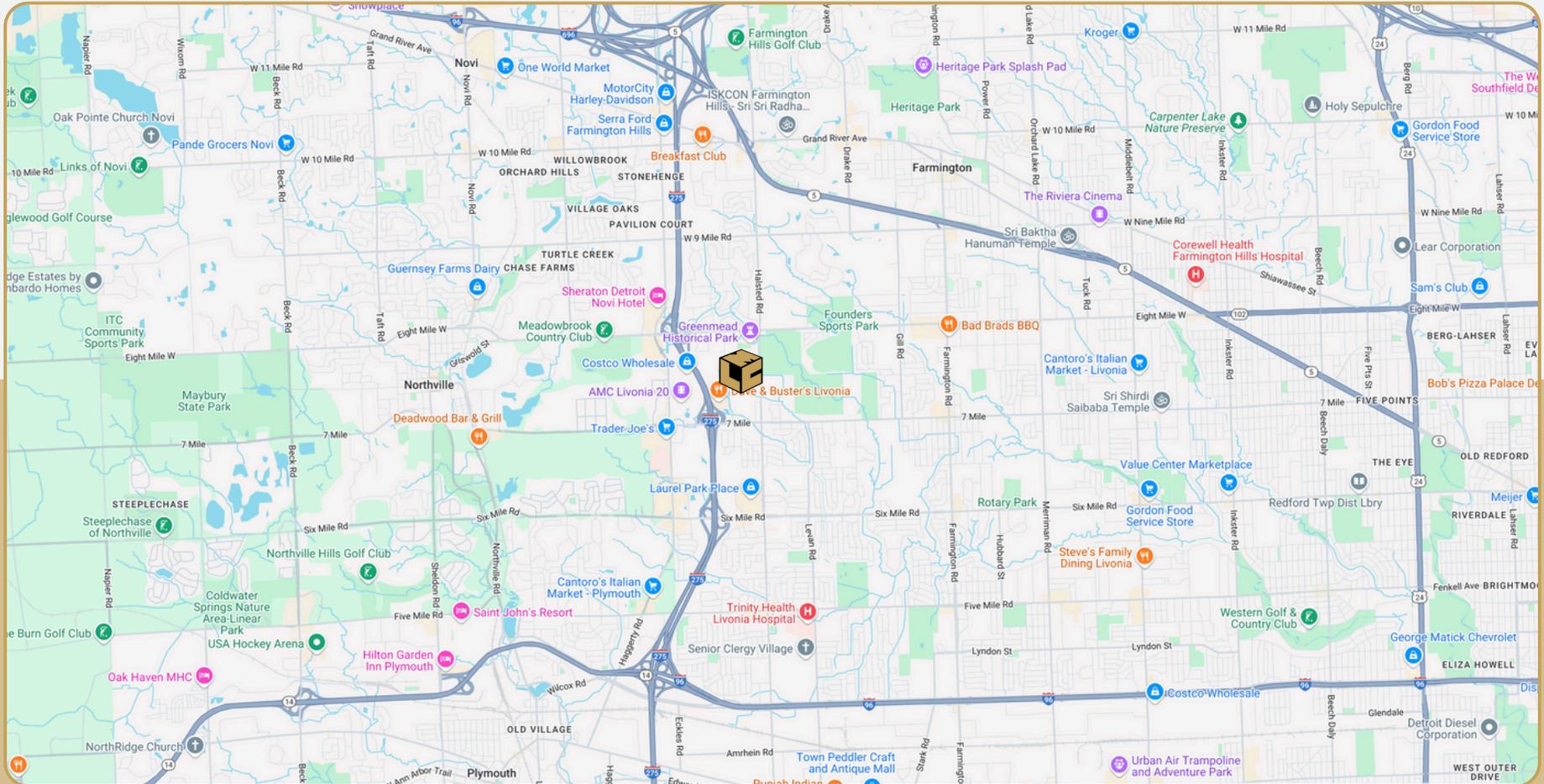
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## Office Property Details:

### Details:

**Location Description:** Pembroke Ave & Newburgh Rd

**Building Type:** Office/Medical

**Class:** B

**Zoning:** Office

**Floors:** 1

**Year Built:** 1998

**Gross SF:** 20,000 SF

**Total Rentable SF:** 20,000 SF

**Available SF:** 1,165 SF

**Min/Max SF:** 1,165 SF

**Acres:** 2.58

**Multitenant:** Yes

**Property Description:** Single story building with direct suite entry. Under new ownership & management.  
Sublease through 9/30/2029

### Economic

**Min/Max Rental Rate:** \$17.50/SF

**Rental Terms:** + Utilities

**Annual Escalations:** \$0.50/SF

**Load Factor:** 0%

**Occupancy:** Immediate

**Parking:** 4.5/1,000 Spaces

**Partition Allowance:** Negotiable

**Signage:** Suite Entry

**Status:** Existing

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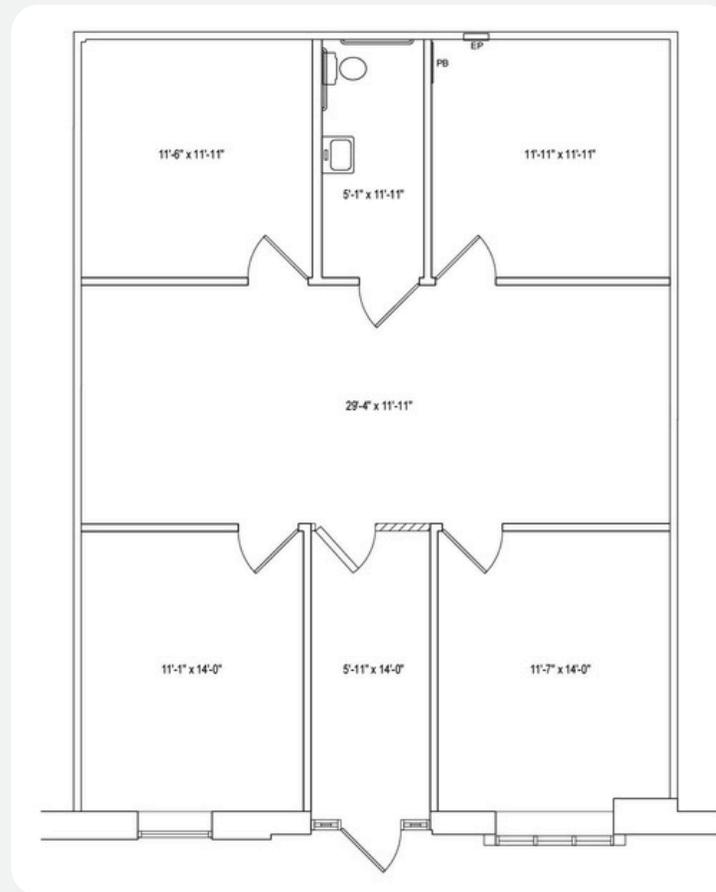
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## Available Suite:



**37621 Pembroke:** 1,165 SF  
**Virtual Tour:** [Click Here](#)

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