

OFFICE PROPERTY // FOR LEASE

875 - 3,785 SF OFFICE SUITES AVAILABLE AT OUTSTANDING LIVONIA LOCATION

33300 5 MILE RD
LIVONIA, MI 48154



- 1,362- 3,785 SF available
- Great window lines for natural light
- Professionally managed & maintained building
- Tenant improvement allowance
- Outstanding location in Livonia
- Abundant parking



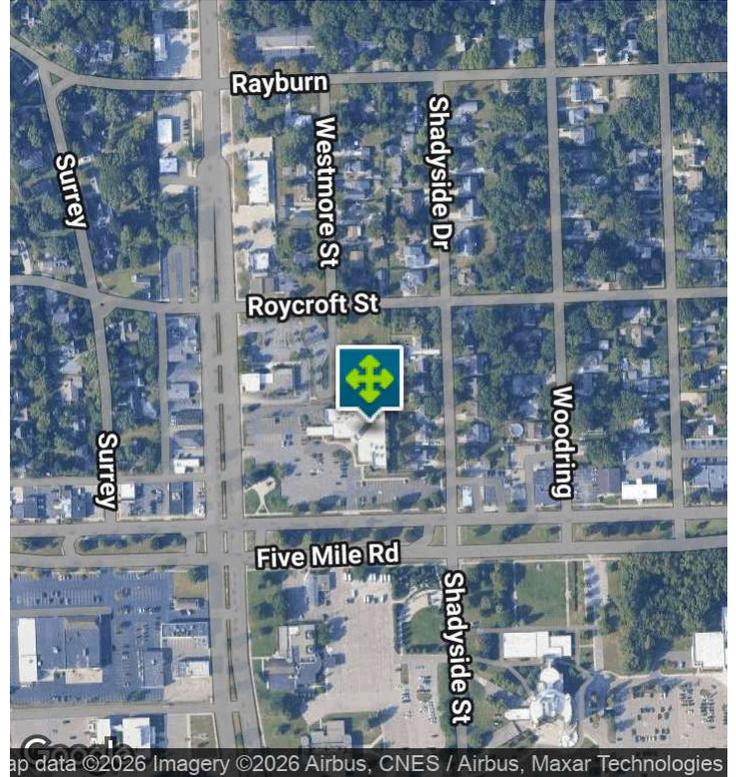
P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY

33300 5 MILE RD, LIVONIA, MI 48154 // FOR LEASE



Lease Rate	\$17.95 SF/YR (FULL SERVICE)
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OFFERING SUMMARY

Building Size:	39,000 SF
Available SF:	1,362 - 3,785 SF
Lot Size:	3.13 Acres
Year Built:	1989
Zoning:	C-1
Market:	Detroit
Submarket:	Southern I-275 Corridor
Traffic Count:	18,401

PROPERTY OVERVIEW

From its soaring atrium lobby to the abundant parking and quality finishes in your suite, Civic Center Professional Building represents an outstanding value and a unique combination of convenience and quality. The building offers professional management, an excellent location, and a long list of long-term tenants.

There are currently two well-appointed office suites available that feature great window lines for an abundance of natural light. Suite 204 is a mostly open plan of 1,362 SF and features a private office, kitchenette, and storage space. Suite 210 is 3,785 SF and features a lobby, reception, conference room, lunch room, a bullpen area, 8 private offices, and two executive corner suites.

LOCATION OVERVIEW

Located in the heart of Livonia's Civic Center at the Northeast corner of Five Mile and Farmington. Conveniently located close to I-96 and I-275 expressways and many restaurants, shops, and services.

PROPERTY DETAILS

33300 5 MILE RD, LIVONIA, MI 48154 // FOR LEASE

Lease Rate	\$17.95 SF/YR
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LOCATION INFORMATION

Building Name	Civic Center Office Plaza
Street Address	33300 5 Mile Rd
City, State, Zip	Livonia, MI 48154
County	Wayne
Market	Detroit
Sub-market	Southern I-275 Corridor
Cross-Streets	5 Mile Rd and Farmington Rd
Side of the Street	North
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-275
Nearest Airport	Detroit Metropolitan Airport

BUILDING INFORMATION

Building Size	39,000 SF
Building Class	B
Occupancy %	85%
Tenancy	Multiple
Ceiling Height	8 ft
Number of Floors	2
Average Floor Size	19,500 SF
Year Built	1989
Construction Status	Existing
Condition	Excellent
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C-1
Lot Size	3.13 Acres
APN #	46-059-99-0006-001
Corner Property	Yes
Traffic Count	18401
Traffic Count Street	5 Mile Rd
Amenities	atrium, natural light, abundant parking, serene office setting
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Parking Ratio	5.64
Number of Parking Spaces	120

UTILITIES & AMENITIES

Handicap Access	Yes
Number of Elevators	1
Gas / Propane	Yes

LEASE SPACES

33300 5 MILE RD, LIVONIA, MI 48154 // FOR LEASE



LEASE INFORMATION

Lease Type:	Full Service
Total Space:	1,362 - 3,785 SF

Lease Term:	Negotiable
Lease Rate:	\$17.95 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
33300 5 Mile Rd, Suite 204	1,362 SF	Full Service	\$17.95 SF/yr
33300 5 Mile Rd, Suite 210	3,785 SF	Full Service	\$17.95 SF/yr

ADDITIONAL PHOTOS

33300 5 MILE RD, LIVONIA, MI 48154 // FOR LEASE



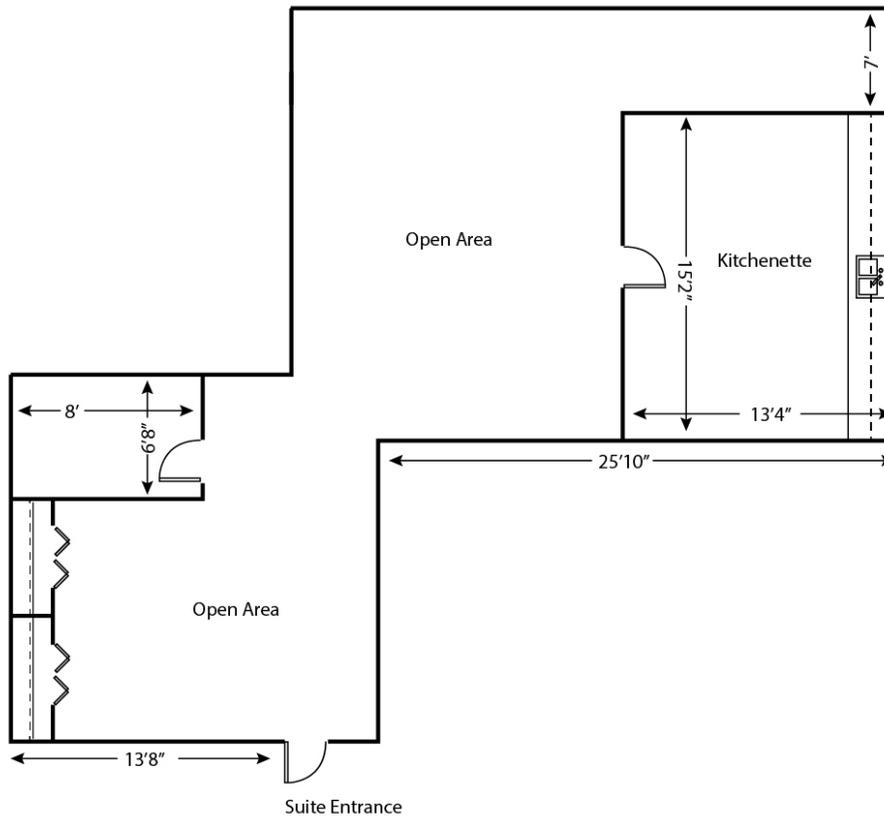
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FLOOR PLANS

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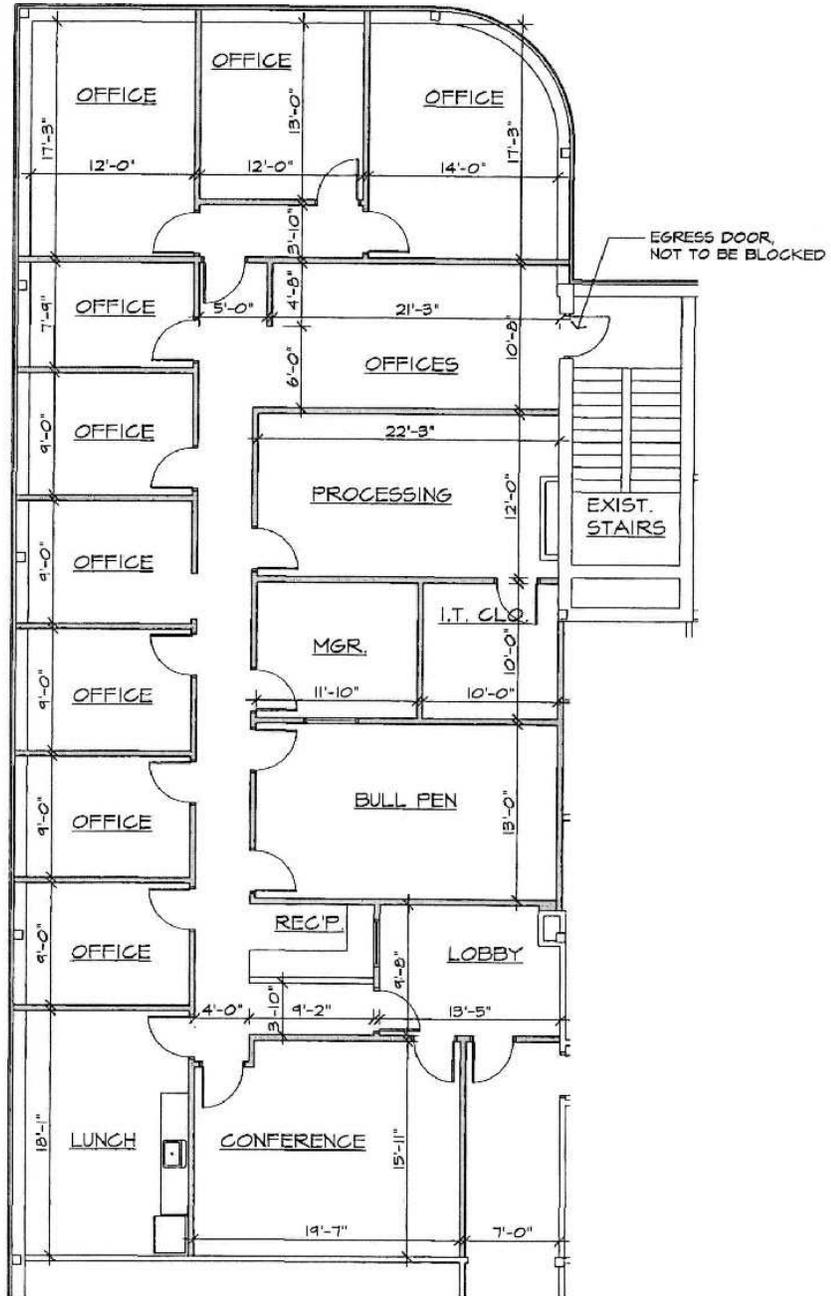


33300 5 MILE RD, LIVONIA
SUITE 204

1,362 SF AVAILABLE

FLOOR PLANS

33300 5 MILE RD, LIVONIA, MI 48154 // FOR LEASE



33300 5 MILE RD, LIVONIA
SUITE 210

3,785 SF AVAILABLE

CONTACT US

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FOR MORE INFORMATION, PLEASE CONTACT:



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