

PROPERTY FOR LEASE

James Towne Office Center

37701-37785 Pembroke Ave Livonia, MI 48152



LIBERTY
PROPERTY & ASSET MANAGEMENT

PROPERTY SUMMARY



Property Highlights

- 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



FOR MORE INFORMATION:

Aaron Smith

Vice President
248.637.3515
asmith@LMCap.com

Michael Elle

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248.637.3526
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CONNECT WITH US

248.637.9700 | www.LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

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OFFICE PROPERTY DETAILS

Location Information

Street Address	37701-37785 Pembroke Ave
City, State, Zip	Livonia, MI 48152
County	Wayne
Cross-Streets	Pembroke Ave & Newburgh Rd
Nearest Highway	I-275

Building Information

Building Size	30,000 SF
Building Class	B
Occupancy %	97%
Tenancy	-
Number of Floors	1
Year Built	1996
Gross Leasable Area	21,604 SF
Load Factor	0.00%
Annual Escalations	\$0.50
Partition Allowance	Negotiable

Lease Rate

**\$17.50 SF/yr
+ Utilities**

Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	Office
Lot Size	3.89 Acres
APN #	-

Parking & Transportation

Parking Type	Surface
Parking Ratio	5/1,000

Available Suites

37701 Pembroke - 1,200 SF	\$17.50 + Utilities
37775 Pembroke - 3,551 SF	\$17.50 + Utilities
37701-37775 Pembroke - 4,751 SF	\$17.50 + Utilities
37741 Pembroke - 1,799 SF	\$17.50 + Utilities

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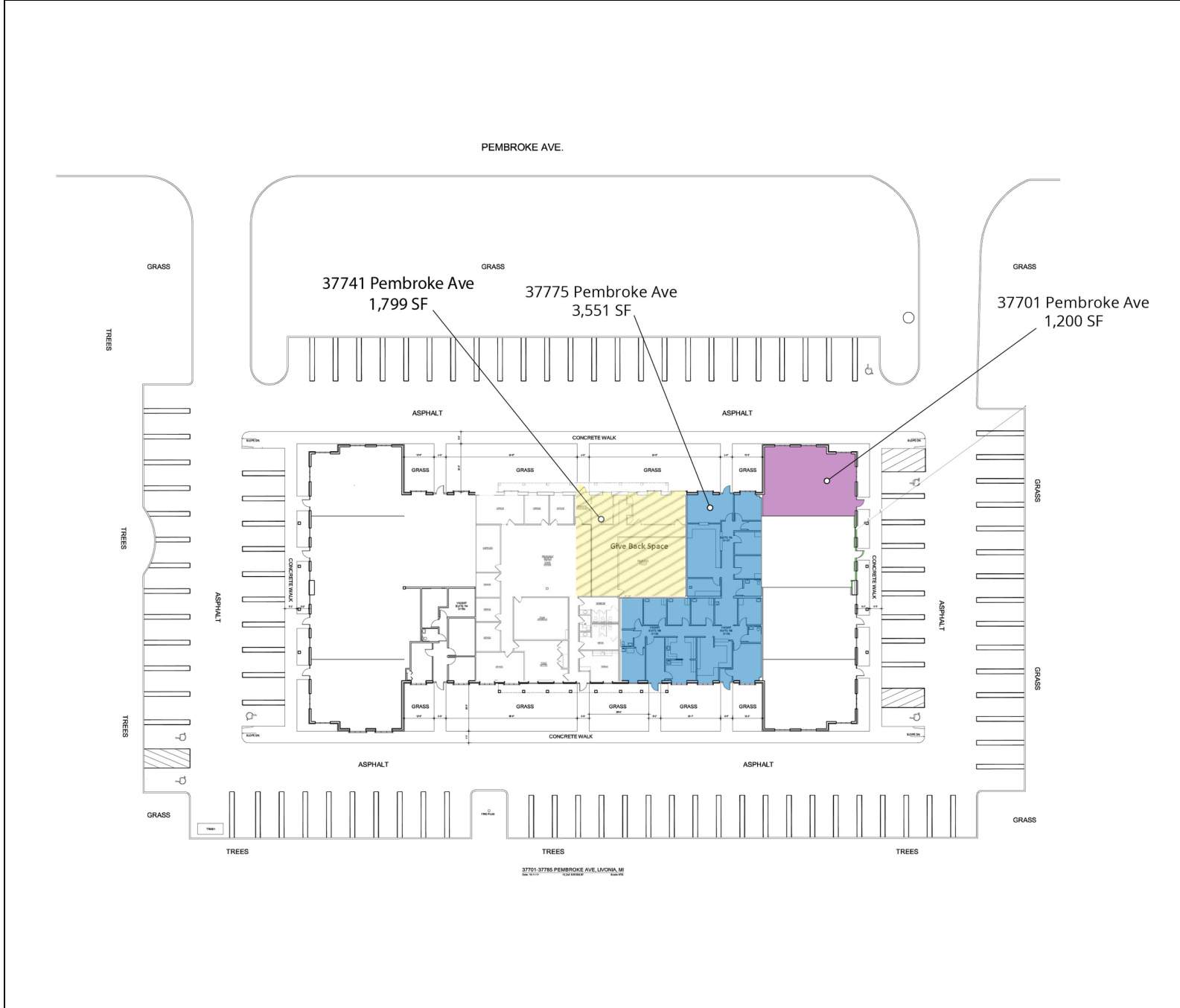
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SITE PLAN



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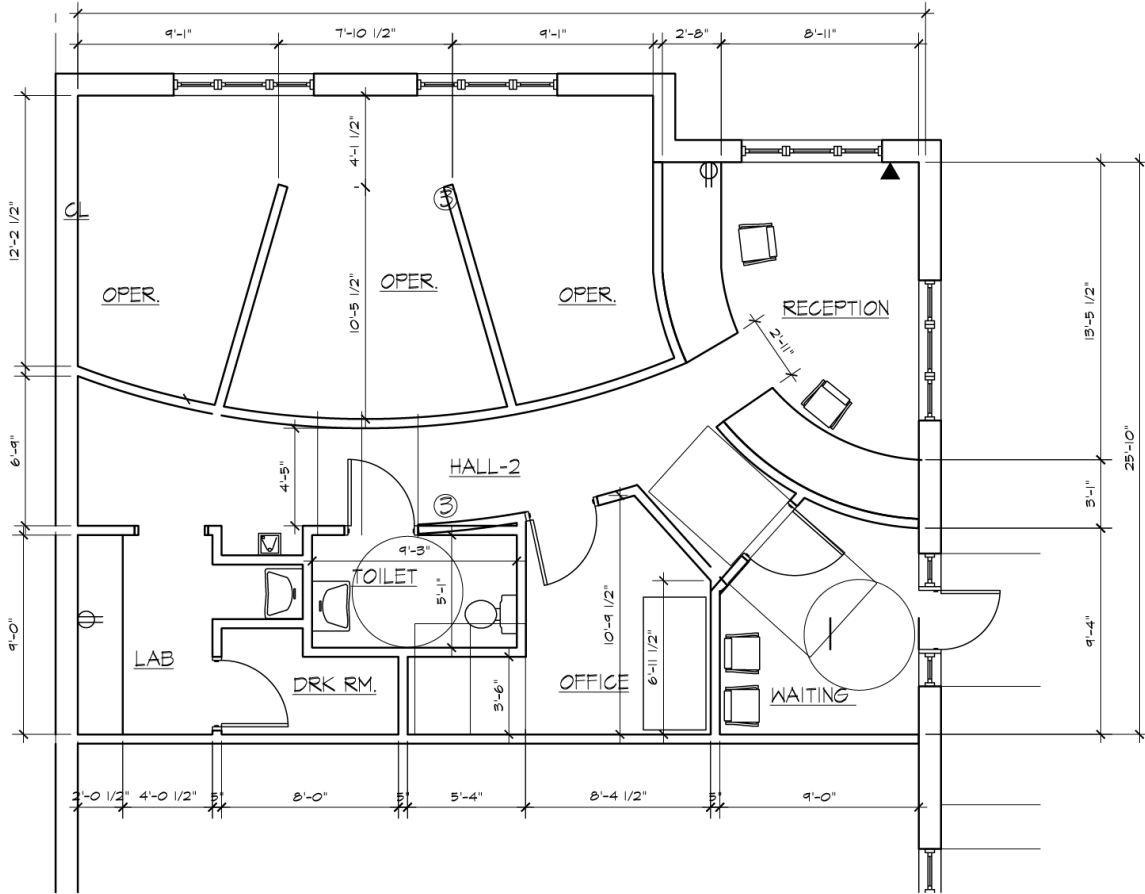
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37701 PEMBROKE



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Video
37701 Pembroke	Available	1,200 SF	+ Utilities	\$17.50 SF/yr	View Here

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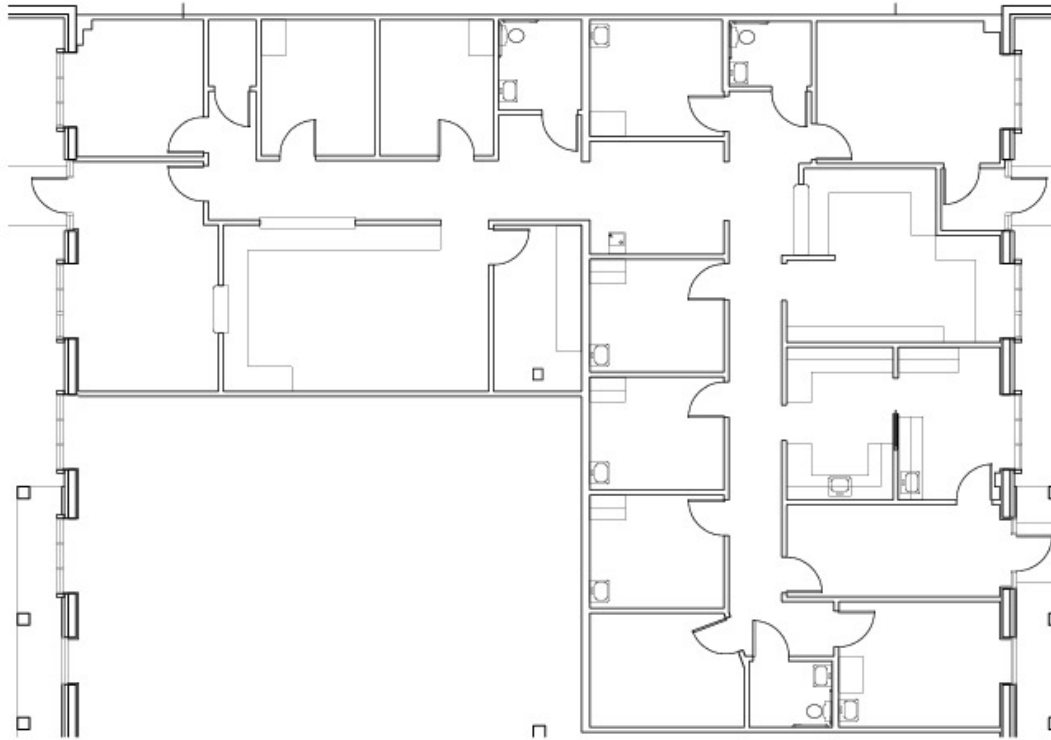
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37775 PEMBROKE



**PEMBROKE
SUITE 105-106-108**
3,551 SQ.FT. N.T.S.

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Video
37775 Pembroke	Available	3,551 SF	+ Utilities	\$17.50 SF/yr	View Here

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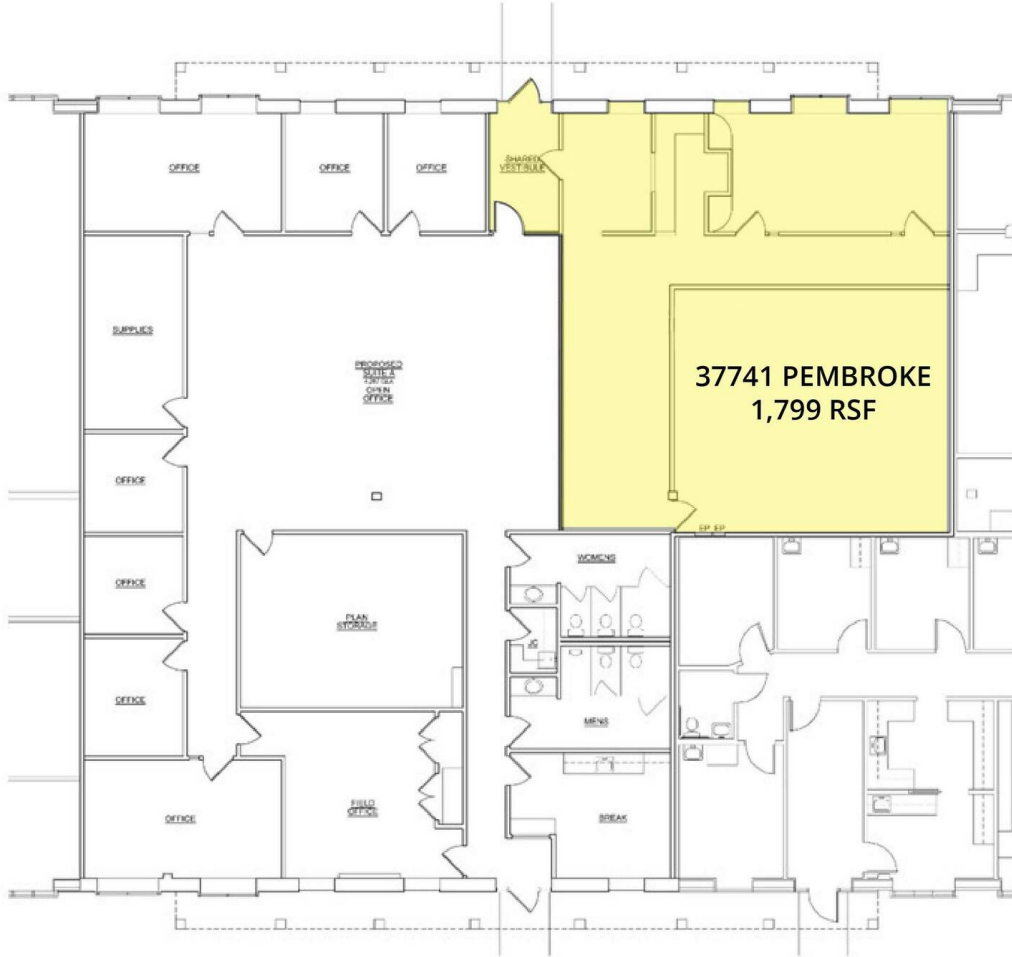
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37741 PEMBROKE



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
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