

FOR SALE OR LEASE >

LIVONIA COMMONS OFFICE CENTER

38935 ANN ARBOR ROAD | LIVONIA, MI



UP TO 36,084 SF AVAILABLE WITH EXPANSION POSSIBILITY

> PROPERTY HIGHLIGHTS

- Well-Maintained Colonial Style Office Building
- Flexible Floor Plan Allows For Single or Multi-Tenant Use
- Main Road Frontage and Monument Signage
- Excellent Parking Ratio of 4.2 Spaces per 1,000 SF
- Room for Expansion of Building and/or Parking

COLLIERS INTERNATIONAL

2 Corporate Drive | Suite 300
Southfield, Michigan 48076

For More Information Call:

GARY P. GROCHOWSKI, SIOR

PHONE 248 540 1000 EXT 1856

EMAIL gary.grochowski@colliers.com



BRYAN BARNAS

PHONE 248 540 1000 EXT 1638

EMAIL bryan.barnas@colliers.com



colliers.com/detroit



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> PROPERTY PHOTOS



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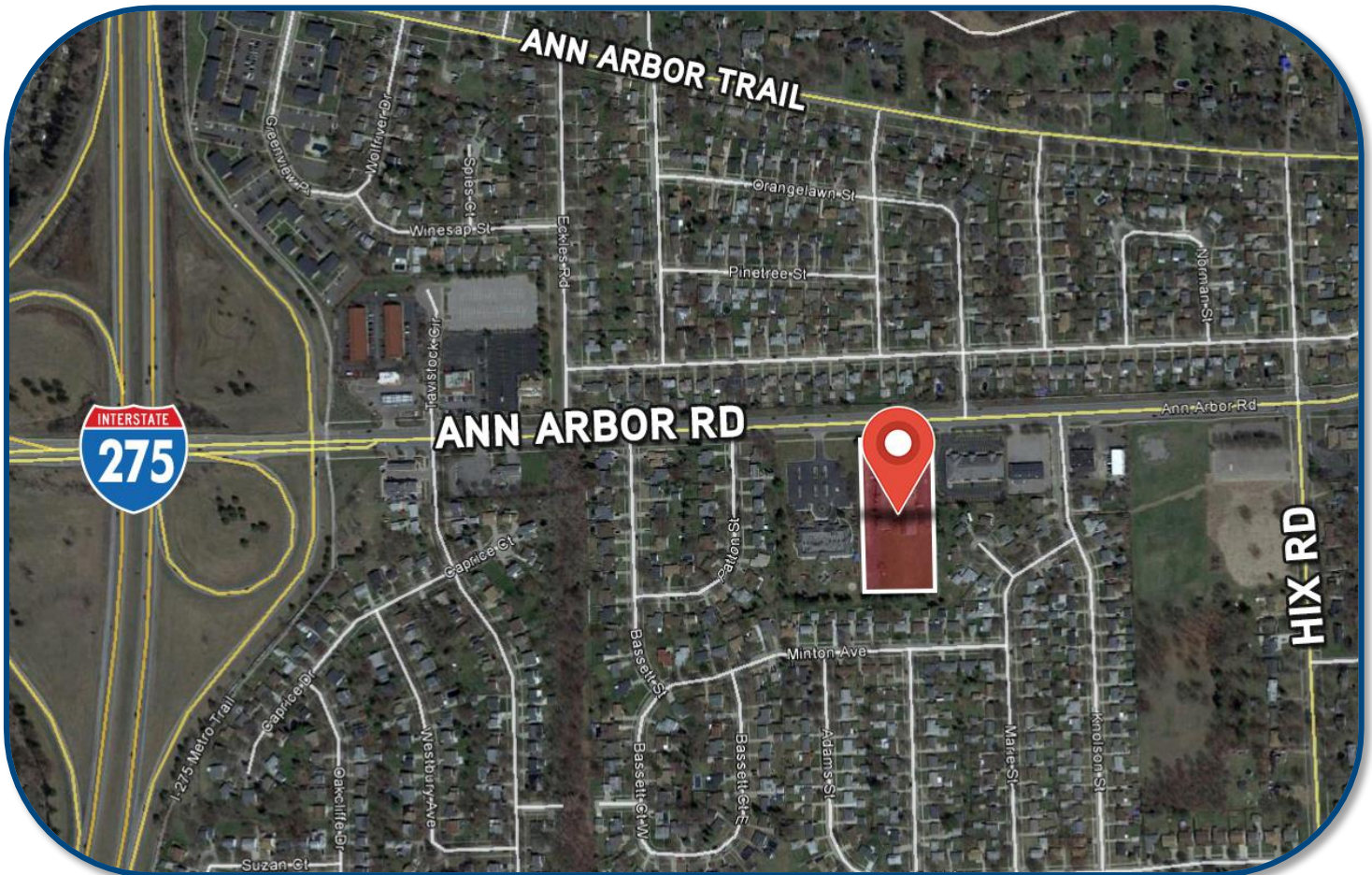
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> AERIAL VIEW



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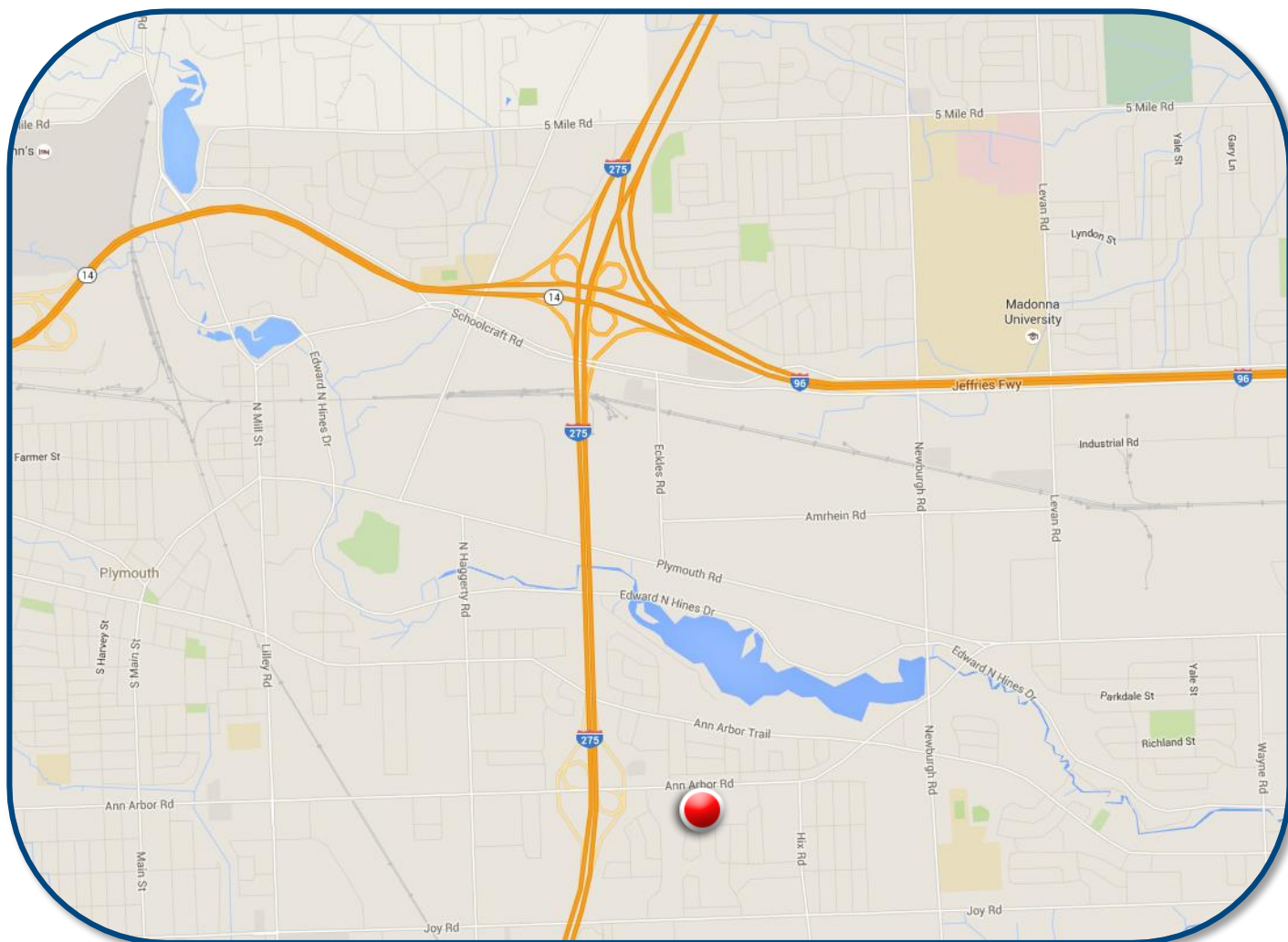
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> LOCATION MAP



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Office Availability

For Sale or Lease

38935 Ann Arbor Road

Livonia, MI 48150



Sale Price: \$3,200,000 Cash
Lease Rate : \$14.50 Gross
Gross Sq Ft:
Vacant Sq Ft: 36,084
Min Available Sq Ft: 7,500
Max Contiguous Sq Ft: 36,084
% Occupied:
Date Built/Rehab: 1995 /
T I Allowance: TBD
Pass Thrus:
Property Taxes/Year: 1.17
Parking: 150 spaces

For more information, contact:



Gary Grochowski

gary.grochowski@colliers.com

Bryan Barnas

bryan.barnas@colliers.com

(248) 540-1000

2 Corporate Drive
Suite 300
Southfield, MI 48076
248 540 1000

400 E. Washington St.
Ann Arbor, MI 48104
734 994 3100

County: Wayne

Crossroads: I-275 and Hix Road

- Well-Maintained Colonial Style Office Building
- Currently Used As Single Tenant But Could Be Multi-Tenant
- Excellent Parking Ratio of 4.2 Spaces Per 1,000
- Main Road Frontage and Monument Signage
- Room for Expansion of Building and/or Parking

Site Status: Existing

Acres: 3.69

Zoning: Office

Sub-Type:

Floors: One

Basement:

Class: B

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