

ARBOR OFFICE CENTER

38807 Ann Arbor Road, Livonia, MI 48150



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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Partner

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OFFERING SUMMARY: 38807 Ann Arbor Road | Livonia, MI 48150



PROPERTY OVERVIEW

Great multi tenant office/professional building for lease.

OFFERING SUMMARY

Lease Rate: \$16 SF/yr (NNN)
Building Size: 15,200 SF
Available SF: 1,250 SF

PROPERTY HIGHLIGHTS

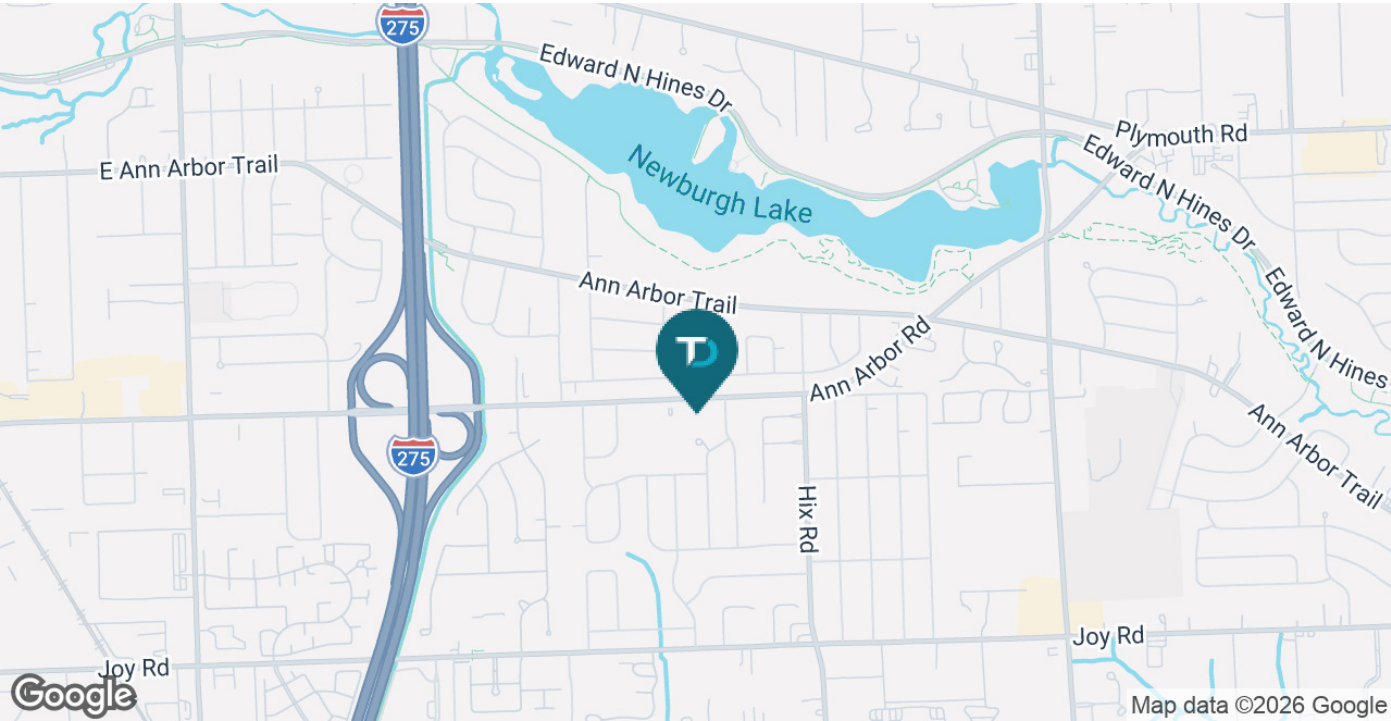
- Zoned Medical/ Office
- 1/4 Mile east of I-275
- Strong residential demographics
- Flexible floor Plan
- Ample Parking

BUILDING/PROPERTY INFORMATION:
38807 Ann Arbor Road | Livonia, MI 48150

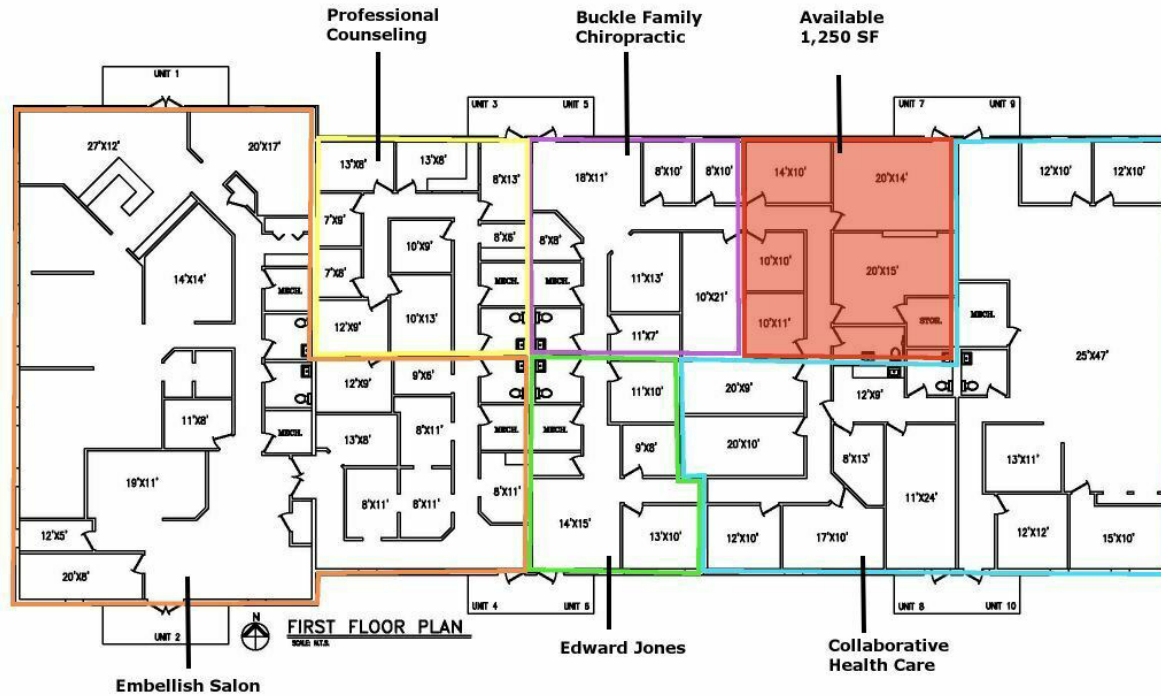
BUILDING INFORMATION		PROPERTY INFORMATION	
Price:	\$16.00 SF/yr, NNN	Property Type:	Office
Building Size:	15,200 SF	Property Subtype:	Office Building
Year Built:	2000	Zoning	C-1 - Local Business
Number of Floors:	2	Traffic Count:	Ann Arbor Rd - 18,746 VPD Hix Rd - 8,450 VPD I-275 - 111,052 VPD
Parking Spaces:	63	APN:	139-99-0002-000

LOCATION INFORMATION

Located on the south side of Ann Arbor Road, just east of I-275



LEASE SPACES: 38807 Ann Arbor Road | Livonia, MI 48150



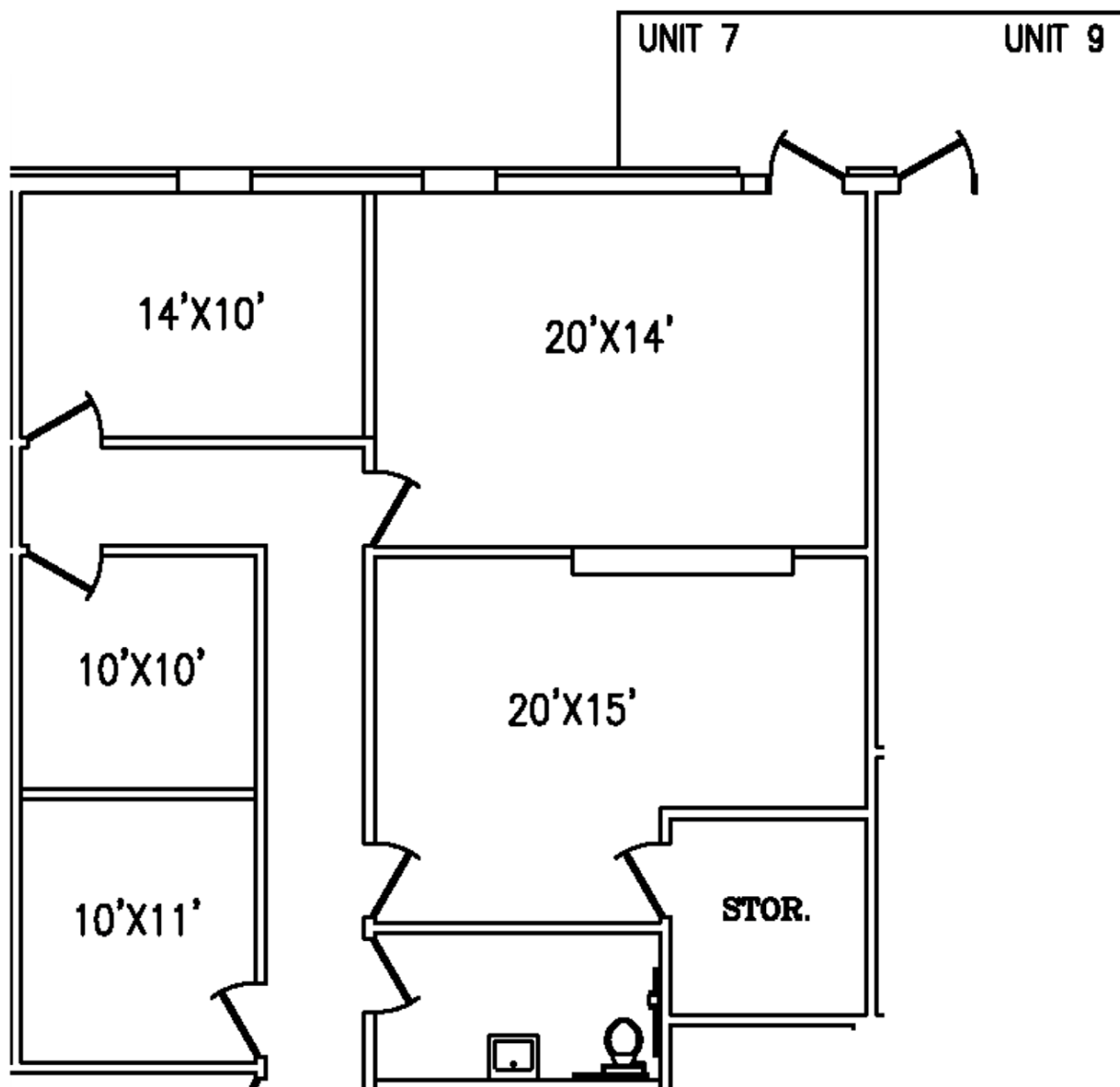
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,250 SF	Lease Rate:	\$16 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7	Available	1,250 SF	NNN	\$16.00 SF/yr	-
Arbor Office	Available	1,250 SF	NNN	\$16.00 SF/yr	-

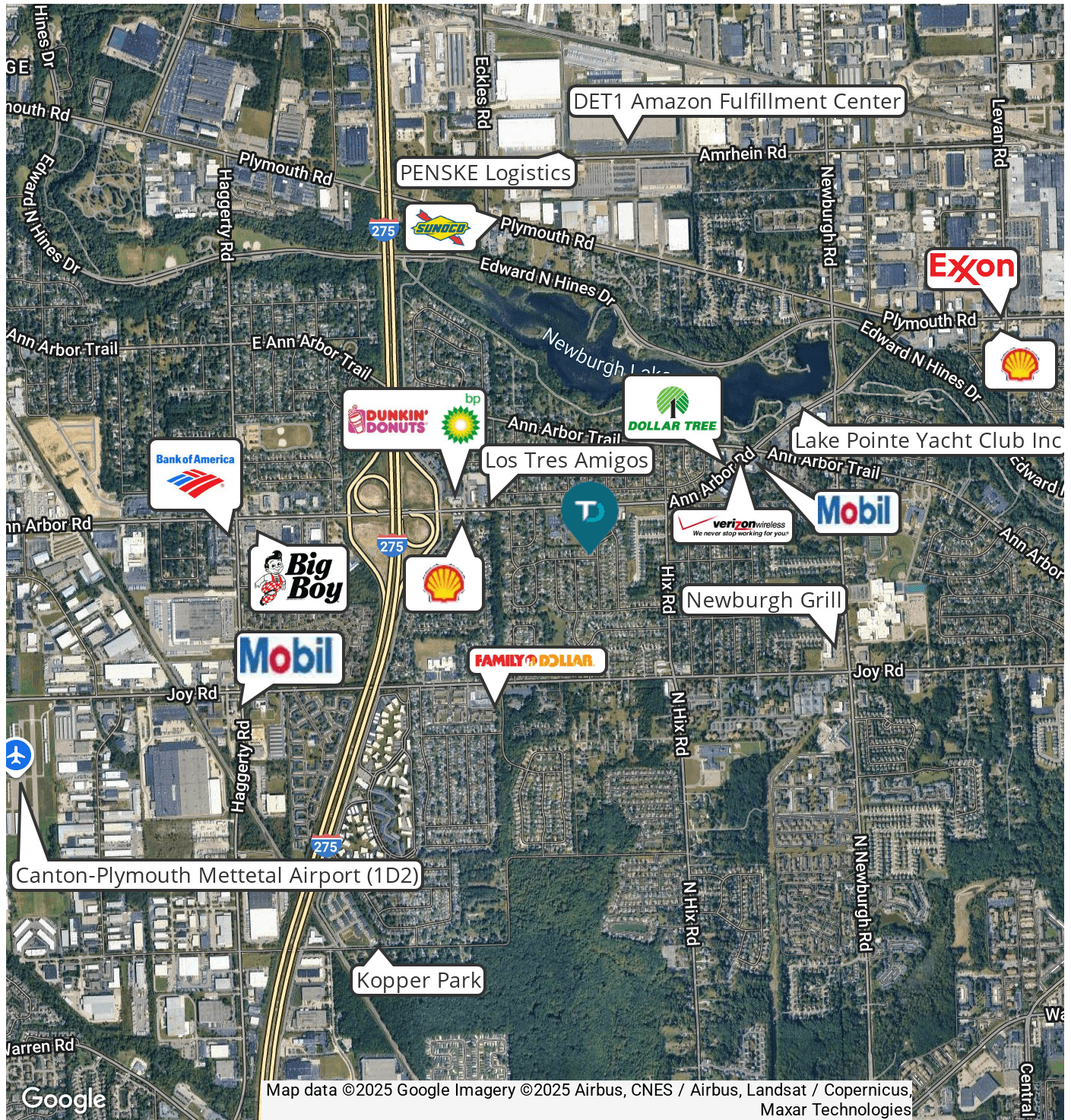
FLOOR PLANS: 38807 Ann Arbor Road | Livonia, MI 48150



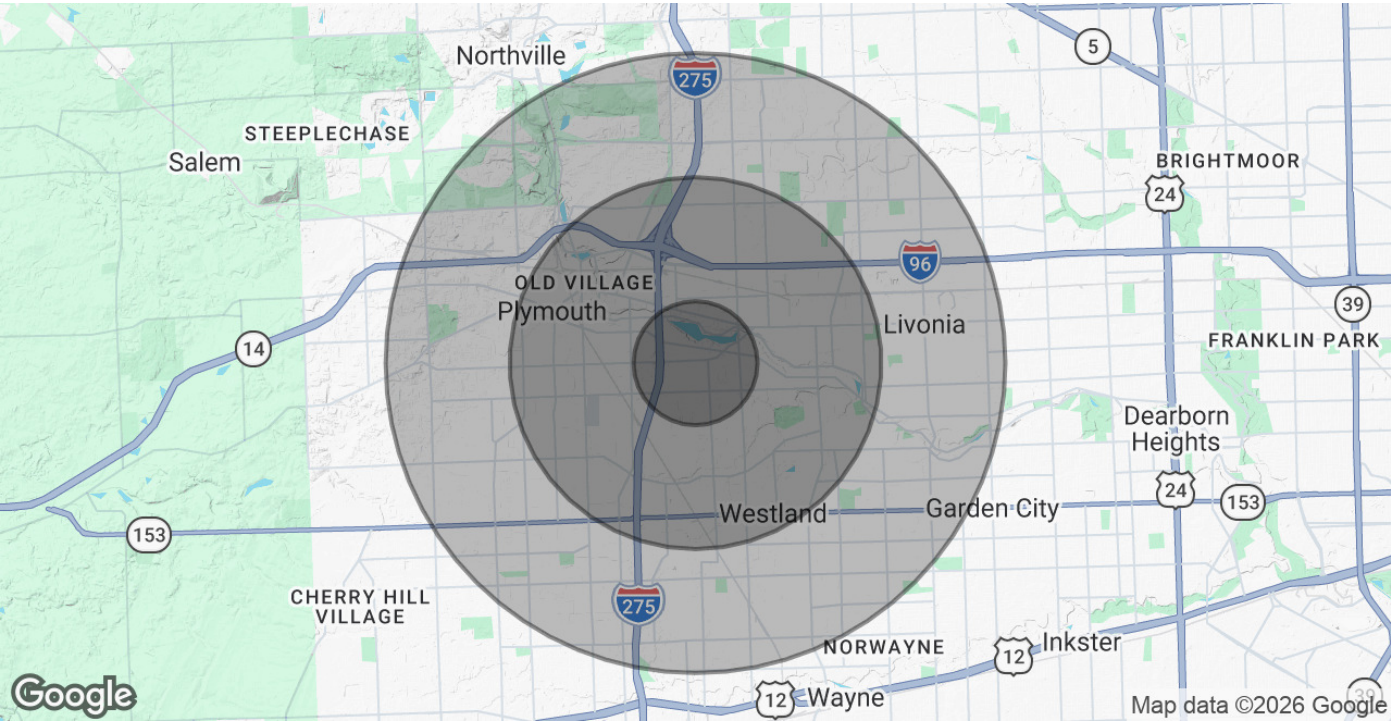
ADDITIONAL PHOTOS: 38807 Ann Arbor Road | Livonia, MI 48150



RETAILER MAP: 38807 Ann Arbor Road | Livonia, MI 48150



DEMOGRAPHICS MAP & REPORT: 38807 Ann Arbor Road | Livonia, MI 48150



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,851	85,420	224,382
Average Age	44	44	43
Average Age (Male)	42	42	42
Average Age (Female)	45	45	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,902	39,317	94,216
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$102,668	\$104,528	\$118,839
Average House Value	\$269,859	\$305,105	\$316,877
2020 American Community Survey (ACS)			