EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

Powerscourt

17199 N. Laurel Park Drive Livonia, MI 48152



FOR LEASE

GetReal*quality*
248.476.3700

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Lease Rate: $16 - 22 SF/yr (Gross + Electric)

DESCRIPTION

The Powerscourt Office Building has long been recognized as one of the most easily accessible and well-appointed Class A office buildings on the I-275 corridor. This 124,000 square foot building is conveniently located on the campus of Laurel Park Mall. Numerous shops, restaurants, theaters and hotels are located within walking distance.

Powerscourt offers many amenities such as Market 24/7 convenience store, shared conference rooms with WI-FI, lower level storage, secure covered parking and 24/7 secure building access.

PROPERTY HIGHLIGHTS

- 124,000 SF four-story, Class A office environment
- 2024 BOMA “Outstanding Building of the Year” Winner
- 25 minutes north of the Detroit Metro Airport
- Building or monument signage available
- Secure covered parking and 8 Electric Vehicle chargers for tenant use
- Free, shared common conference and training rooms.
- Amenities tenants need: 24/7 market with vending and sundry options, secure storage area, FedEx shipping, 24/7 access, and janitorial service during business days
- Advanced connectivity offerings, multiple fiber operators available. Internal building connectivity has a fiber backbone, all building devices are on the IP network for modern administration, alarming, and future proofing

For more information, please contact: Andrew Goble / 248.476.3700 / agoble@thomasduke.com
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BUILDING INFORMATION

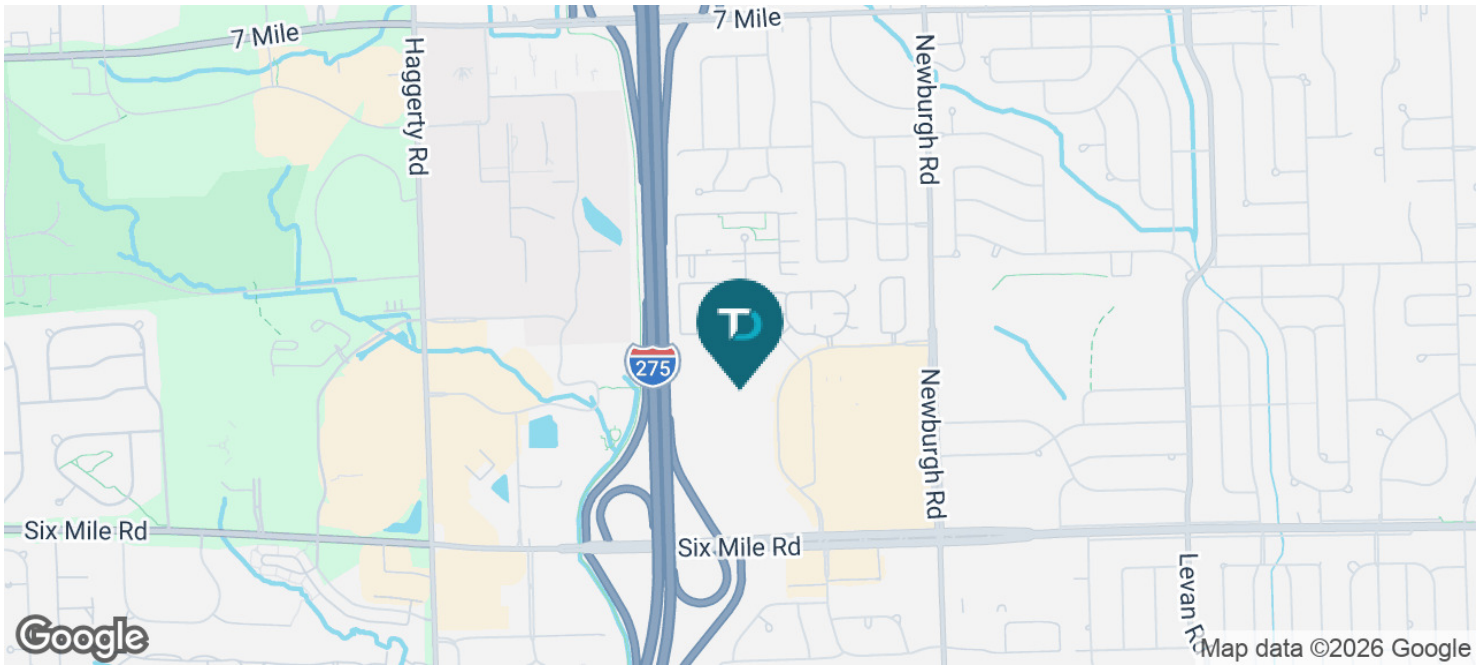
Building Size:	137,449 SF
Year Built:	1987
Last Renovated:	2018
Number of Floors:	4
Utilities:	Suite Electric
Parking Spaces:	409 spaces 8 EV Chargers
Base Tax:	$1.48 Per RSF Landlord pays base tax, Tenant pays pro rata share of the actual tax overage

PROPERTY INFORMATION

Lot Size:	4.83 Acres
Property Type:	Office
Zoning	Office
Traffic Count:	188,000 VPD on I-275
APN:	46-028-99-0006-002

LOCATION INFORMATION

Located in the heart of the I-275 corridor Campus of Laurel Park Mall. Powerscourt sits on the east side of I-275, north of Six Mile Road in Livonia, Michigan.



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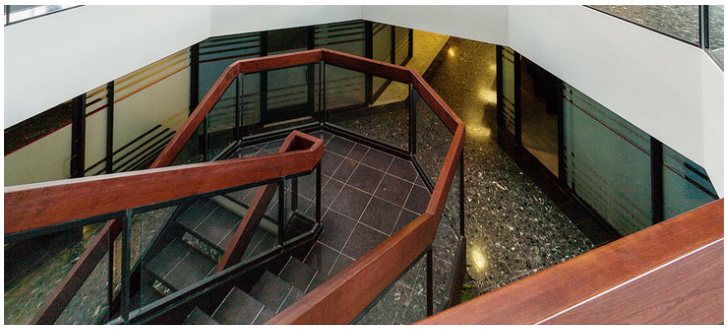
Powerscourt

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AVAILABLE SPACES

SPACE	RATE	LEASE TYPE	SIZE (SF)	COMMENTS
47	$16.00 SF/yr	Gross + Electric	532 SF	Small space for a single user. Low rates and short terms acceptable. All building amenities available 24/7.
202	$22.00 SF/yr	Gross + Electric	1,319 - 13,971,300 SF	Move-in ready.
205	$22.00 SF/yr	Gross + Electric	2,531 SF	Furnished plug and play. In-suite kitchen. Move-in ready
209	$22.00 SF/yr	Gross + Electric	2,568 SF	
302	$22.00 SF/yr	Gross + Electric	1,799 SF	In-suite kitchen. Move-in ready. The floor plan can be modified to fit tenant's needs.
308	$22.00 SF/yr	Gross + Electric	1,313 SF	
320	$22.00 SF/yr	Gross + Electric	2,292 SF	Move-in ready with upgraded finishes, in-suite kitchen, and beautiful shiplap accent walls.
322	$22.00 SF/yr	Gross + Electric	7,493 SF	
404	$22.00 SF/yr	Gross + Electric	1,214 SF	Move-in ready. Brand new finishes. Top floor with abundant natural light
405	$22.00 SF/yr	Gross + Electric	1,758 - 3,345 SF	In-suite kitchenette. Contiguous with suite 403
409	$22.00 SF/yr	Gross + Electric	1,587 SF	
425	$22.00 SF/yr	Gross + Electric	2,152 SF	Corner suite with exterior glass lines in offices and bullpen. Move-in ready

ADDITIONAL PHOTOS









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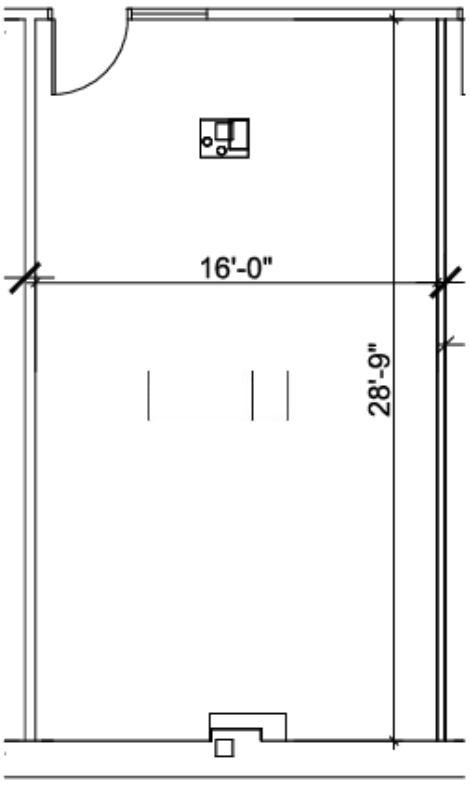








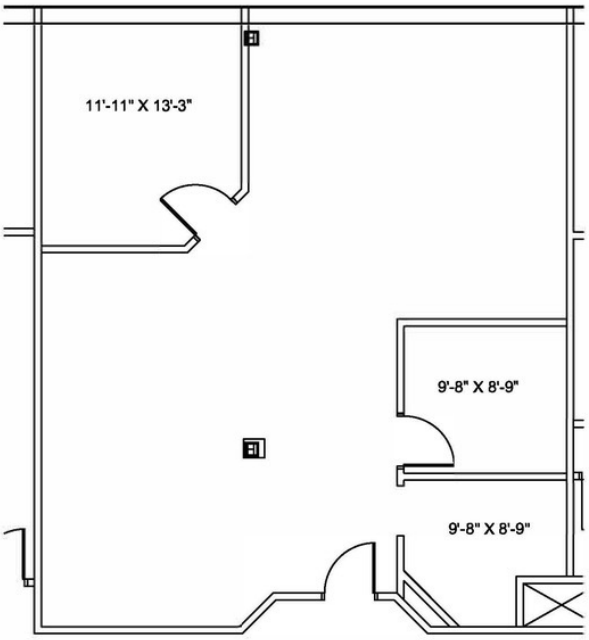
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NORTH

POWERSCOURT BUILDING, SUITE 47
17199 LAUREL PARK NORTH, LIVONIA
471 U.S.F. / 532 R.S.F.
SCALE: 3/16" = 1'-0"
13% COMMON FACTOR

Small space for a single user.
Low rates and short terms are acceptable.
All building amenities are available 24/7.



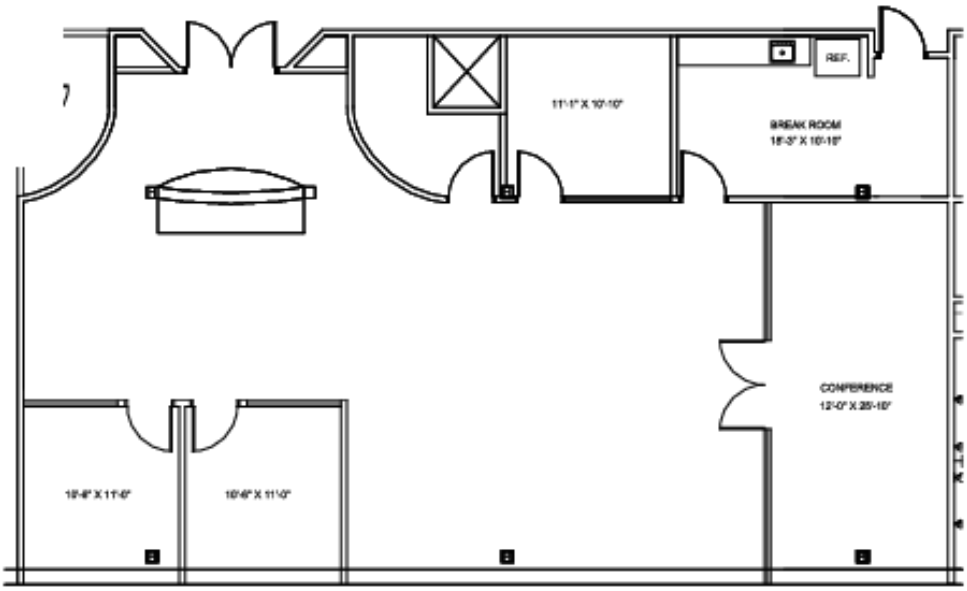
NORTH

POWERSCOURT BUILDING, SUITE 202
17199 LAUREL PARK NORTH, LIVONIA
1,167 U.S.F / 1,319 R.S.F
SCALE: 1/8" = 1'-0"
13% COMMON FACTOR

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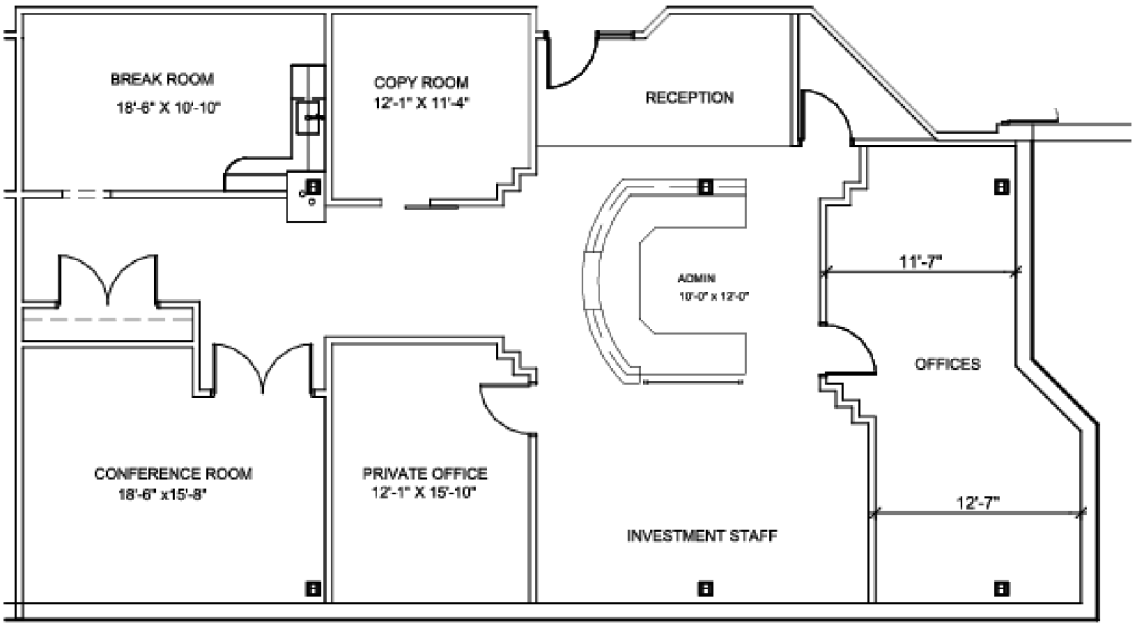
NORTH

POWERSCOURT BUILDING, SUITE 205
17199 LAUREL PARK NORTH, LIVONIA

2,240 U.S.F / 2,531 R.S.F

SCALE: NOT TO SCALE
13% COMMON FACTOR

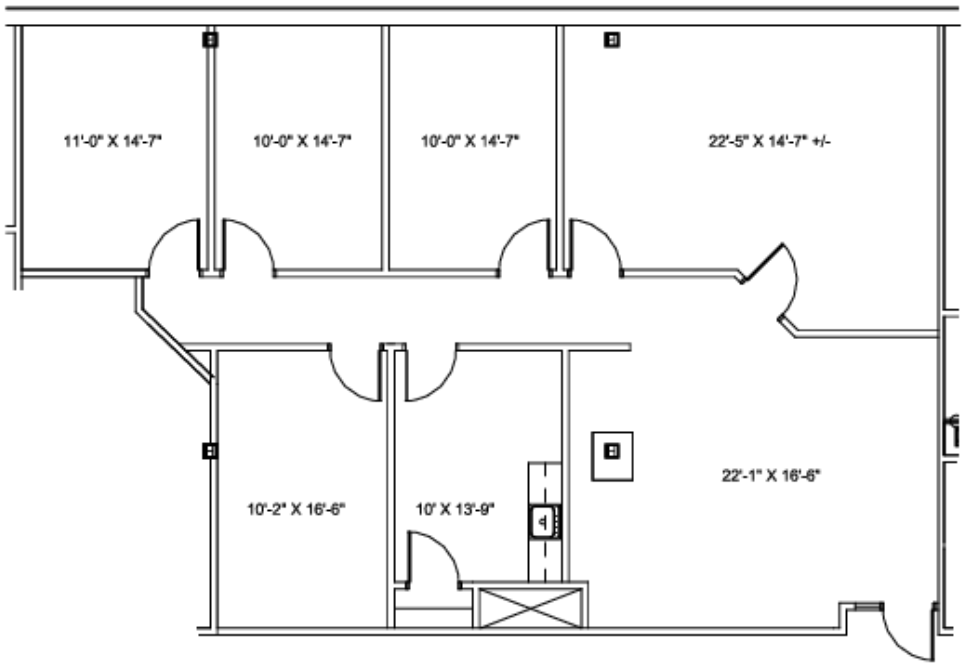
Furnished plug and play
In-suite kitchen
Glass wall offices and conference room
Exterior window allows natural light throughout
Move-in ready



NORTH

POWERSCOURT BUILDING, SUITE 209
17199 LAUREL PARK NORTH, LIVONIA
2,273 U.S.F / 2,568 R.S.F

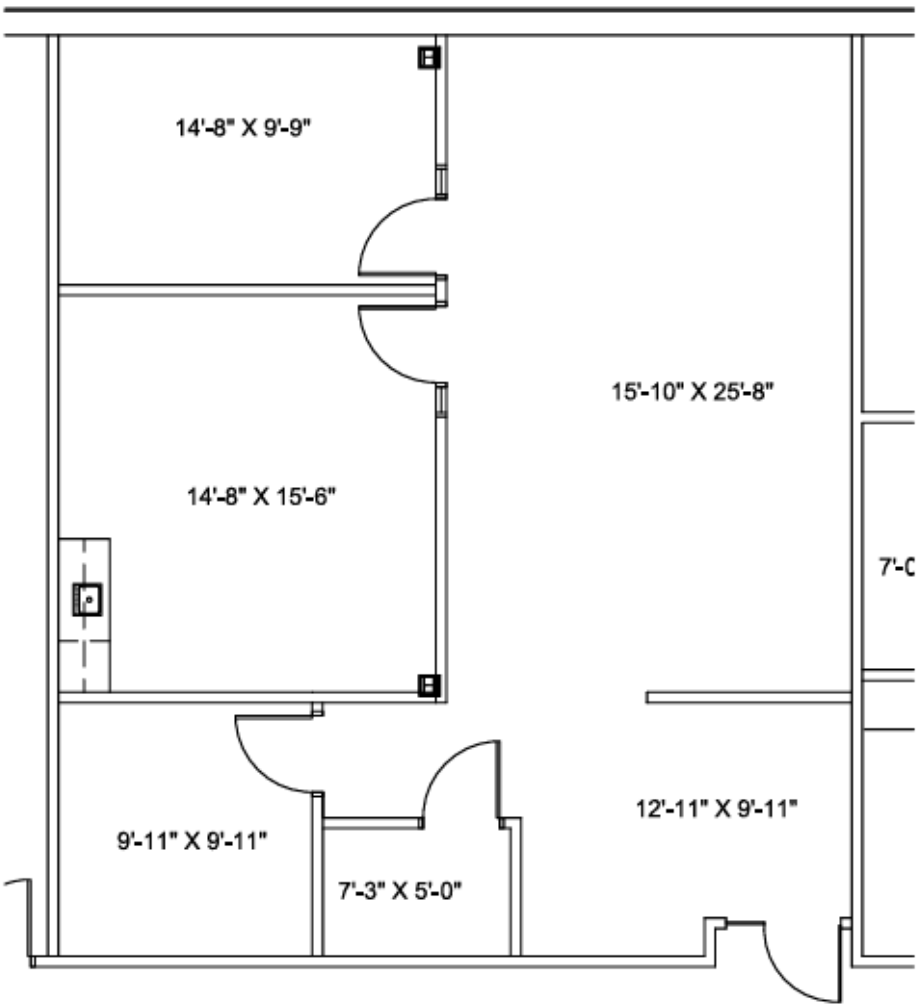
SCALE: 1/8" = 1"-0"
13% COMMON FACTOR



NORTH

POWERSCOURT BUILDING, SUITE 302
17199 LAUREL PARK NORTH, LIVONIA
1,794 U.S.F / 2,027 R.S.F
SCALE: 1/8" = 1'-0"
13% COMMON FACTOR

In-suite kitchen.
Move-in ready.
The floor plan can be modified to fit tenant's needs.

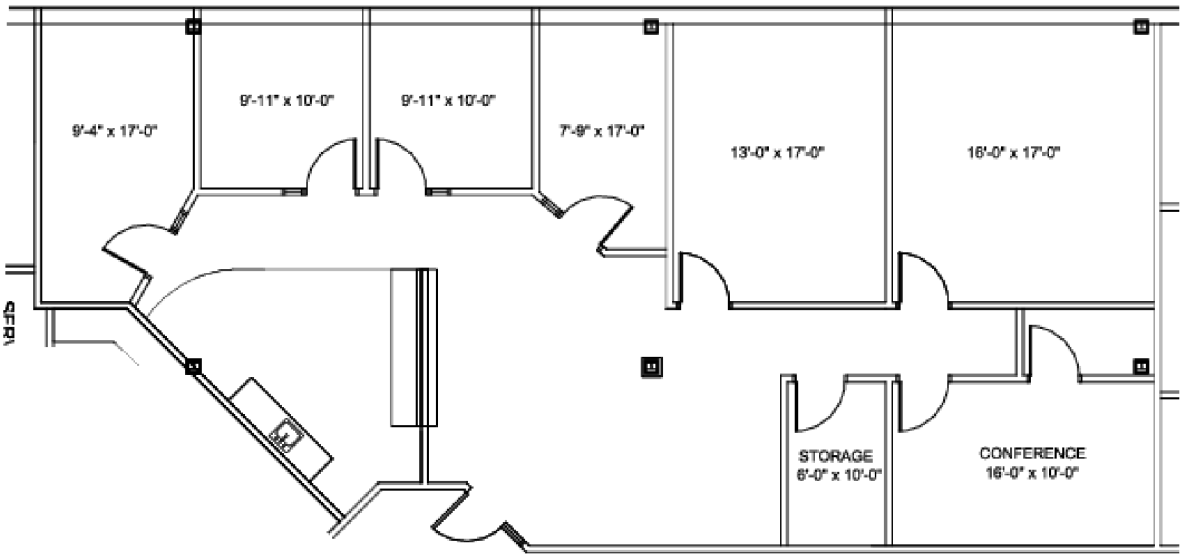


NORTH

POWERSCOURT BUILDING, SUITE 308
17199 LAUREL PARK NORTH, LIVONIA

1,162 U.S.F / 1,313 R.S.F

SCALE: NOT TO SCALE
13% COMMON FACTOR

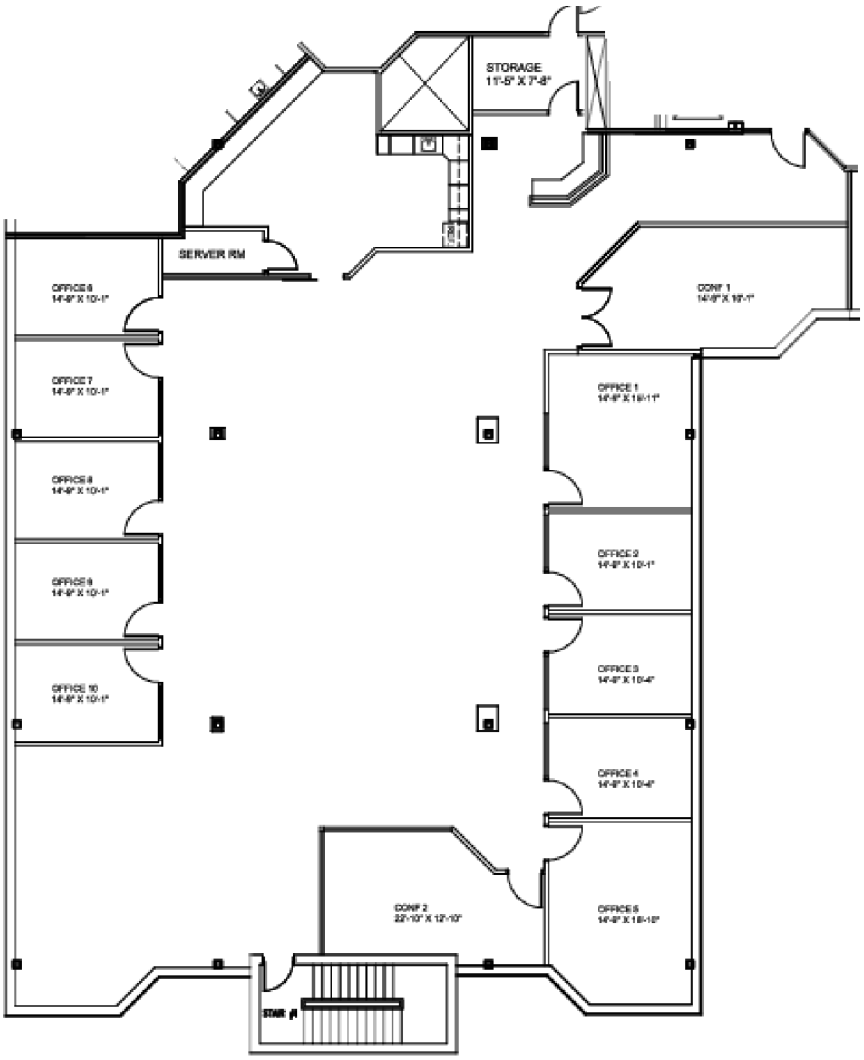


NORTH

POWERSCOURT BUILDING, SUITE 320
17199 LAUREL PARK NORTH, LIVONIA

2,028 U.S.F / 2,292 R.S.F

SCALE: 1/8" = 1'-0"
13% COMMON FACTOR



NORTH

POWERSCOURT BUILDING, SUITE 322
17199 LAUREL PARK NORTH, LIVONIA

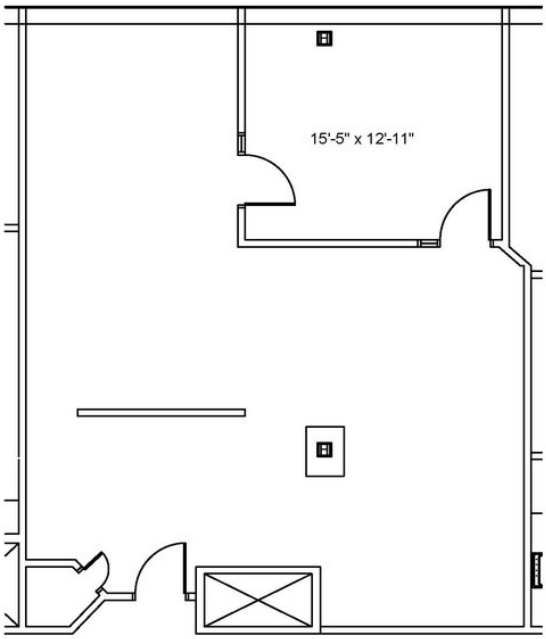
6,631 U.S.F / 7,493 R.S.F

SCALE: 1/8" = 1'-0"
13% COMMON FACTOR

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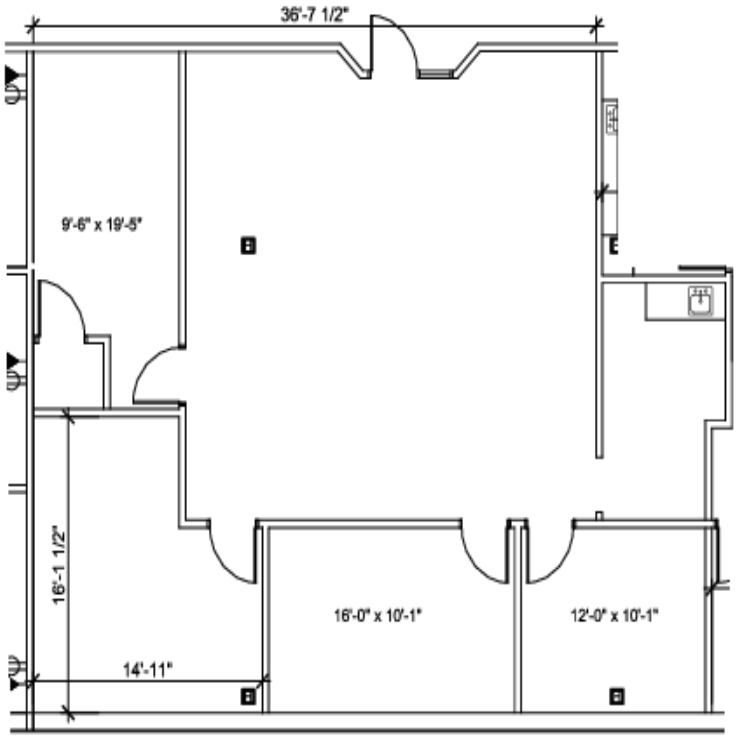
NORTH

POWERSCOURT BUILDING, SUITE 404
17199 LAUREL PARK NORTH, LIVONIA

1,070 U.S.F. / 1,209 R.S.F.

SCALE: 1/8" = 1"-0"
13% COMMON FACTOR

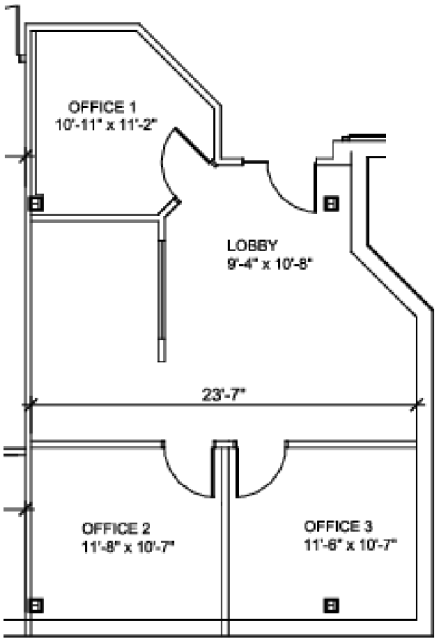
Move-in ready
Brand new finishes
Top floor with abundant natural light



NORTH

POWERSCOURT BUILDING, SUITE 405
17199 LAUREL PARK NORTH, LIVONIA
1,556 U.S.F / 1,758 R.S.F
SCALE: 1/8" = 1'-0"
13% COMMON FACTOR

In-suite kitchenette

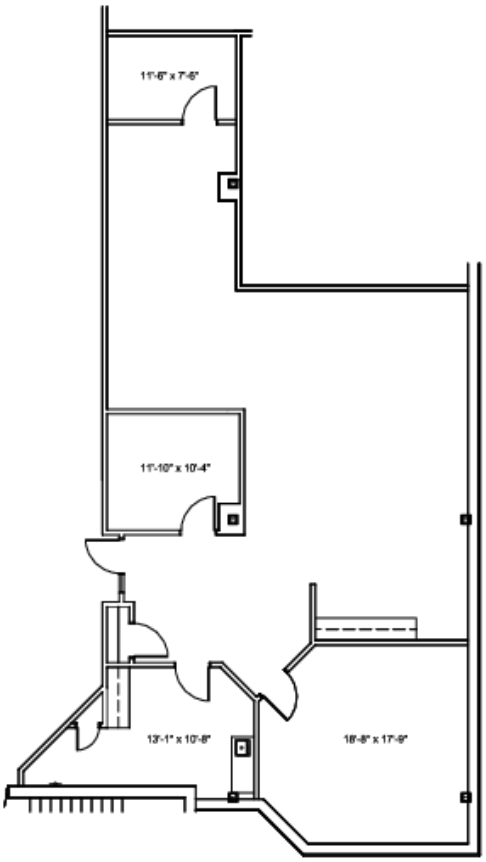


NORTH

POWERSCOURT BUILDING, SUITE 409
17199 LAUREL PARK NORTH, LIVONIA

766 U.S.F / 866 R.S.F

SCALE: 1/8" = 1'-0"
13% COMMON FACTOR



NORTH

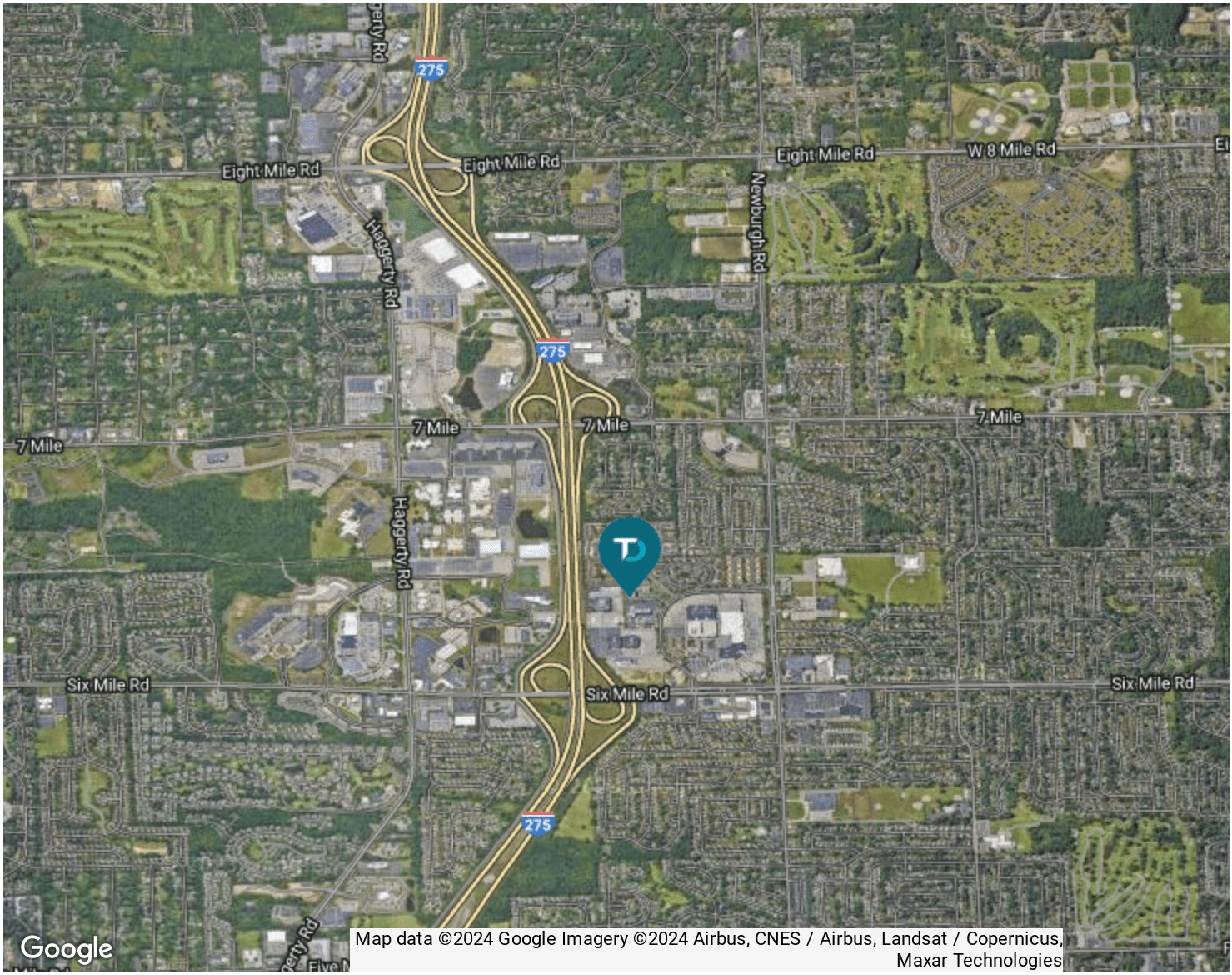
POWERSCOURT BUILDING, SUITE 425
17199 LAUREL PARK NORTH, LIVONIA
1,904 U.S.F / 2,152 R.S.F
SCALE: 1/8" = 1'-0"
13% COMMON FACTOR

Corner suite with exterior glass lines in offices and bullpen
Move-in ready

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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	7,030	68,214	204,269
Median age	49.1	44.7	41.9
Total households	2,718	26,955	84,221
Average HH income	$96,275	$94,757	$87,385
Average house value	$246,215	$256,611	$260,777