

PROPERTY FOR LEASE

Charles Towne Offices

34441 W 8 Mile Rd Livonia, MI 48152



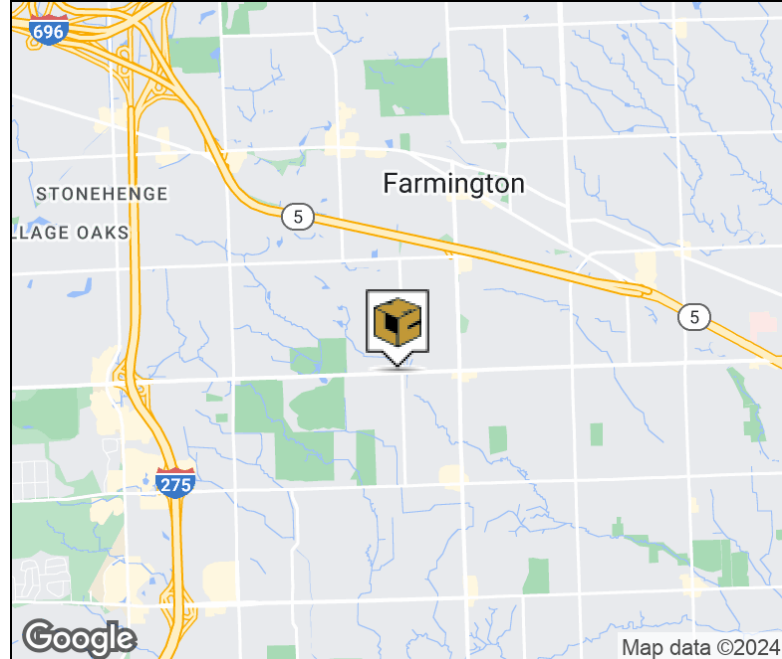
LIBERTY
PROPERTY & ASSET MANAGEMENT

Charles Towne



Property Highlights

- Medical & Office Suites
- Fully Renovated Property
- Under New Ownership
- Professionally Managed
- Direct Suite Entry
- Tenant Control Over Heating & Cooling
- Main Road Monument Signage
- Aggressive Lease Rates & Improvement Allowance



FOR MORE INFORMATION:

Aaron Smith

Vice President

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Michael Elle

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CONNECT WITH US

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OFFICE PROPERTY DETAILS

Location Information

Street Address	34441 W 8 Mile Rd
City, State, Zip	Livonia, MI 48152
County	Wayne
Cross-Streets	Eight Mile & Farmington
Nearest Highway	M-5 & I-275

Building Information

Building Size	19,210 SF
Building Class	B
Occupancy %	78.0%
Tenancy	Multiple
Number of Floors	1
Year Built	1986
Year Last Renovated	2020
Gross Leasable Area	19,210 SF
Load Factor	0.0%
Annual Escalations	\$0.50/SF
Partition Allowance	Negotiable

Lease Rate

**\$16.50 SF/yr
+Utilities**

Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	OS
Lot Size	2.14 Acres
APN #	46-014-01-0015-001

Parking & Transportation

Parking Type	Surface
Parking Ratio	5.15

Available Suites

Suite 101 - 1,705 SF (Dental)	\$16.50 Modified Gross
Suite 102 - 1,740 SF	\$16.50 Modified Gross
Suite 101/102 - 3,445 SF	\$16.50 Modified Gross
Suite 105 - 2,116 SF	\$16.50 Modified Gross
Suite 106 - 912 SF	\$16.50 Modified Gross
Suite 107 - 697 SF	\$16.50 Modified Gross
Suite 105/106/107 - 3,725 SF	\$16.50 Modified Gross
Suite 106/107 - 1,609 SF	\$16.50 Modified Gross

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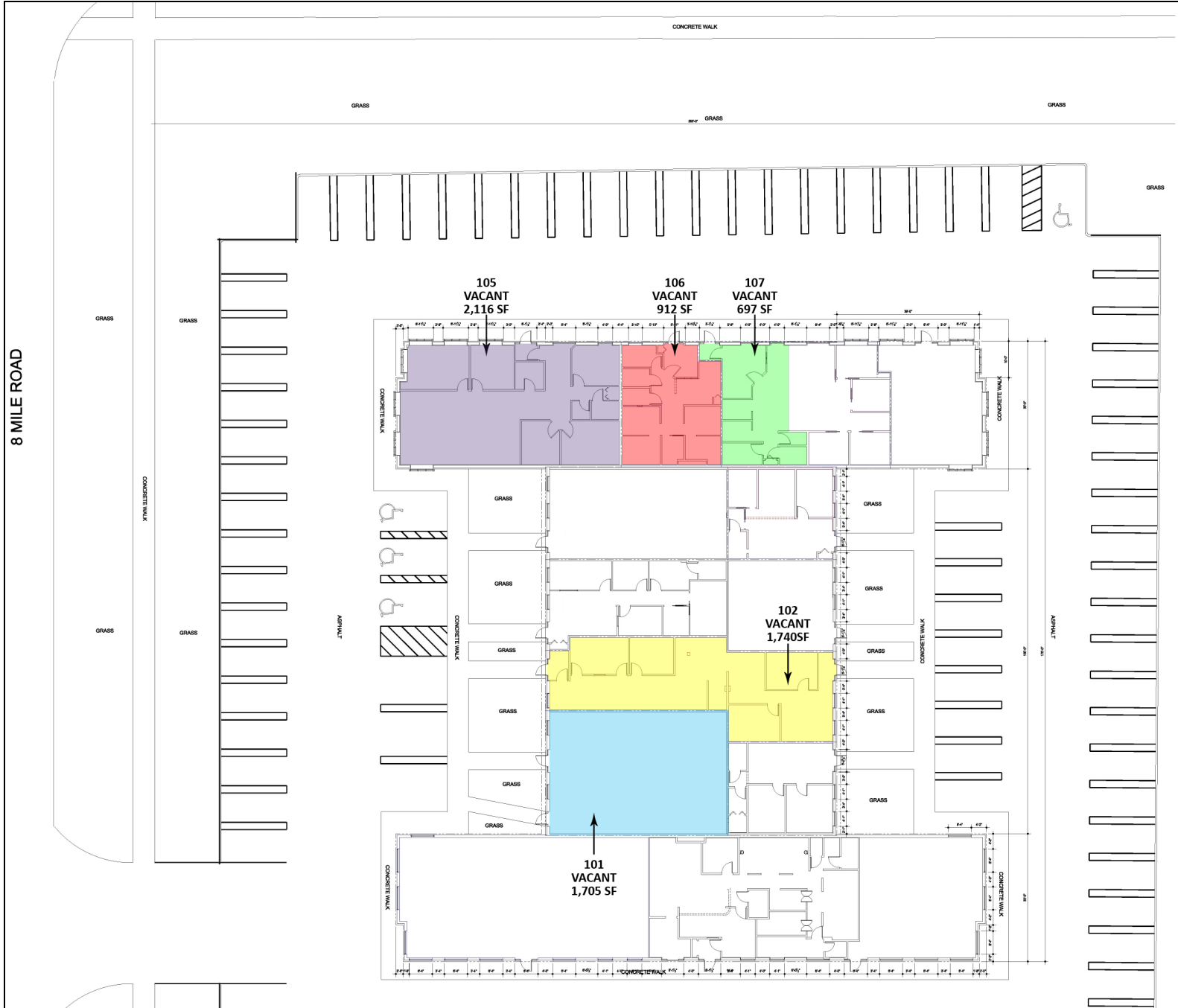
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AVAILABLE SUITES CHART



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SUITE 101 FLOOR PLAN

101
VACANT
1,705 sq.ft.

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Video
Suite 101	Available	1,705 SF	Modified Gross	\$16.50 SF/yr	View Here

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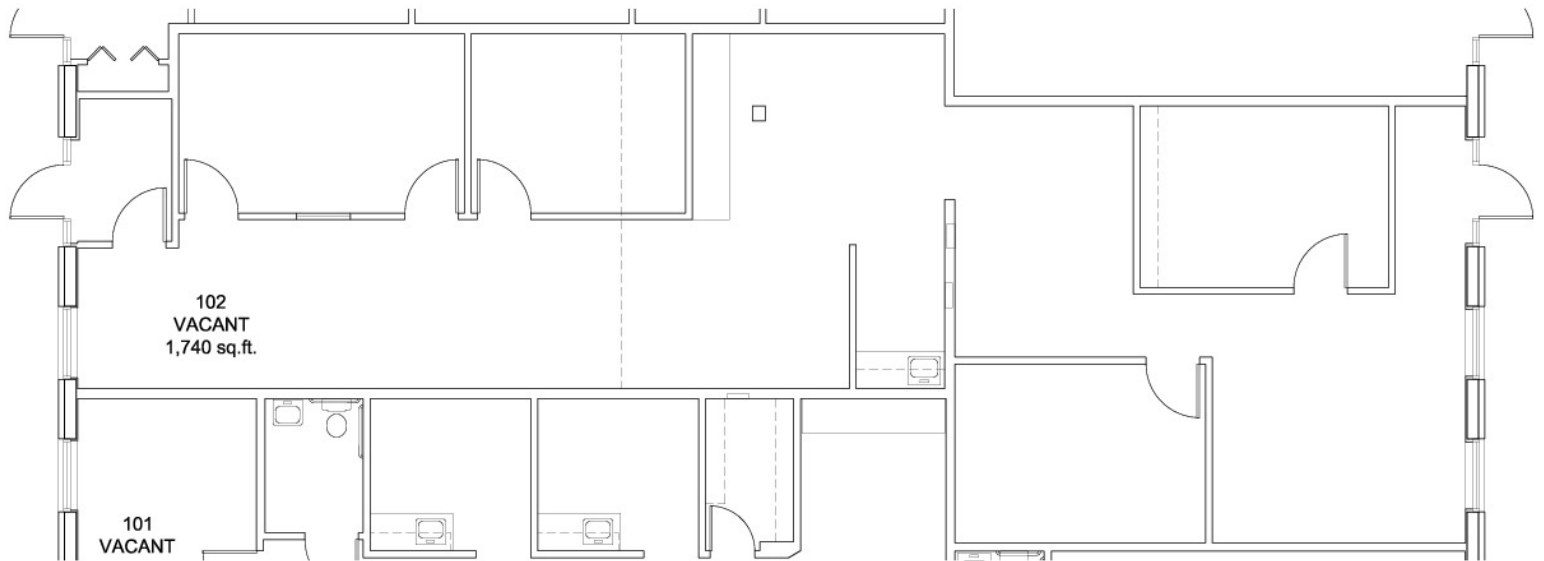
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SUITE 102 FLOOR PLAN



Available Space

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Video
Suite 102	Available	1,740 SF	Modified Gross	\$16.50 SF/yr	View Here

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SUITE 105 FLOOR PLAN

105
VACANT
2,116 SF

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Available
Suite 105	Available	2,116 SF	Modified Gross	\$16.50 SF/yr	June 1, 2024

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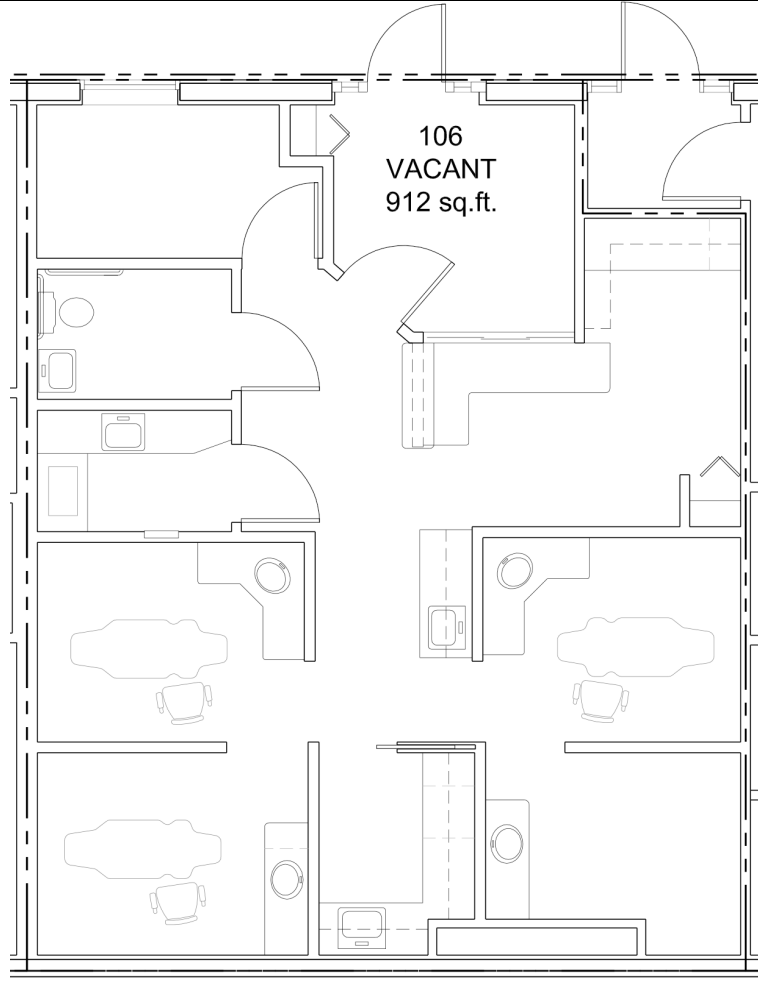
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SUITE 106 FLOOR PLAN



Available Space

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Video
Suite 106	Available	912 SF	Modified Gross	\$16.50 SF/yr	View Here

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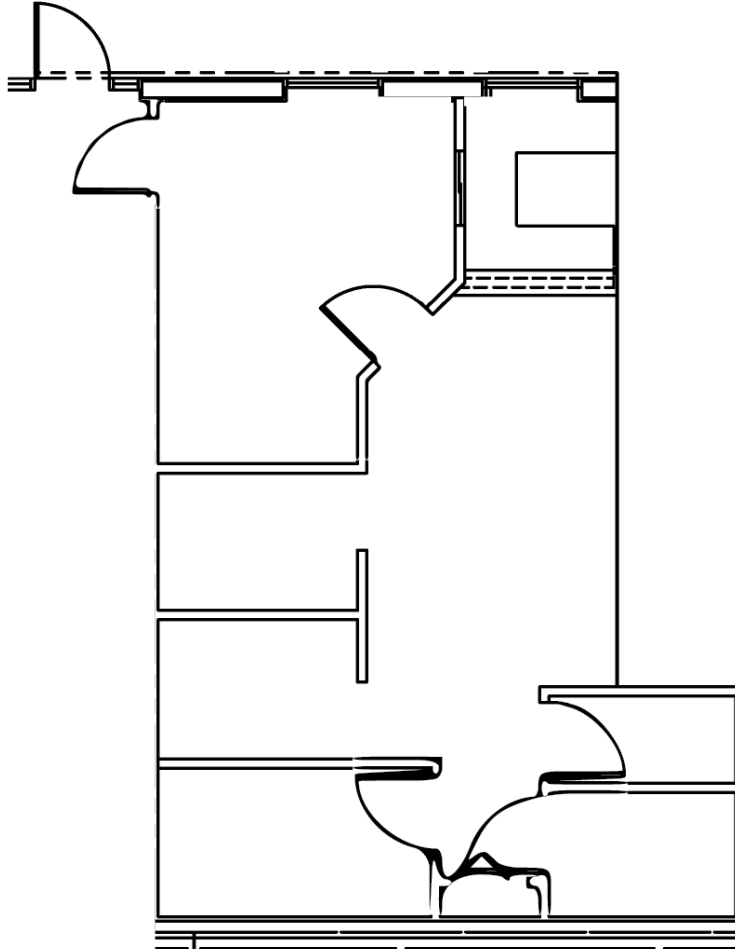
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SUITE 107 FLOOR PLAN



Available Space

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Video
Suite 107	Available	697 SF	Modified Gross	\$16.50 SF/yr	View Here

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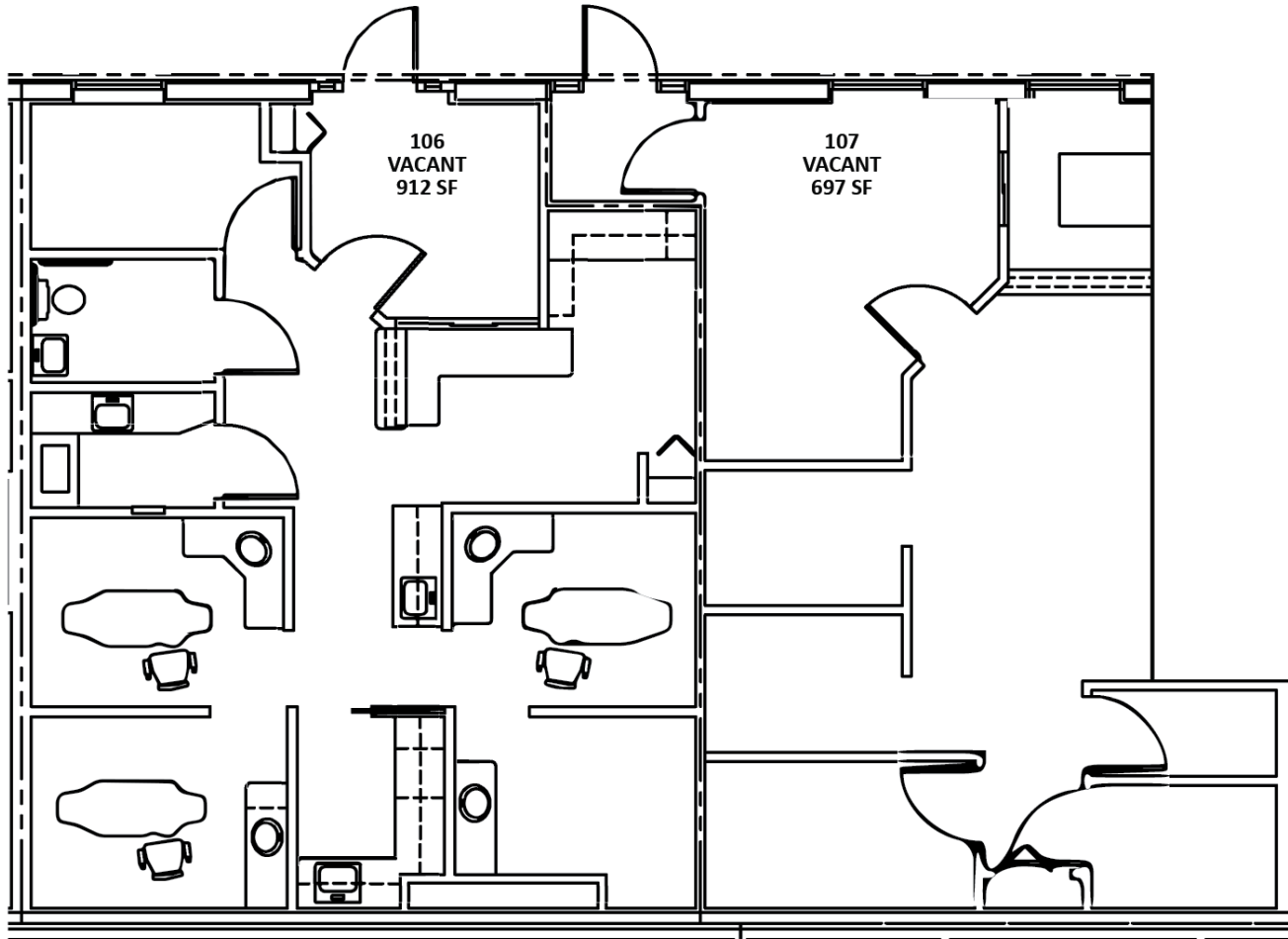
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SUITES 106 & 107 FLOOR PLAN



Available Space

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 106/107	Available	1,609 SF	Modified Gross	\$16.50 SF/yr

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