

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

Sales Associate  
248.637.3526  
melle@LMCap.com



CONNECT WITH US

**248.637.9700 | www.LMCap.com**

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L. MASON CAPITANI  
CORFAC INTERNATIONAL

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PROPERTY & ASSET MANAGEMENT

## 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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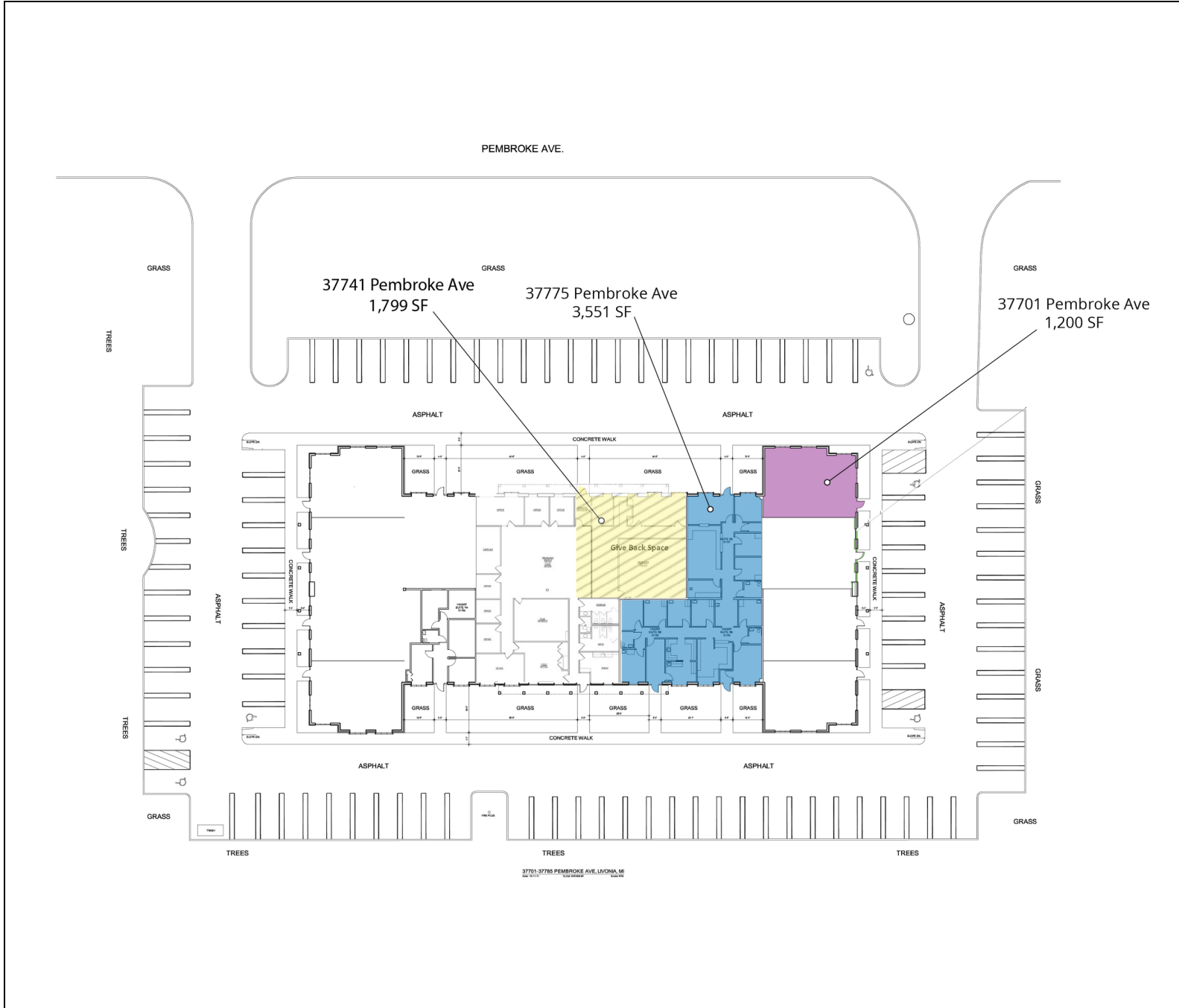
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## SITE PLAN



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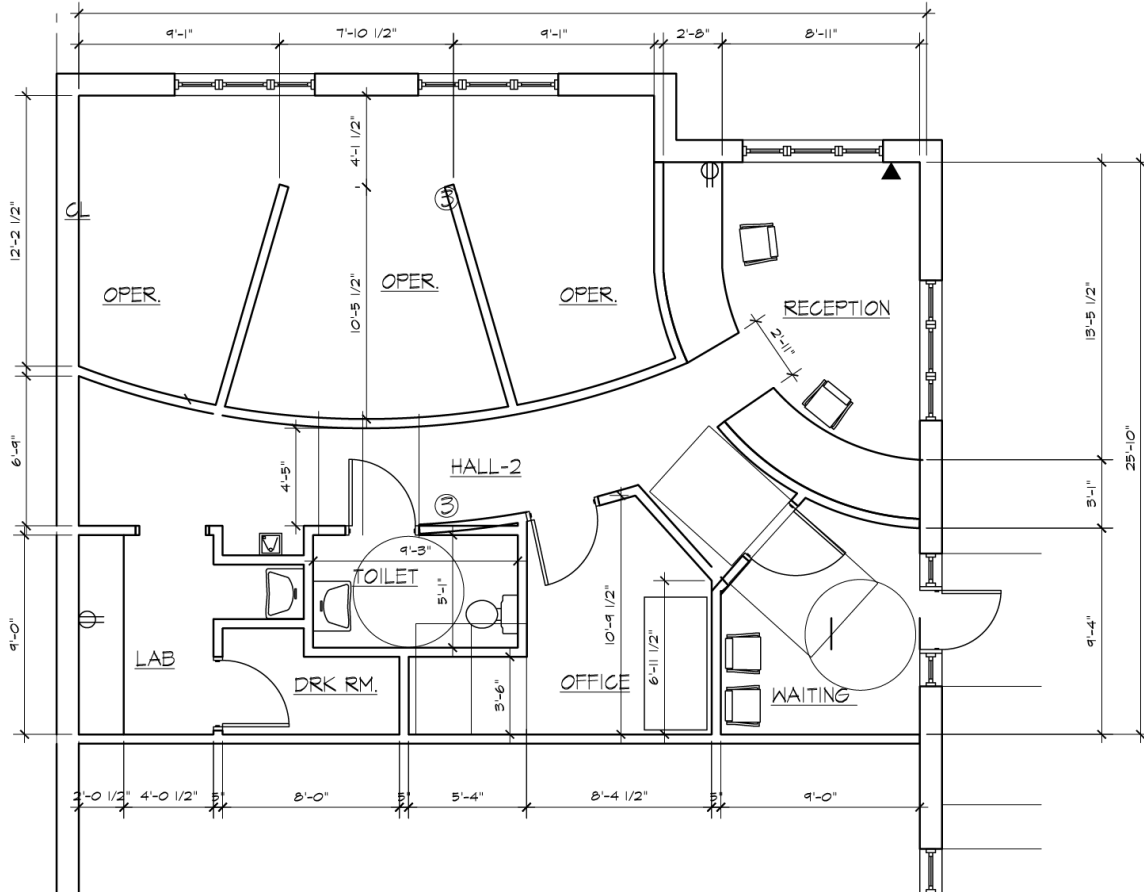
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**37701 PEMBROKE**



## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Video
37701 Pembroke	Available	1,200 SF	+ Utilities	\$17.50 SF/yr	<a href="#">View Here</a>

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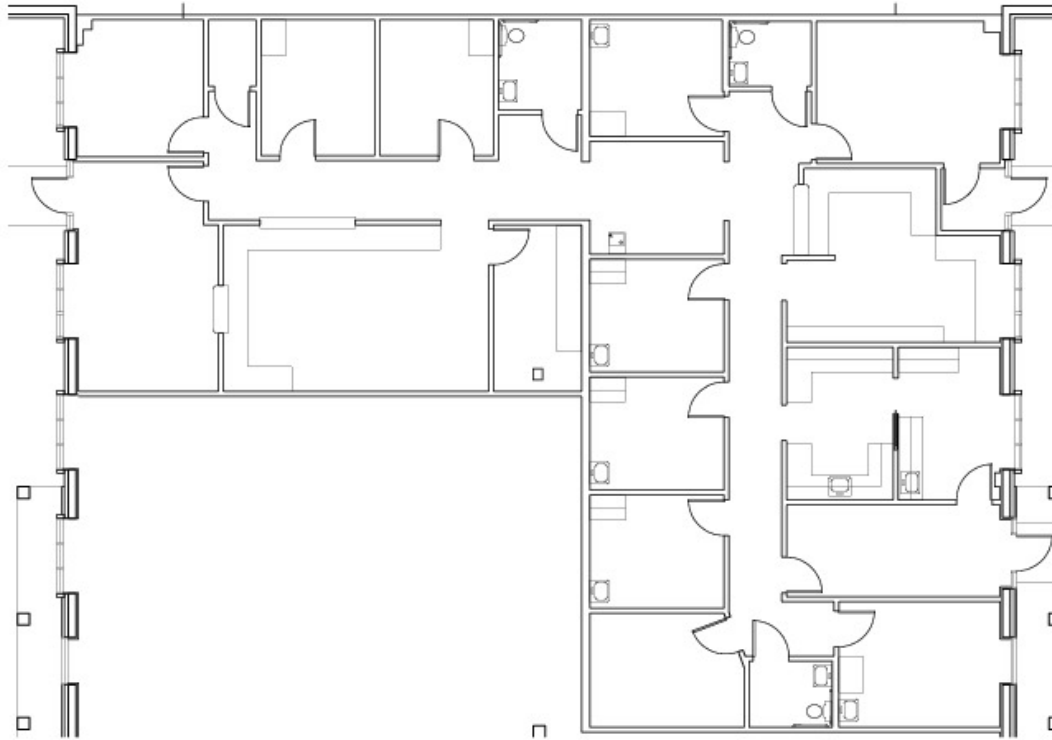
# James Towne Office Center

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**LIBERTY**  
PROPERTY & ASSET MANAGEMENT

**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	<a href="#">View Here</a>

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**37741 PEMBROKE**



## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
37741 Pembroke	Available	1,799 SF	+ Utilities	\$17.50 SF/yr

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