



NORTHWEST CORNER OF FARMINGTON RD & SCHOOLCRAFT RD, LIVONIA, MI 48154

HIGH-TECH SPACE FOR LEASE

LIVONIA METRO PLEX

LIVONIA'S PREMIER HUB FOR OFFICE,
ENGINEERING & INNOVATION



P.A. COMMERCIAL
Corporate & Investment Real Estate

- Suites available from 4,600 SF – 28,524 SF
- Located within Livonia's desirable RE (Research/Engineering) zoning district
- Ideal for office, engineering, R&D, medical, flex, and technology users
- Individual suite entrances for enhanced accessibility and identity
- Integrated storage areas and abundant power capacity
- Beautifully landscaped campus with mature trees, courtyards & walking paths
- Ample on-site parking with 408 spaces
- Immediate access to I-96 and major metro Detroit expressways



CONTENTS

LEASING SNAPSHOT	02
EXECUTIVE SUMMARY	03
BUILDING DETAILS	04
SITE PLAN	06
FLOOR PLANS	07
PROPERTY PHOTOS	10
MARKET OVERVIEW	12
LOCATION MAPS	14
CONTACT US	15

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LEASING SNAPSHOT



FLEXIBLE FLOOR PLANS

Office and flex suites available from 4,600 SF to an entire 28,524 SF building available, offering scalable solutions for startups, growing companies, and established regional users.



PROFESSIONAL CAMPUS ENVIRONMENT

Attractive four-building business park with quality masonry construction, mature landscaping, peaceful courtyards, and walking paths that create a professional and employee-friendly atmosphere.



RESEARCH & ENGINEERING ZONING

Located within Livonia's RE (Research/Engineering) zoning district, allowing a wide variety of office, technology, engineering, medical, R&D, and light industrial uses.



EXCELLENT ACCESSIBILITY & PARKING

Strategically positioned adjacent to I-96 with immediate access to major metro Detroit expressways and supported by 408 on-site parking spaces for employees and visitors.



HIGH-TECH & OPERATIONAL CAPABILITIES

Features include integrated storage areas, abundant power capacity, individual suite entrances, and fully air-conditioned buildings designed to support modern operational and technology needs.



IDEAL FOR DIVERSE USERS

Well-suited for office, engineering, software, medical, e-commerce, construction, manufacturing, logistics, and distribution users seeking flexibility, functionality, and a central location.

EXECUTIVE SUMMARY

LIVONIA'S HUB FOR OFFICE, ENGINEERING & INNOVATION

Position your business within Livonia Metro-Plex, a premier four-building office and high-tech campus designed to accommodate today's evolving workplace and technology-driven operations.

With suites ranging from 4,600 SF to 28,524 SF, the property offers flexible opportunities for office, engineering, research & development, flex, and high-tech users seeking a strategic location with scalable space options.

Livonia Metro-Plex supports a wide range of professional and technology-oriented uses, making it an ideal environment for corporate headquarters, software and IT firms, medical users, engineering groups, light manufacturing, e-commerce operations, construction companies, and logistical distribution businesses. The campus features quality masonry construction, individual suite entrances, integrated storage areas, abundant power capacity, and 100% air-conditioned buildings designed to support both traditional office and specialized operational needs.

Tenants benefit from an attractive corporate setting with beautifully maintained landscaping, mature trees, peaceful courtyards, and walking paths that create a welcoming environment for employees and visitors alike. The campus also offers 408 parking spaces and efficient suite layouts that promote functionality, collaboration, and operational flexibility.

Strategically located adjacent to I-96, Livonia Metro-Plex provides immediate freeway access to the entire metro Detroit region, offering exceptional connectivity to major business corridors, workforce populations, Detroit Metropolitan Airport, and surrounding communities throughout Southeast Michigan.

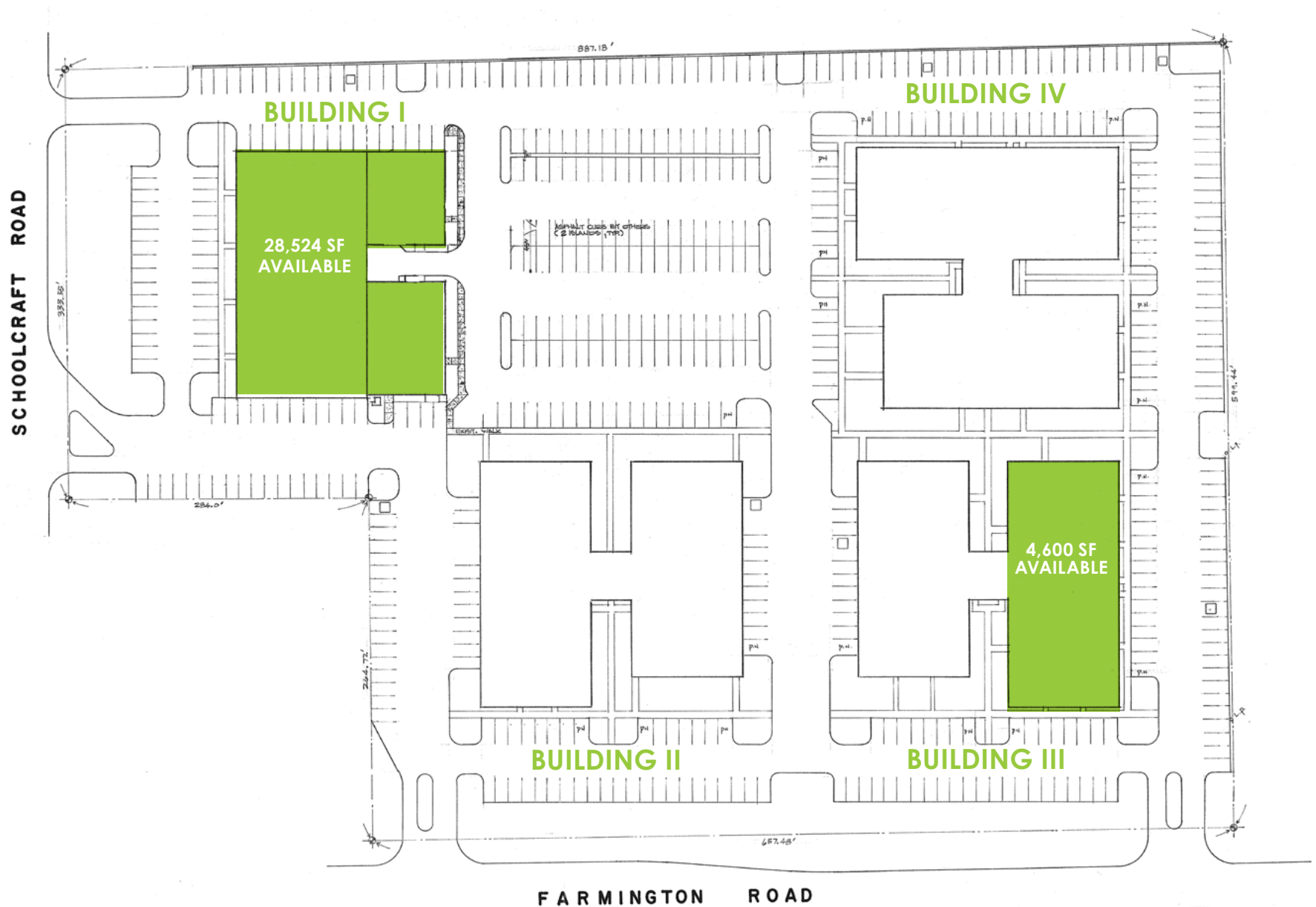
OFFICE PARK SIZE	128,000 SF
LAND SIZE	11.22 Acres
ZONING	ML & RE
BUILDING CLASS	B
TENANCY	Multiple
OCCUPANCY	89%
YEAR BUILT	1979 - 1990
YEAR RENOVATED	2010
CONSTRUCTION	Masonry
PARKING SPACES	406 Surface Spaces
TRAFFIC COUNT	200,000 VPD on I-96
MARKET	Detroit
SUBMARKET	Southern I-275 Corridor
LOCATION TYPE	Suburban
DISTANCE TO AIRPORT	24 Miles
LEASE RATE	\$12.00-14.95 SF/YR MG

BUILDING DETAILS

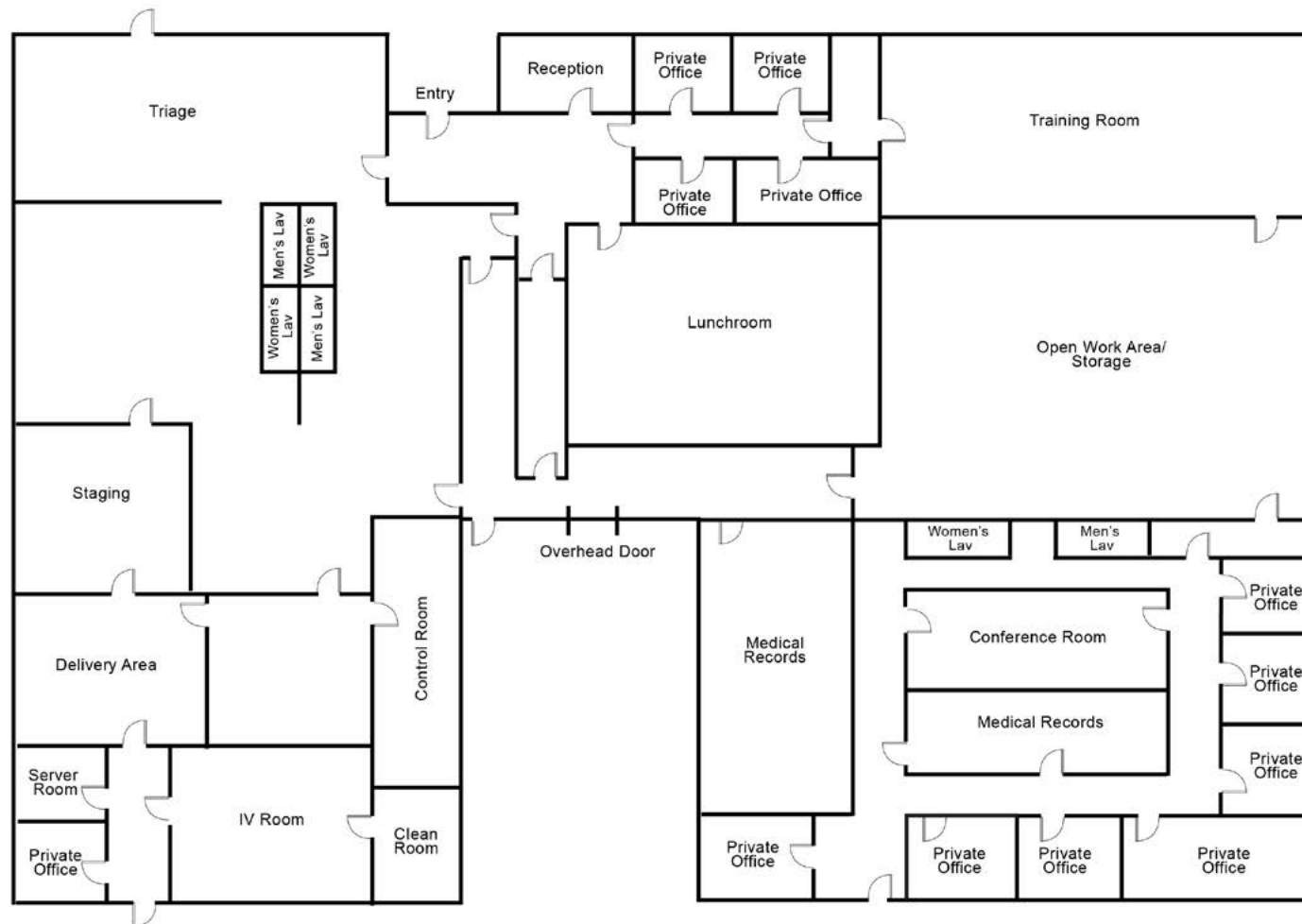


	BUILDING I	BUILDING II	BUILDING III	BUILDING IV
ADDRESS	33510 Schoolcraft Rd	13955 -13975 Farmington Rd	14115 Farmington Rd	14133-14155 Farmington Rd
BUILDING TYPE	Office/Flex	Office	Office	Office
SECONDARY TYPE	Lab/Research & Development	Office/High-Tech	Office/High-Tech	Office/High-Tech
BUILDING SIZE	28,524 SF	35,841 SF	31,812 SF	31,812 SF
SF AVAILABLE	28,524 SF	100% Occupied	4,600 SF	100% Occupied
LOT SIZE	2.6 Acres	2.45 Acres	2.24 Acres	3.93 Acres
ZONING	ML - Manufacturing Limited	RE - Research & Engineering	RE - Research & Engineering	RE - Research & Engineering
CONSTRUCTION TYPE	Masonry	Masonry	Masonry	Masonry
YEAR BUILT/RENOVATED	1978 / 2010	1979	1990	1979
PARKING SPACES	99 Spaces	82 Spaces	90 Spaces	90 Spaces
BUILDING AMENITIES	333' of Frontage 14' Clear Height One (1) Overhead Door 100 Kw Back-up Generator 100% AC Building Signage	Individual Suite Entrances Building Signage Courtyard Park-like Setting	Individual Suite Entrances Building Signage Courtyard Park-like setting	Individual Suite Entrances Building Signage Courtyard Park-like setting
LEASE RATE	\$12.00 p/sf MG	\$14.95 p/sf MG	\$14.95 p/sf MG	\$14.95 p/sf MG

SITE PLAN

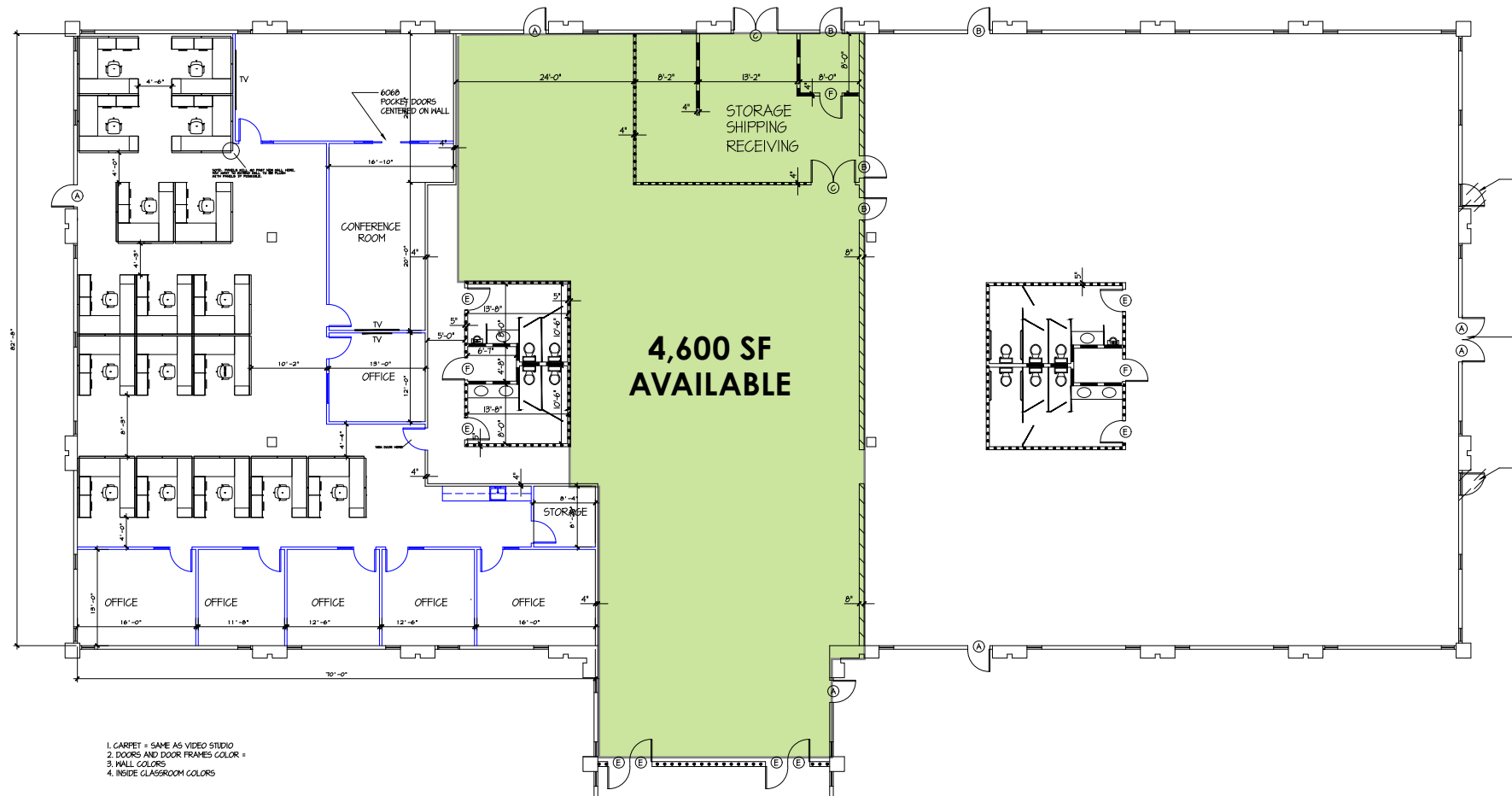


FLOOR PLANS BUILDING I

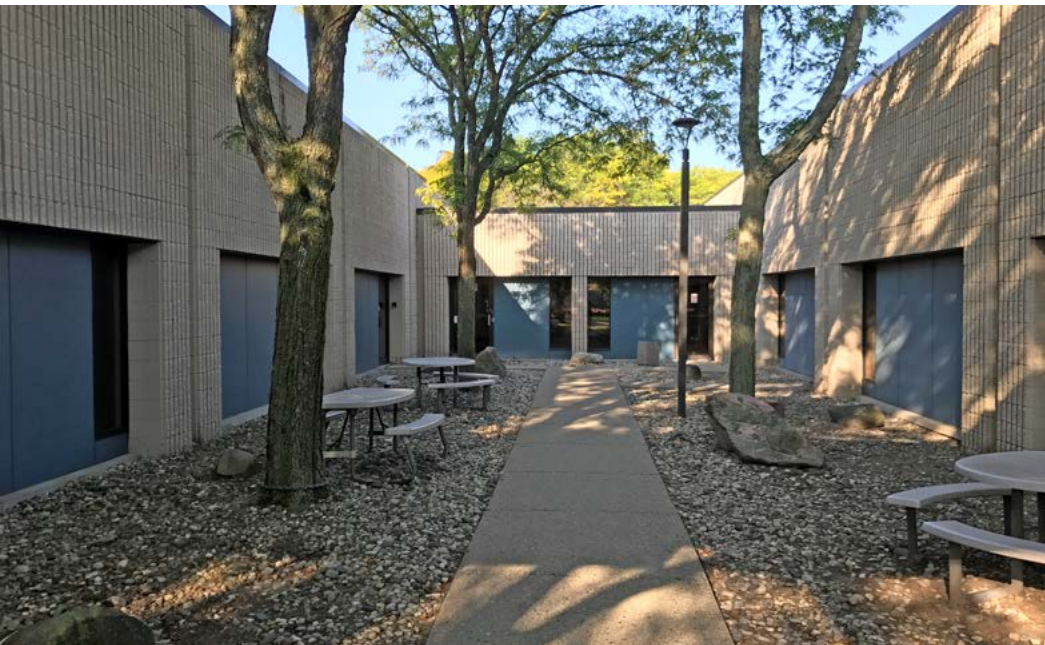


28,524 SF AVAILABLE
(ENTIRE BUILDING)

FLOOR PLANS BUILDING III



EXTERIOR PHOTOS



EXTERIOR PHOTOS



MARKET OVERVIEW

Livonia combines the advantages of an affluent and educated population, a diverse employment base, and exceptional regional accessibility, making it one of metro Detroit's premier suburban business destinations.

DEMOGRAPHICS

Livonia is one of metro Detroit's most established and desirable suburban communities, with a population of approximately 93,000 residents and a highly educated workforce base. Livonia is known for its highly skilled labor pool, with more than 44% of residents holding a bachelor's degree or higher, making the community especially attractive to professional office, engineering, healthcare, and technology-oriented employers

EMPLOYMENT

Livonia has long been recognized as a major employment hub within Southeast Michigan, supported by a diverse mix of industries including advanced manufacturing, healthcare, automotive technology, engineering, logistics, and professional services. The city benefits from a low unemployment rate and a strong daytime population driven by regional employers, medical institutions, research facilities, and corporate users.

ECONOMY

Livonia offers exceptional regional connectivity for businesses serving Southeast Michigan and beyond. The city's economy continues to benefit from its central location, strong infrastructure, and proximity to Detroit Metropolitan Airport, major automotive suppliers, and advanced manufacturing operations. Livonia's business-friendly environment, established commercial base, and continued investment in redevelopment and modernization make it a highly attractive location for office, flex, research & development, and technology users seeking long-term operational advantages.

WITHIN 3 MILES:



71,928
POPULATION



49,277
DAYTIME
EMPLOYMENT



29,492
HOUSEHOLDS



\$115,155
AVERAGE
HOUSEHOLD INCOME



45
MEDIAN AGE



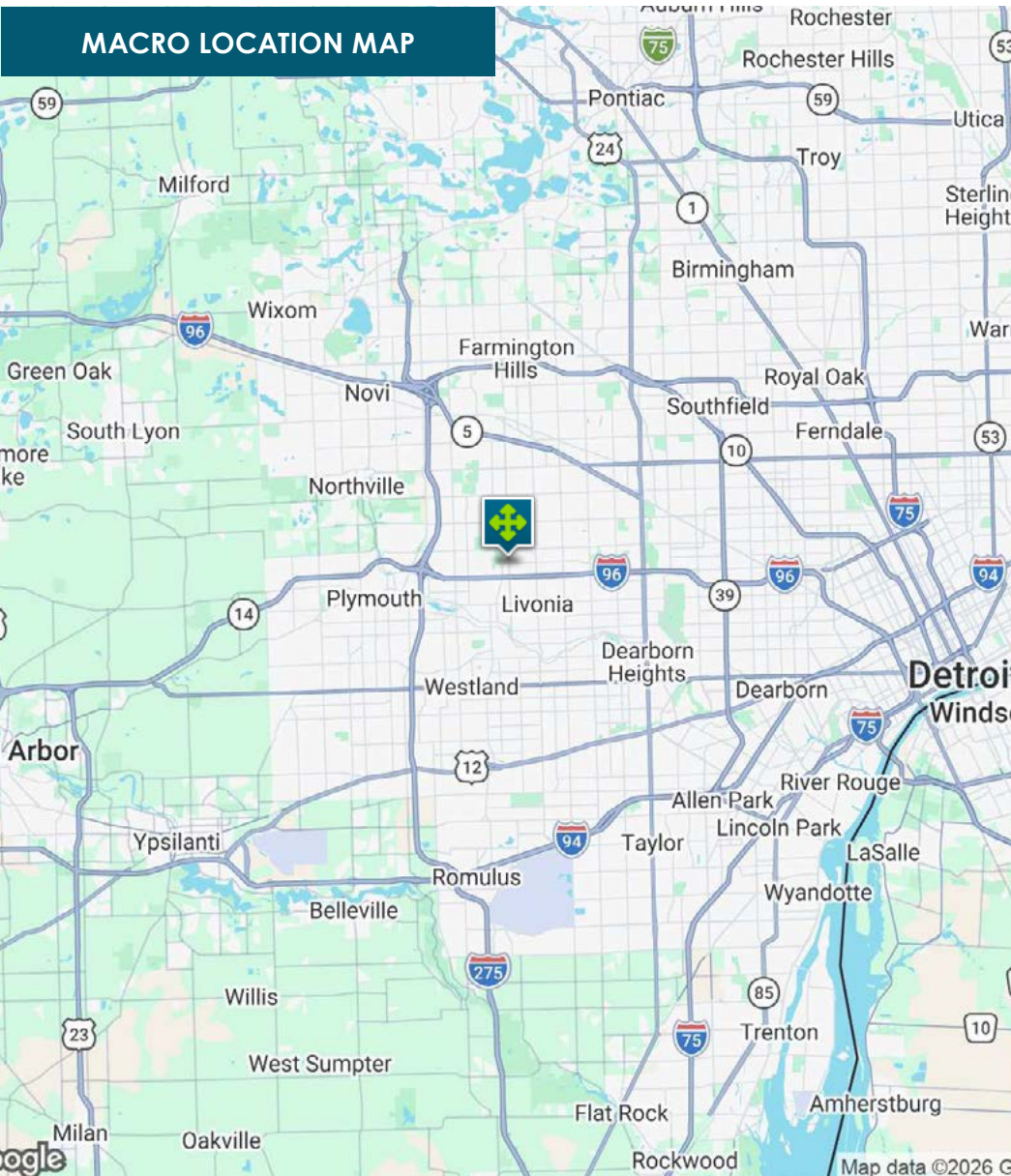
\$1B
TOTAL SPECIFIED
CONSUMER SPENDING

AREA DEMOGRAPHICS

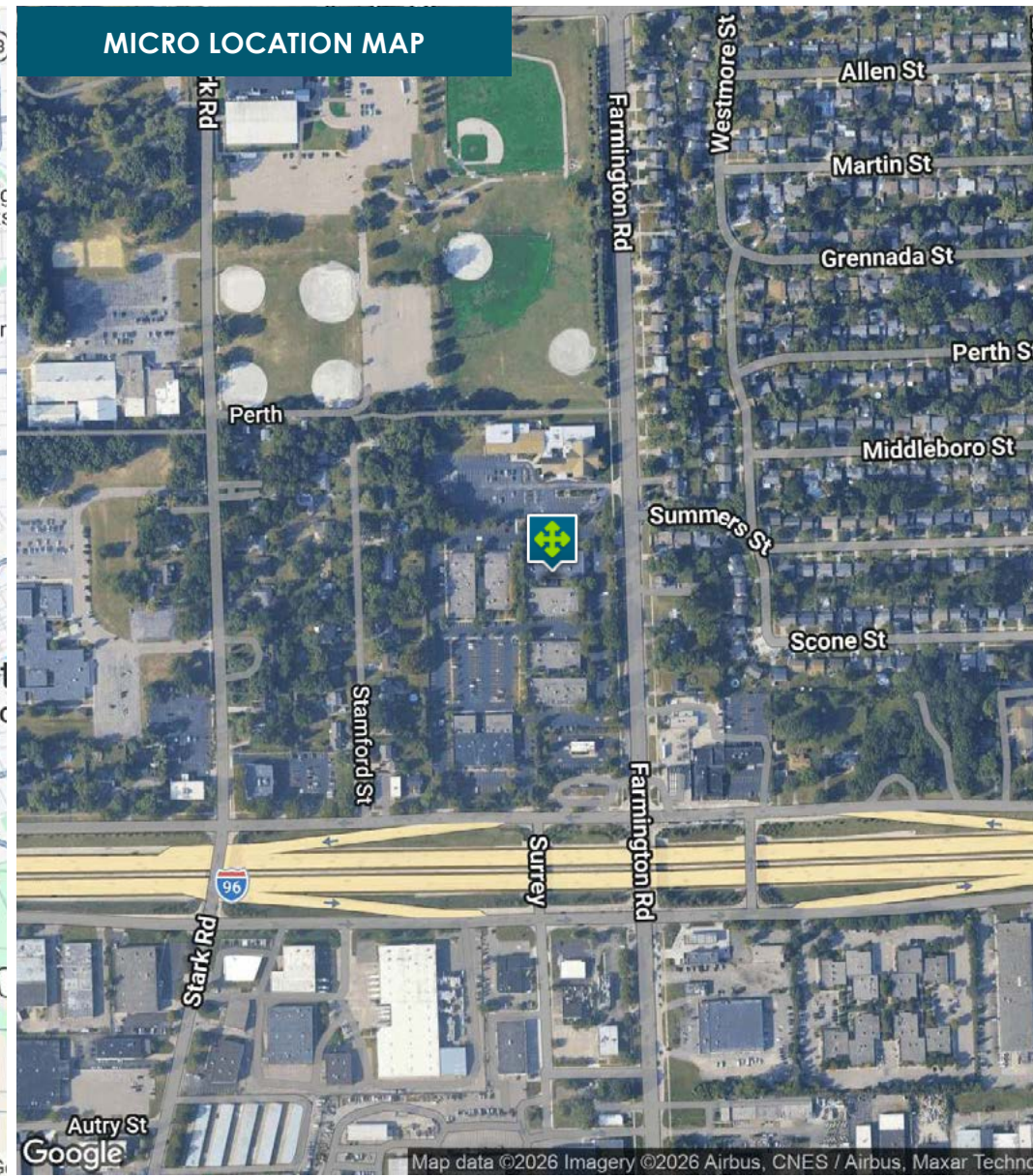
	2 MILE	5 MILES	10 MILES
POPULATION			
2025 POPULATION	26,518	230,848	930,988
2030 POPULATION PROJECTION	25,965	226,752	924,880
MEDIAN AGE	45.8	43.3	40.5
BACHELOR'S DEGREE OR HIGHER	41%	31%	34%
DAYTIME EMPLOYMENT	28,318	120,251	436,053
HOUSEHOLDS			
2025 HOUSEHOLDS	10,622	99,038	374,244
2030 HOUSEHOLD PROJECTION	10,395	97,278	371,840
AVERAGE HOUSEHOLD SIZE	2.4	2.3	2.4
TOTAL SPECIFIED CONSUMER SPENDING	\$382.7M	\$3B	\$11.1B
INCOME			
AVG HOUSEHOLD INCOME	\$120,620	\$99,502	\$97,903
MEDIAN HOUSEHOLD INCOME	\$103,094	\$79,580	\$72,638
HOUSING			
OWNER OCCUPIED HOUSEHOLDS	9,500	69,710	239,155
RENTER OCCUPIED HOUSEHOLDS	894	27,568	132,685
MEDIAN HOME VALUE	\$280,779	\$241,227	\$235,429

LOCATION MAPS

MACRO LOCATION MAP



MICRO LOCATION MAP



CONTACT US

For more information, or to schedule a tour of this exciting leasing opportunity, please contact the exclusive listing agents:



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