

**PARAMOUNT ONE REALTY LLC**  
EXCLUSIVE LEASING REPRESENTATIVE

**FOR LEASE**

LIVONIA, MICHIGAN · OFFICE FOR LEASE

# 33900 Schoolcraft Road

Freestanding 10,634-square-foot office building offered for lease on a NNN basis. Includes a fully finished lower level. Hard-corner location at Schoolcraft Road and Stark Road with full frontage on the I-96 service drive and 124 dedicated parking spaces across a 1.58-acre site. Currently undergoing exterior capital improvements and offering negotiable TI improvements including elevator addition, medical conversion, and build-to-suit; also ready for immediate occupancy in its current condition.



CONCEPTUAL RENDERING · POST-RENOVATION EXTERIOR

BUILDING	SITE	PARKING	ZONING	FRONTAGE	AVAILABLE
<b>15,435</b> SF Two stories + LL	<b>1.58</b> AC Two parcels	<b>124</b> 8 / 1,000 SF	<b>C-1</b> Office & medical	<b>I-96</b> Service drive	<b>Q4</b> 2026 Target occupancy

EXCLUSIVE LISTING AGENT

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LEASING BROCHURE · ISSUED June 2026

BROCHURE OVERVIEW

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## EXECUTIVE SUMMARY

## Property Offering

Paramount One Realty LLC, as exclusive listing representative, presents the opportunity to lease 33900 Schoolcraft Road, a 14,750-square-foot freestanding office building located at the hard corner of Schoolcraft Road and Stark Road in Livonia, Michigan. The subject property is offered on a long-term triple-net (NNN) basis to a single qualified tenant.

The building is configured as two stories above grade with a finished lower level, situated on a 1.58-acre, two-parcel site with 124 dedicated surface parking spaces and direct frontage on the I-96 service drive. C-1 zoning under the City of Livonia ordinance permits both general office and medical use by right, supporting a wide range of professional and clinical occupiers.

Ownership is currently completing a program of exterior capital improvements in advance of marketing, including parking lot resurfacing and restriping, refreshed landscaping, dumpster enclosure, and replacement of the existing exterior wood fascia with brown fiber cement panels. Target tenant occupancy is Q4 2026; earlier occupancy is available under the as-is path.

## ACTIVE CAPITAL IMPROVEMENTS

**Exterior renovation program underway**

Ownership is presently completing parking lot resurfacing, seal coat, and restriping; landscape refresh; building dumpster enclosure; and replacement of exterior wood-grain cladding with brown fiber cement panels. Detail on page 12.

### Property at a Glance

ADDRESS	33900 Schoolcraft Rd, Livonia, MI 48150
PROPERTY TYPE	Freestanding Office
BUILDING AREA	15,435 SF (listed) · 10,634 SF above grade
SITE AREA	1.58 AC · Two Parcels
PARKING	124 Spaces · 8.4 / 1,000 SF
YEAR BUILT	1972 · Brick & Masonry
ZONING	C-1 · Office & Medical by Right
BUILDING HEIGHT	~24 ft above grade · ~12 ft per floor
TENANCY	Single Tenant · Available Q4 2026

*All measurements approximate; subject to field verification.*

### Lease Summary

LEASE TYPE	Triple Net (NNN)
INITIAL TERM	10 Years
RENEWAL OPTIONS	Negotiable
ESCALATIONS	3% annual
TENANT ALLOWANCE	Subject to scope
AVAILABLE	Now
ASKING RATE	Upon Request

## PROPERTY HIGHLIGHTS

## Key Features & Differentiators

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The following attributes distinguish 33900 Schoolcraft Road from competing office product in the Livonia submarket and make the property particularly well-suited for medical, clinical, and professional services tenants seeking a single-tenant building on a long-term lease.

**01 Parking ratio of 11.7 per 1,000 SF Above Grade** — 124 dedicated surface spaces across two parcels — sufficient to support parking-intensive medical practices, surgical centers, and high-volume professional uses that most multi-tenant alternatives in the submarket cannot accommodate. Parking ratio of 8 per 1,000 sqft when including lower level.

**02 Backup generator serving the entire building** — A fully integrated whole-building backup power system — a baseline requirement for medical clinics, surgical practices, and infusion centers, and a meaningful operational advantage for any professional firm.

**03 Two recently installed multi-zone HVAC units (2021)** — Recent capital investment in mechanical systems. Combined with the backup generator and overall turnkey condition, the property has been actively maintained and is not deferred-maintenance product.

**04 Hard-corner location with I-96 frontage** — Direct visibility from I-96 (61,000–70,000 vehicles per day, per MDOT). Farmington Road full interchange approximately 0.5 miles east; I-275 approximately 2.5 miles west; Detroit Metro Airport approximately 20 minutes by car.

**05 Medical and office use permitted by right** — C-1 zoning under the City of Livonia ordinance permits hospitals, clinics, and licensed professional services without rezoning or special-use approval, eliminating entitlement risk for the prospective tenant.

**06 Active capital improvement program** — Ownership is currently funding and completing a program of exterior capital improvements — parking lot resurfacing and restriping, refreshed landscaping, building dumpster enclosure, and replacement of exterior fascia with brown fiber cement panels — in advance of tenant occupancy.

**07 Main roof under long-term manufacturer warranty** — The main roof is a Duro-Last membrane system carrying a 20-year No-Dollar-Limit (NDL) manufacturer warranty in effect through June 2036, under which Duro-Last covers qualifying leak repairs at no cost for the balance of the term. The smaller front-entry portico carries a separate 15-year Duro-Last NDL warranty through July 2030.

## LEASE OPTIONS

**As-Is Lease or Build-to-Suit**

Ownership offers prospective tenants two clearly defined paths to occupancy. Both options are available immediately; selection depends on tenant's credit profile, term length, and the scope of customization required. Specific rent and allowance terms are made available to qualified tenants upon request.

**Option A — As-Is Lease**

The subject property is leased in its current, turnkey condition following completion of the exterior capital improvement program. The tenant assumes any interior cosmetic refresh or use-specific reconfiguration at its own cost. Suitable for established professional services firms prepared to occupy with minimal delay.

ASKING RATE	Upon Request
TERM	10 Years + Renewals
LEASE TYPE	Triple Net (NNN)
TI ALLOWANCE	None
DELIVERY	Turnkey
AVAILABLE	Upon Lease Execution

**Option B — Build-to-Suit Lease**

Ownership funds and project-manages a comprehensive build-out to the tenant's specification — passenger elevator installation, interior reconfiguration, signage, and use-specific systems work as required. Rent is structured to provide a competitive return on the combined cost basis.

ASKING RATE	Upon Request
TERM	10 Years + Renewals
LEASE TYPE	Triple Net (NNN)
TI ALLOWANCE	Substantial · Subject to Scope
DELIVERY	Custom Build-Out
USE CASES	Medical · Clinical · Flagship

## PRICING METHODOLOGY

Asking rates under both options are quoted to qualified prospective tenants following an initial conversation with the listing agent. Build-to-suit rents scale with the scope of landlord-funded work. In either path, the underwriting objective is a stable, long-term, single-tenant occupancy.

## PROPERTY OVERVIEW

**Building & Site**

The subject property is a masonry-and-brick freestanding office building configured as two stories above grade with a finished lower level. The site comprises two adjacent parcels, with the building parcel fronting Schoolcraft Road and a dedicated parking parcel immediately to the north.



EXTERIOR · SCHOOLCRAFT ROAD FRONTAGE

**Building Specifications**

CONSTRUCTION	Brick & Masonry, Steel Frame
YEAR BUILT	1972
STORIES	2 + Finished Lower Level
BUILDING AREA (LISTED)	15,435 SF
ABOVE GRADE	10,634 SF
PER FLOOR (ABOVE GRADE)	~5,145 SF
LOWER LEVEL (FINISHED)	~4,750 SF
HVAC	Two New Multi-Zone Units
BACKUP POWER	Whole-Building Generator

## Roof

The main roof is a Duro-Last membrane system carrying a 20-year No-Dollar-Limit (NDL) Duro-Last warranty, effective June 2016 and in effect through June 2036. The separate front-entry portico carries its own 15-year Duro-Last NDL warranty, effective July 2015 and in effect through July 2030.

## Site & Access

SITE AREA	1.58 Acres · Two Parcels
PARKING SPACES	124 Surface
PARKING RATIO	8.4 per 1,000 SF
FRONTAGE	I-96 Service Drive
CROSS STREET	Stark Road
NEAREST EXIT	Farmington Road · ~0.5 mi
I-275 ACCESS	~2.5 mi west
ZONING	C-1 · City of Livonia
PERMITTED USES	Office & Medical by Right

*All measurements approximate; subject to field verification. Buyer or tenant to confirm zoning permissibility for intended use.*

*C-1 (Local Business) zoning under the City of Livonia ordinance permits a broad range of uses beyond general and medical office — including clinical and healthcare, professional and personal services, financial and administrative offices, and other local-business uses — supporting flexible single-tenant occupancy.*

## INTERIOR PHOTOGRAPHY

## Common Areas & Principal Spaces

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The following photographs document the subject property in its current condition. All photographs are unedited and represent the building as it would be delivered under the as-is lease option, following completion of the active exterior capital improvement program.



## Working Spaces & Detail

Window-line private offices with exposed brick exterior walls, light-filled circulation, and connection between common spaces and individual offices. The lower level offers open-plan flexibility for back-of-house, file room, server, and support functions in either an office or clinical configuration.



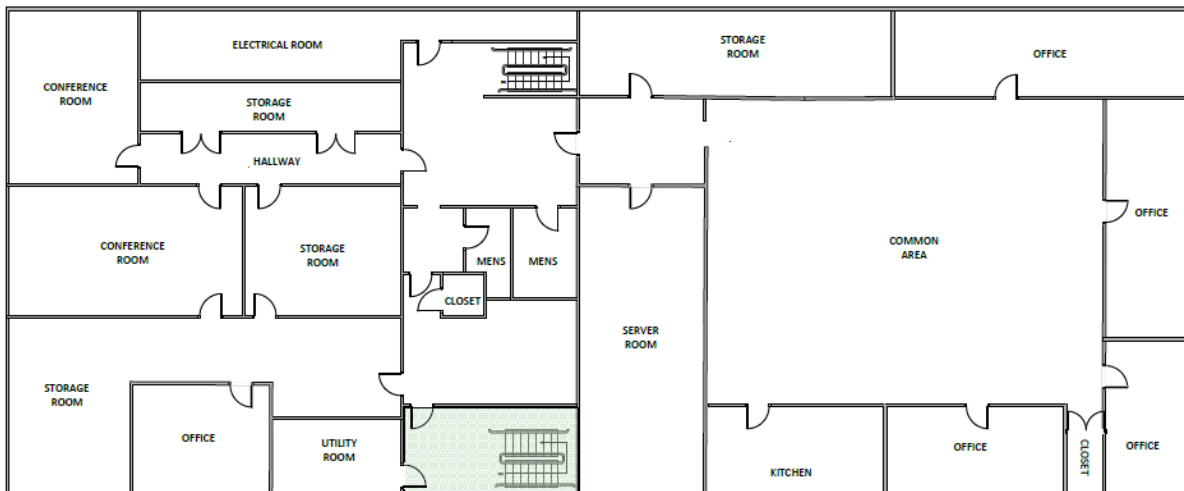
FLOOR PLANS

# Floor Plates & Configuration

The subject property comprises two upper floor plates of approximately 5,145 square feet each, plus a finished lower level of approximately 4,750 square feet. The upper floors share a near-mirror configuration of window-line private offices around a central commons. The lower level is organized around a central core suitable for back-of-house, conference, and support functions.

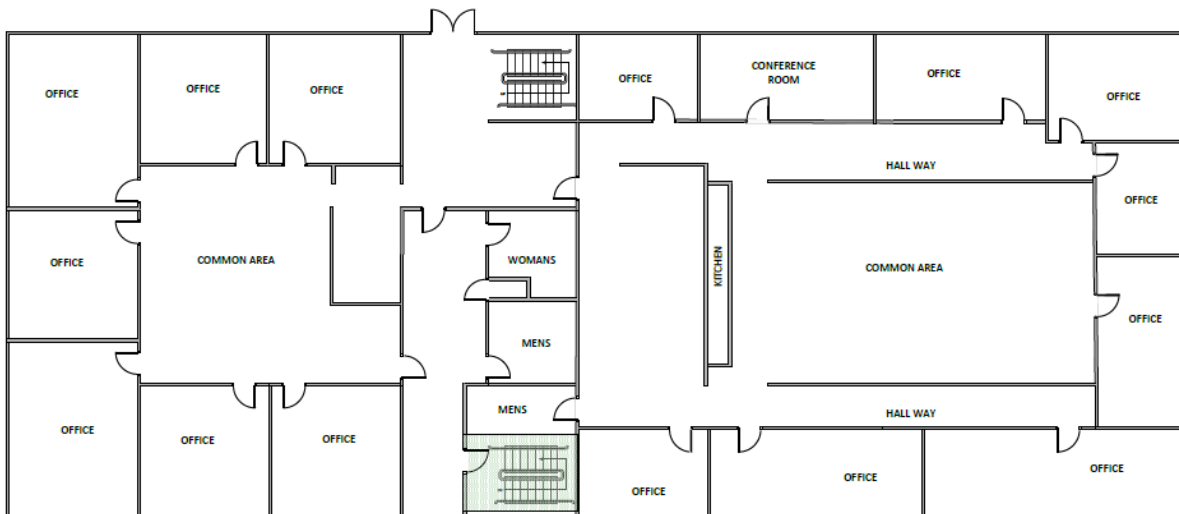
## Lower Level — Conference, Server, and Back-of-House (~4,750 SF)

Multiple conference rooms, dedicated server room, kitchen, common area, and storage. Suited for back-of-house and support functions in either office or medical configuration.



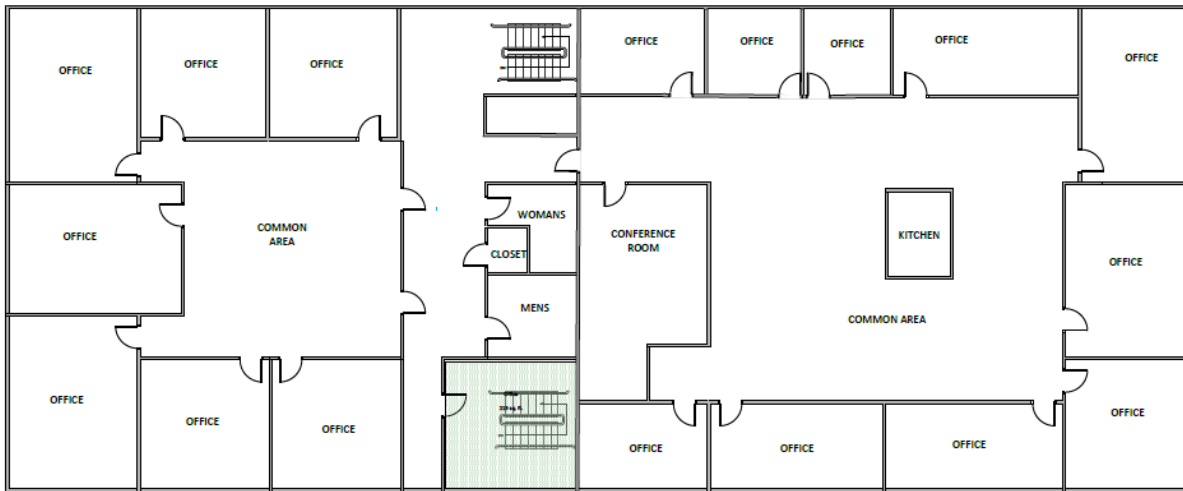
## Level 01 · Main Floor — Perimeter Offices Around Central Commons (~5,145 SF)

Window-line private offices ring a central commons with on-floor restrooms, kitchen, and conference room. Convertible to clinical exam-and-corridor configuration under the build-to-suit option.



### Level 02 — Perimeter Offices Around Central Commons (~5,145 SF)

Near-mirror configuration of Level 01 with on-floor kitchen, conference room, and restrooms. Well-suited as an executive floor or upper-level clinical suite.

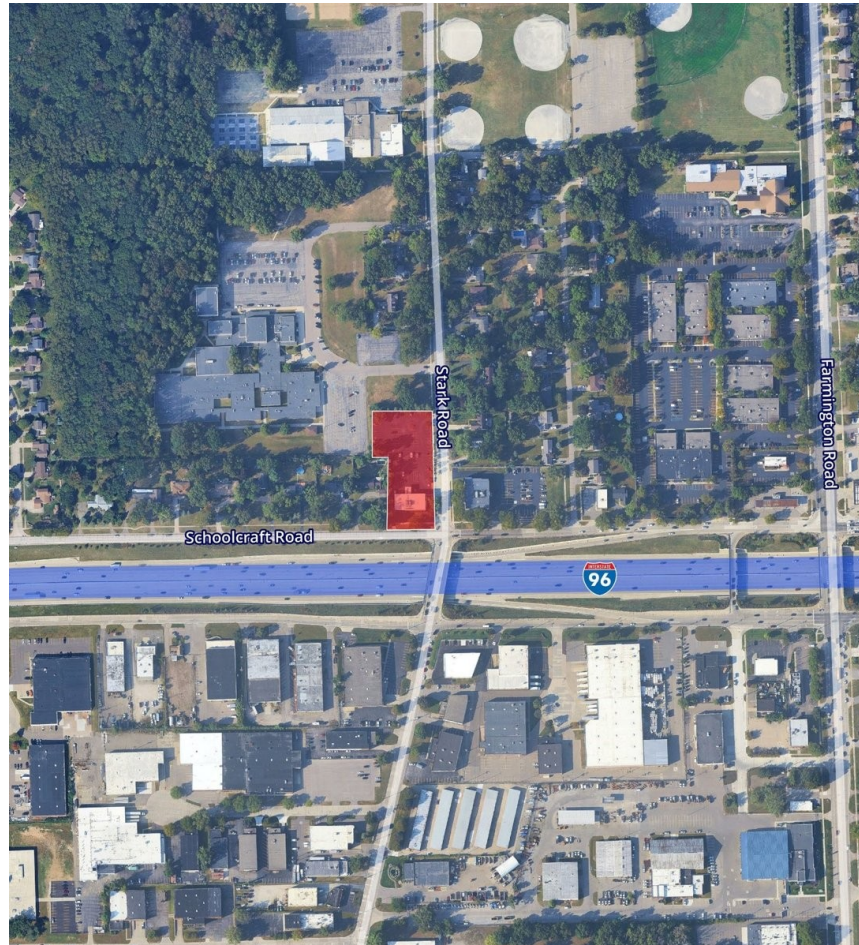


*Floor plans are illustrative. Dimensions and configurations are approximate and subject to field verification. Reconfiguration is available under the build-to-suit option.*

## LOCATION &amp; ACCESS

## Site Context & Demographics

The subject property is located on the north side of the I-96 service drive in central Livonia, with Schoolcraft Road frontage and the cross street of Stark Road forming the hard corner. The Farmington Road full interchange is approximately 0.5 miles east and provides direct freeway access in both directions.



AERIAL · TWO-PARCEL SITE AT SCHOOLCRAFT & STARK

### Demographics

LIVONIA POPULATION	<b>93,118</b> U.S. Census
MEDIAN HH INCOME	<b>\$98,834</b> 1.3× metro median
I-96 DAILY TRAFFIC	<b>61–70K</b> MDOT, vehicles per day
5-MILE HH INCOME	<b>\$82,454</b> 5-mile radius median

## Drive Times

FARMINGTON ROAD EXIT	0.5 mi · 1 min
I-275 INTERCHANGE	2.5 mi · 4 min
DETROIT METRO AIRPORT	~20 min
DOWNTOWN DETROIT	~22 min
ANN ARBOR	~35 min

## TRADE AREA

# Healthcare, Education & Employment Anchors

Livonia is the institutional center of western Wayne County. Three regional health systems anchor the local medical economy, generating consistent demand for proximate clinical office space. Two universities and substantial corporate employer presence sustain a deep professional services base in the immediate trade area.

## Healthcare & Institutional Anchors

TRINITY HEALTH ST. MARY MERCY LIVONIA	~3.0 mi
MICHIGAN MEDICINE LIVONIA SPECIALTY CARE	~4.0 mi
HENRY FORD MEDICAL CENTER, LIVONIA	~4.5 mi
SCHOOLCRAFT COLLEGE	~4.5 mi
MADONNA UNIVERSITY	~3.5 mi
FORD MOTOR CO. REGIONAL OPERATIONS	Livonia
TRINITY HEALTH LIVONIA HEADQUARTERS	Livonia
LAUREL PARK PLACE SHOPPING CENTER	~3.0 mi

## 3 Hospital Systems

### HEALTHCARE DENSITY

Trinity Health, Michigan Medicine, and Henry Ford locations within five miles of the subject property.

## 2 Universities

### EDUCATIONAL ANCHORS

Schoolcraft College and Madonna University, supporting clinical and professional workforce pipelines.

## Stable · Established

### SUBMARKET PROFILE

Mature suburban office submarket with consistent occupancy among credit tenants and limited new supply.

## CAPITAL IMPROVEMENTS UNDERWAY

**Active Exterior Renovation Program**

Ownership is currently funding and completing a program of exterior capital improvements in advance of tenant marketing and occupancy. The renderings shown below are conceptual and depict the post-renovation appearance of the property. Photographs on the left represent current condition. Final materials and finishes are subject to ownership selection and may vary from the conceptual renderings.



CURRENT CONDITION · SCHOOLCRAFT FRONTAGE



CONCEPTUAL RENDERING · POST-RENOVATION



CURRENT CONDITION · COVERED ENTRY &amp; PARKING



CONCEPTUAL RENDERING · POST-RENOVATION

**Exterior Cladding — Brown Fiber Cement Panels**

Replacement of existing wood-grain fascia with brown fiber cement panels.

**Parking Lot — Resurface, Seal, and Restripe**

All 124 parking spaces across both parcels resurfaced, seal-coated, and restriped. Refreshed ADA stalls, refreshed directional markings, and improved circulation.

**Dumpster Enclosure — New Screened Enclosure**

Construction of a new screened dumpster enclosure on site, finished to complement the building exterior.

**Landscape — Comprehensive Site Refresh**

Manicured hedge line and shrub trim, fresh mulch beds with steel edging, and refined perimeter treatment along Schoolcraft Road and Stark Road.

## TARGET TENANT PROFILE

## Permitted & Preferred Uses

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The property is offered as a single-tenant lease only; subdivision and partial occupancy are not available. The combination of C-1 zoning, 8.4 per 1,000 SF parking, whole-building backup generator, and ownership capital position makes the property well-suited for either an established medical group or a mid-sized professional services firm seeking a freestanding presence.

**PREFERRED USE · MEDICAL & CLINICAL**

Hospital-affiliated groups, multi-site practices, and growing specialty groups.

- Multi-specialty medical group or surgical center
- Dental, oral surgery, or orthodontic group practice
- Urgent care or primary care flagship
- Outpatient imaging, diagnostic, or infusion center
- Physical therapy, rehabilitation, sports medicine
- Dermatology, cosmetic, or specialty clinical practice
- Behavioral health, psychiatric, or counseling group
- Veterinary specialty or referral hospital

**PERMITTED USE · PROFESSIONAL SERVICES**

Mid-sized firms consolidating or relocating a regional headquarters.

- Accounting, audit, or tax practice
- Law firm — corporate, defense, or transactional
- Engineering, architecture, or design firm
- Wealth management, RIA, or family office
- Insurance agency or regional carrier office
- Title, escrow, or settlement services
- Corporate or regional headquarters consolidation
- Faith-based, non-profit, or association office

**EXCLUDED USES**

Industrial, flex, distribution, warehouse, or manufacturing uses; any use requiring loading docks, drive-in doors, or freight handling; storefront retail dependent on foot traffic; and partial occupancy of less than the full building.

Put the professional services above the medical because the medical is a conversion. Edit the parking ratio for the parking ratio I did on the first few pages.

## CONTACT &amp; NEXT STEPS

## Schedule a Tour and Request Economic Terms

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For property tours, leasing inquiries, and proposal requests, please contact the listing agent directly. Asking rates and full lease terms are provided to qualified prospective tenants upon request. Confidentiality agreements are available for sensitive tenants.

### Exclusive Listing Agent & Ownership

AGENT	Mohamed Fakh
FIRM	Paramount One Realty LLC
DIRECT	313.759.0281
EMAIL	Mfakh114@gmail.com
PROPERTY	33900 Schoolcraft Rd, Livonia, MI 48150

### Next Steps

- Schedule a private property tour.
- Share program requirements and target occupancy date.
- Receive a tailored proposal within five business days.

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