



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



- Suites available from 3,400 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



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OFFERED EXCLUSIVELY BY:



Peter Ventura CCIM
CO-FOUNDER

D: 248.281.9900
M: 734.751.5600
peter@pacommercial.com



Matt Schiffman
MANAGING PARTNER/CEO

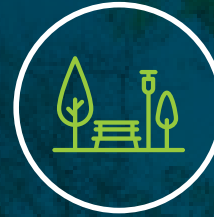
D: 248.281.9907
matt@pacommercial.com

LEASING SNAPSHOT



FLEXIBLE FLOOR PLANS

Office and flex suites available from 3,400 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 3,400 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.

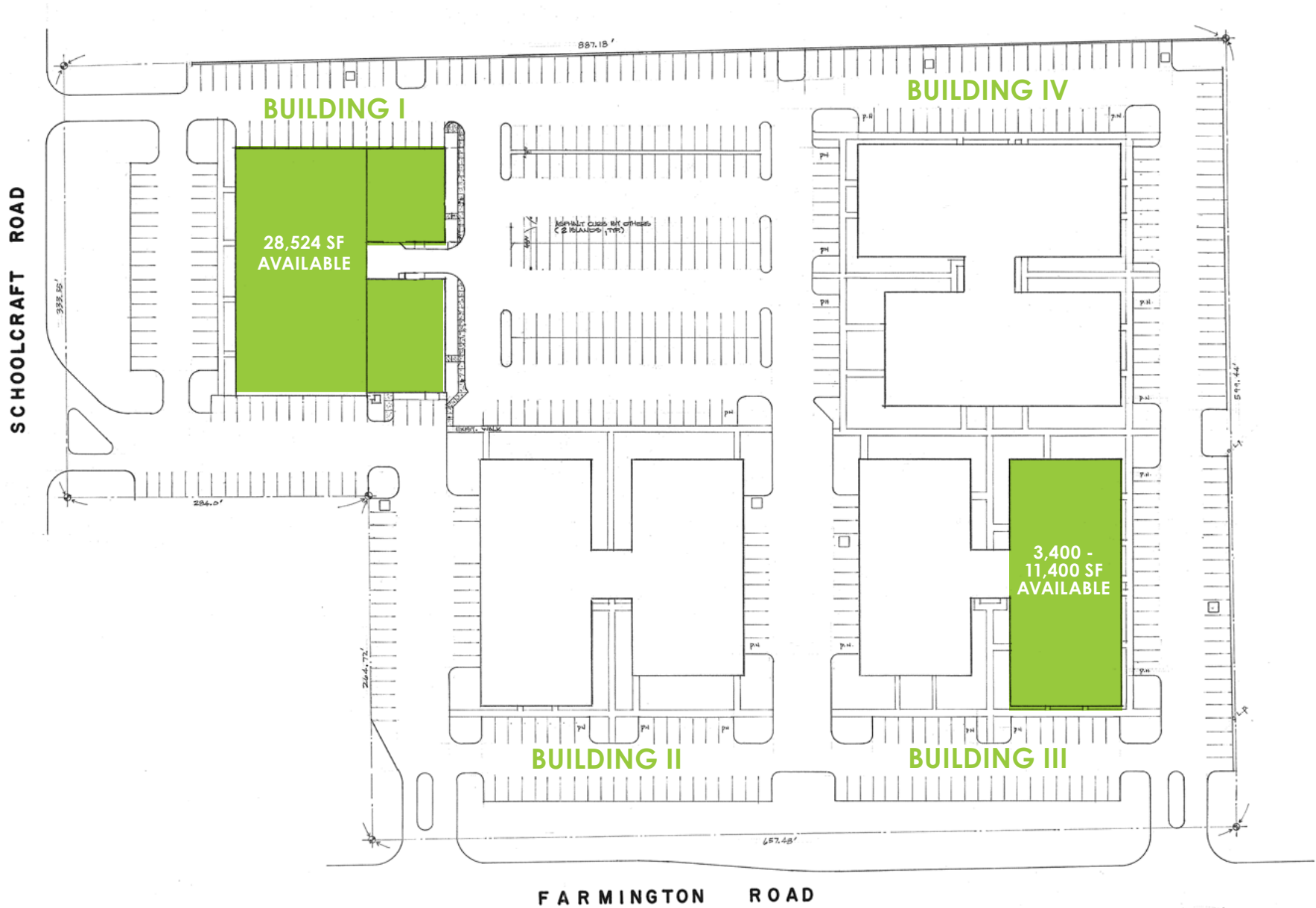
| | |
|----------------------------|-------------------------|
| OFFICE PARK SIZE | 128,000 SF |
| LAND SIZE | 11.22 Acres |
| ZONING | ML & RE |
| BUILDING CLASS | B |
| TENANCY | Multiple |
| OCCUPANCY | 89% |
| YEAR BUILT | 1979 - 1990 |
| YEAR RENOVATED | 2010 |
| CONSTRUCTION | Masonry |
| PARKING 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 | 13.95 SF/YR MG |

BUILDING DETAILS

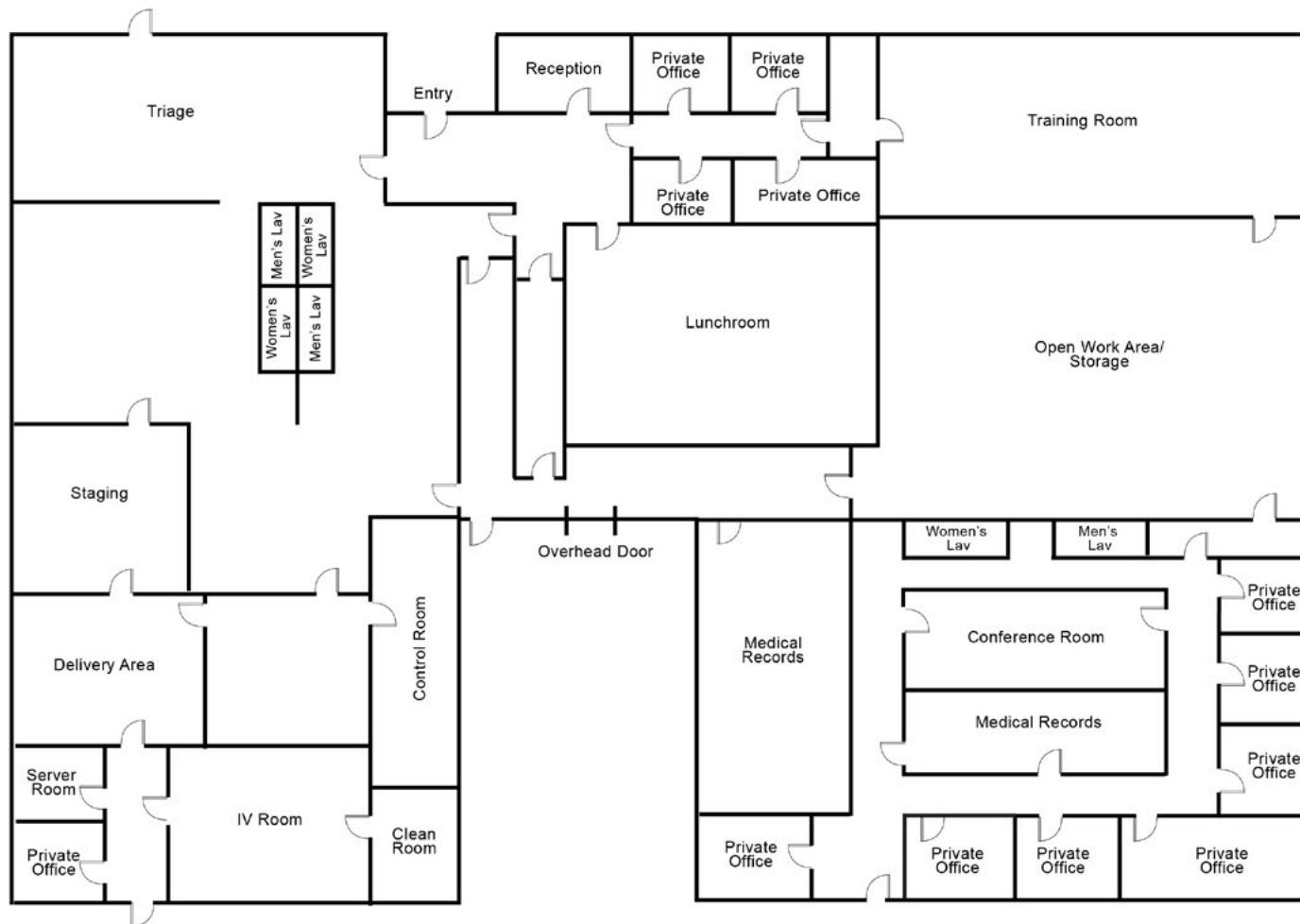


| | BUILDING I | BUILDING II | BUILDING III | BUILDING IV |
|-----------------------------|--|--|--|--|
| ADDRESS | 33510 Schoolcraft Rd | 13955 -13975 Farmington Rd | 14115 Farmington Rd | 14133-14155 Farmington Rd |
| BUILDING TYPE | Office/Flex | Office | Office | Office |
| SECONDARY TYPE | Lab/Research & 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 | 3,400 - 11,400 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 |

SITE PLAN



FLOOR PLANS BUILDING I



**28,524 SF
AVAILABLE**

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

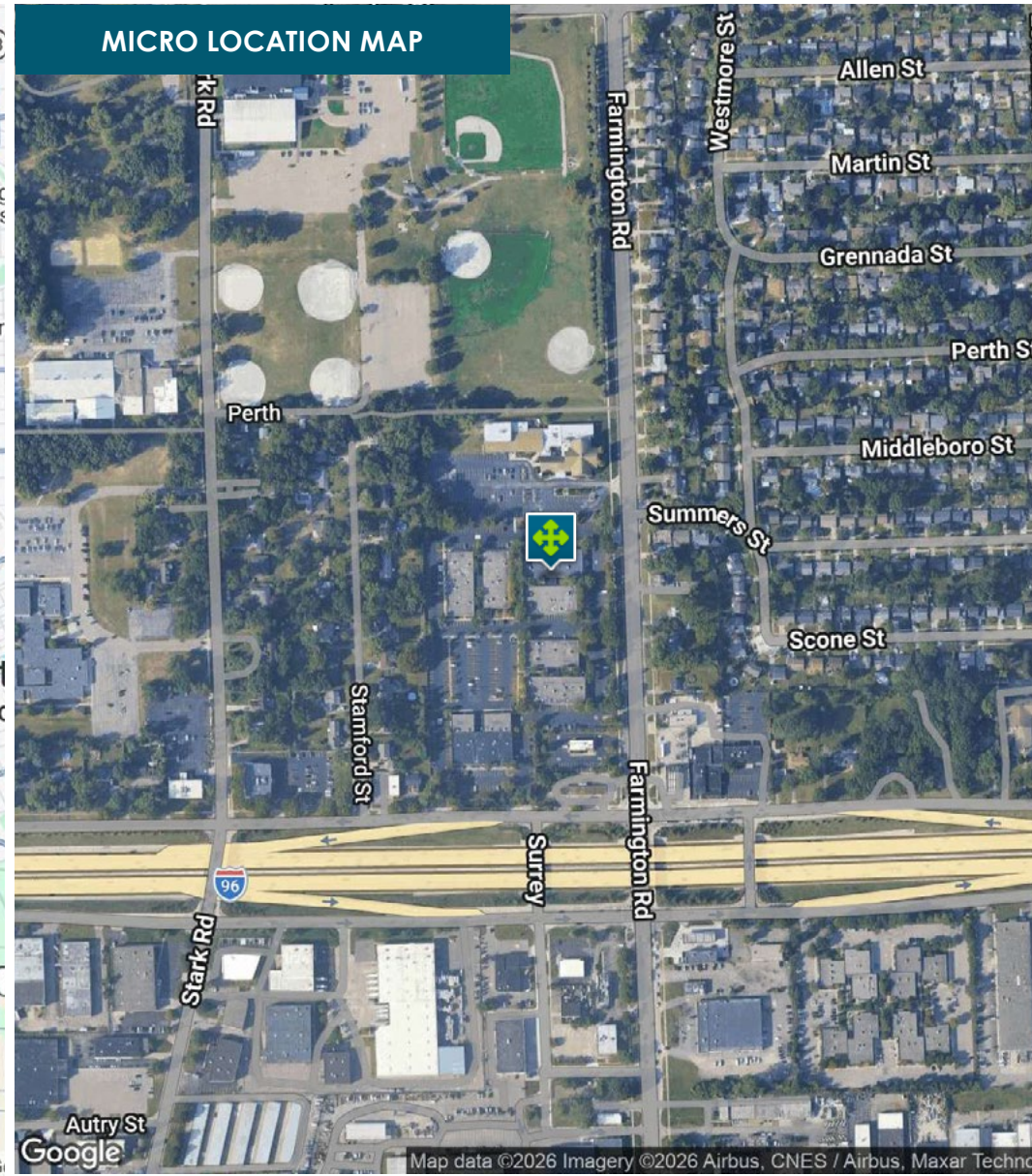
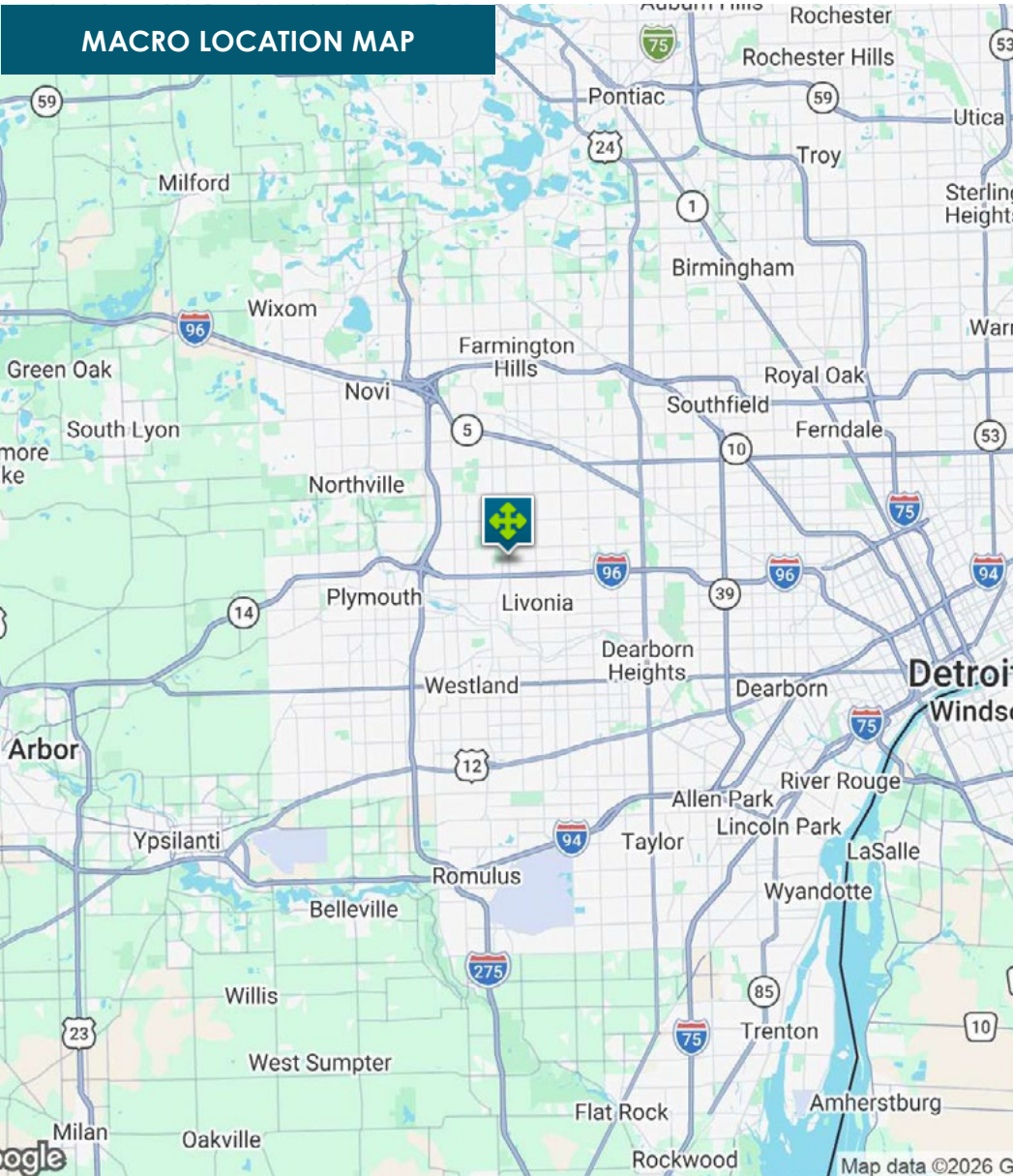


\$1B
TOTAL SPECIFIED
CONSUMER SPENDING

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



HIGH-TECH LEASING OPPORTUNITY

CONTACT US

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



Peter Ventura CCIM
CO-FOUNDER

D: 248.281.9900

M: 734.751.5600

peter@pacommercial.com



Matt Schiffman
MANAGING PARTNER/CEO

D: 248.281.9907

matt@pacommercial.com

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26555 Evergreen Road, Suite 1500
Southfield, MI 48076

248.358.0100

pacommercial.com





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