

OFFICE PROPERTY // FOR LEASE

15405-15469

MARSH & McLENNAN

PROFESSIONAL OFFICE SUITES AVAILABLE AT RECENTLY RENOVATED LIVONIA BUILDING

15435 MIDDLEBELT RD
LIVONIA, MI 48154

5 MONTHS FREE RENT!

LIMITED TIME LEASING INCENTIVE FOR NEW TENANTS ONLY.



- 1,120 - 1,811 SF Prime Office Suites Available
- 5 MONTHS FREE RENT TO NEW TENANTS!
- Attractive Office Building with Floor-to-Ceiling Windows
- Shared Conference Room, 24-Hour Access, and Elevator
- Updated HVAC, CCTV, Parking Lot, Carpet, and Restrooms
- Plenty of Parking Surrounds the Building
- Generator for Back-up Power
- Excellent Visibility on Middlebelt Rd
- Quick Access to I-96, I-275, and Telegraph Rd



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Corporate & Investment Real Estate

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Southfield, MI 48076
248.358.0100

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EXECUTIVE SUMMARY

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Lease Rate

**\$16.90 - 19.90
SF/YR (GROSS)**

OFFERING SUMMARY

Building Size:	30,000 SF
Lot Size:	2.76 Acres
Year Built:	1970
Renovated:	2021
Zoning:	C-2
Market:	Detroit
Submarket:	Southern I-275 Corridor
Traffic Count:	17,605

PROPERTY OVERVIEW

This attractive office building boasts floor-to-ceiling windows that flood the space with natural light, creating an inviting and productive work environment. With ample parking surrounding the building, updated HVAC, CCTV, parking lot, carpet, and restrooms, this property offers modern amenities and conveniences. Whether you're seeking a professional, polished space for your business or looking to lease out premium office suites, this property has everything you need for success. Experience the ideal blend of functionality and aesthetics at this exceptional location.

In addition to flexible suite sizes and recent building improvements, qualified tenants can receive 5 Months Free Rent with a new lease!

LOCATION OVERVIEW

The area enjoys seamless access to major transportation arteries, including I-96, I-275, and M-5 ensuring convenient connectivity for businesses and visitors alike. Nearby attractions such as the Livonia Marketplace and Laurel Park Place provide an array of retail and dining options, complementing the professional atmosphere of the location. With its strategic placement in the Detroit metropolitan area, the property offers superb exposure to a diverse range of potential tenants and clients.



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LEASE SPACES

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LEASE INFORMATION

Lease Type:	Gross
Total Space:	1,120 - 1,811 SF

Lease Term:	Negotiable
Lease Rate:	\$16.90 - \$19.90 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
15435 Middlebelt Rd, Suite 2A	Available	1,423 SF	Gross	\$19.90 SF/yr	Free rent for 5 months for new tenants!
15435 Middlebelt Rd, Suite 2B	Available	1,120 SF	Gross	\$18.90 SF/yr	Free rent for 5 months for new tenants!
15435 Middlebelt Rd, Suite 2C	Available	1,811 SF	Gross	\$16.90 SF/yr	Free rent for 5 months for new tenants!



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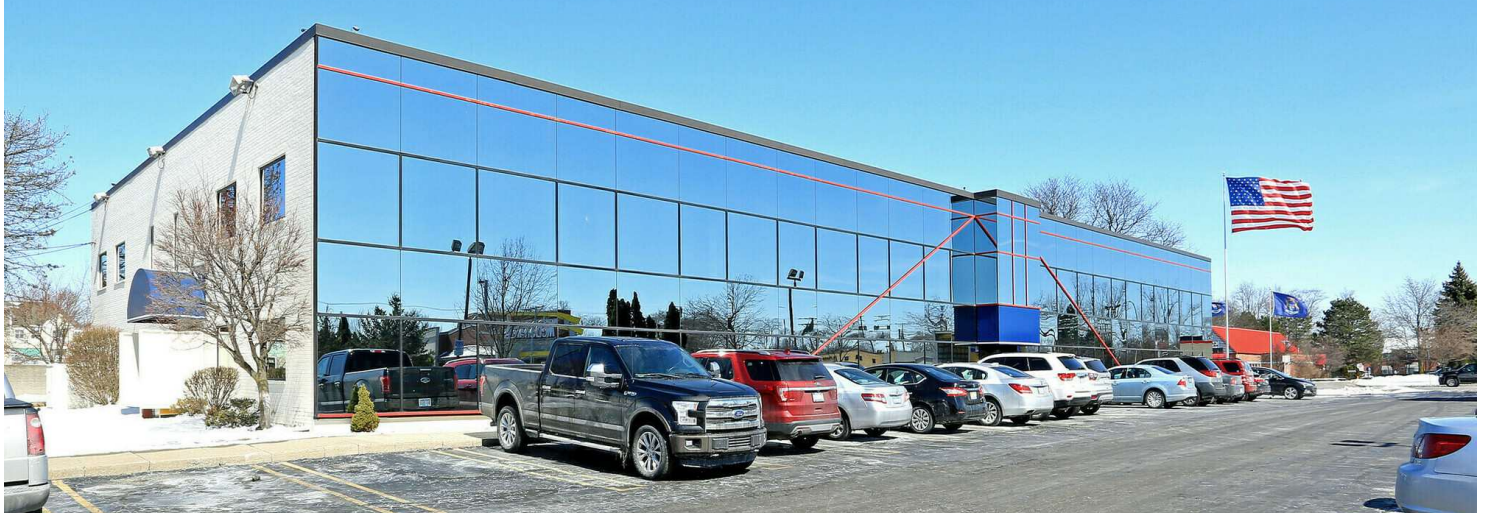
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ADDITIONAL PHOTOS

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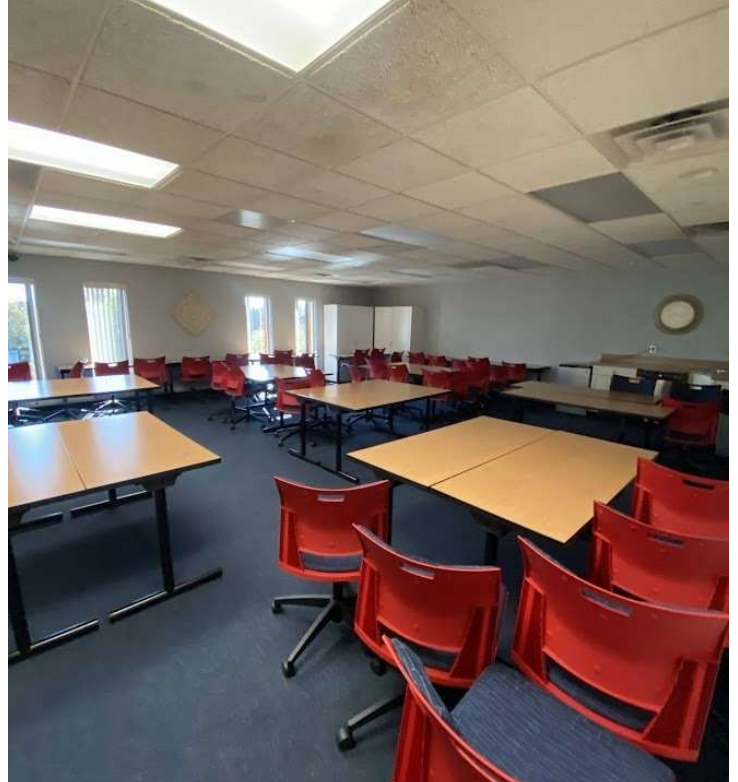
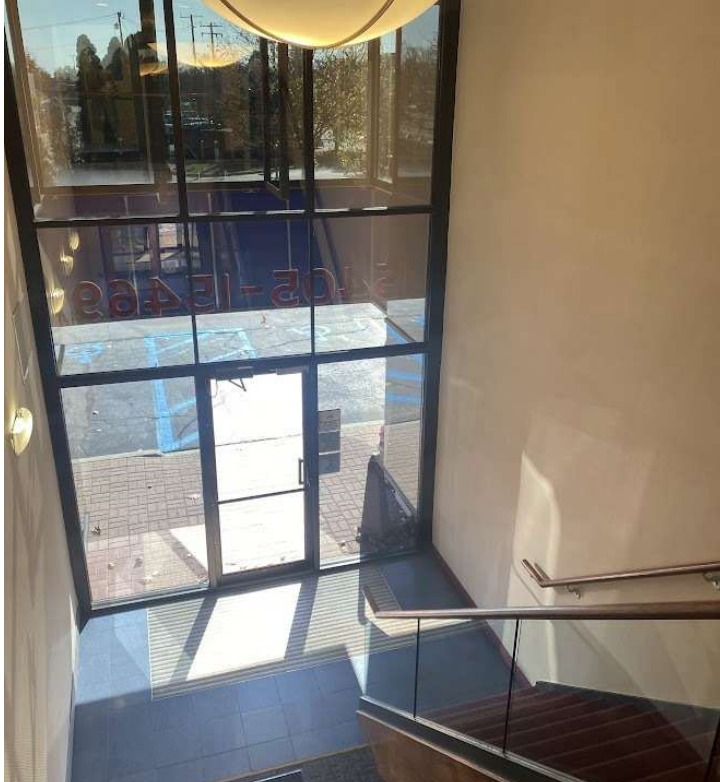
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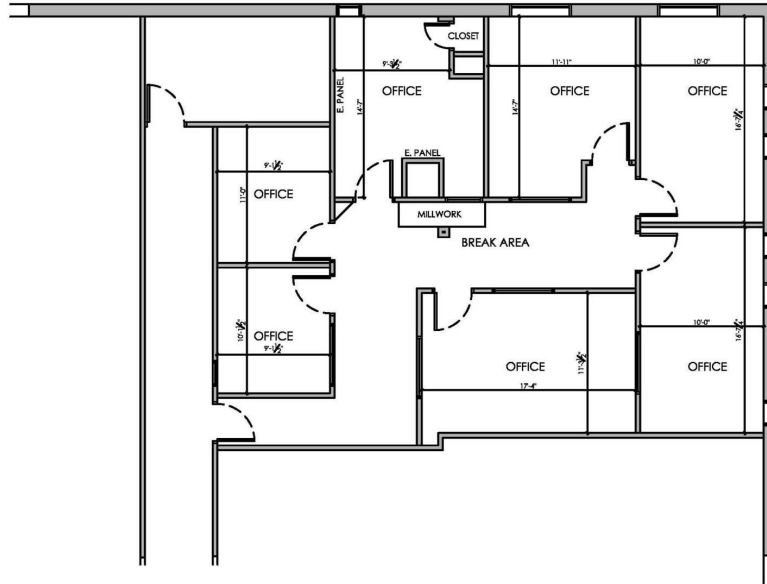
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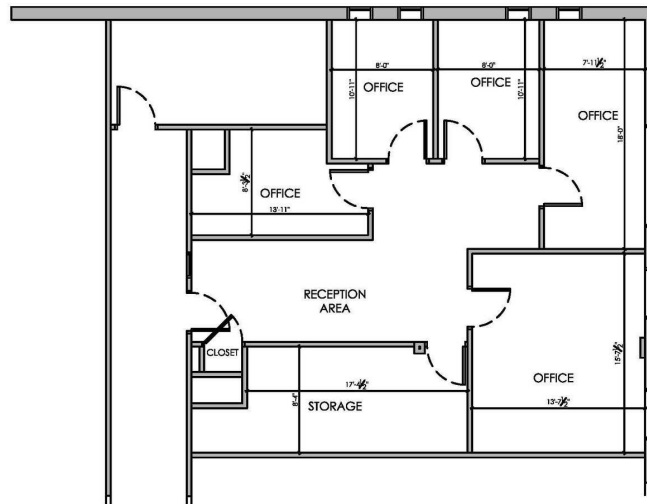
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FLOOR PLANS

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DO NOT SCALE PRINTS. USE FIGURED DIMENSIONS. © 2026 PSDG

LIVONIA OFFICE BUILDING - SUITE 2A



DO NOT SCALE PRINTS. USE FIGURED DIMENSIONS. © 2026 PSDG

LIVONIA OFFICE BUILDING - SUITE 2B



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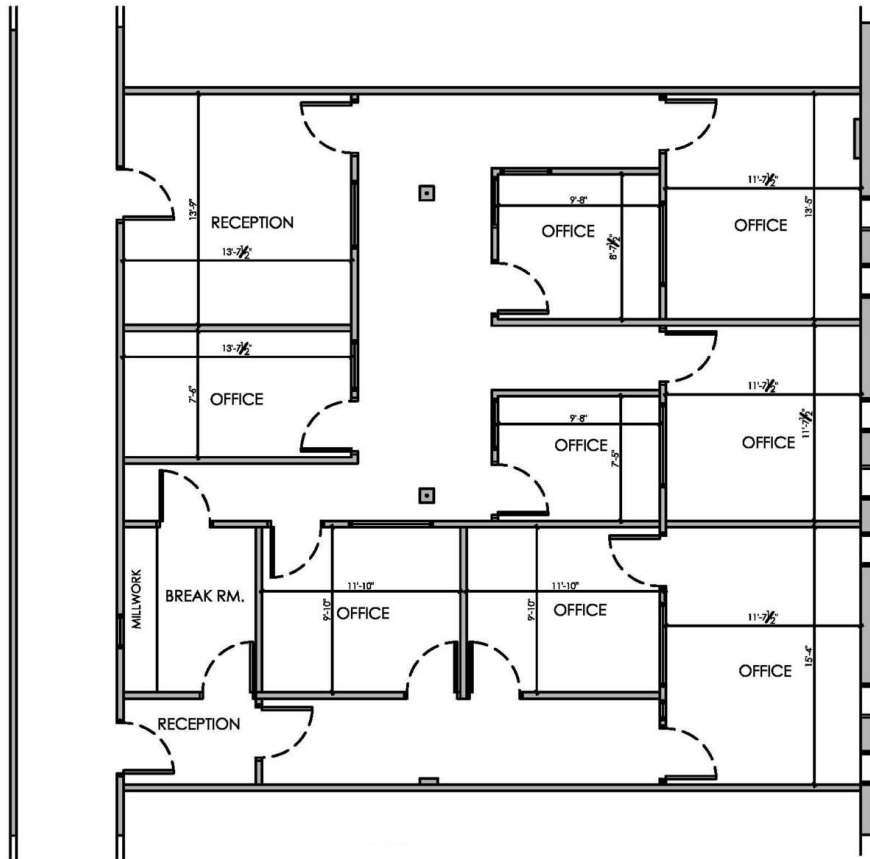
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LIVONIA OFFICE BUILDING - SUITE 2C



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RETAILER MAP

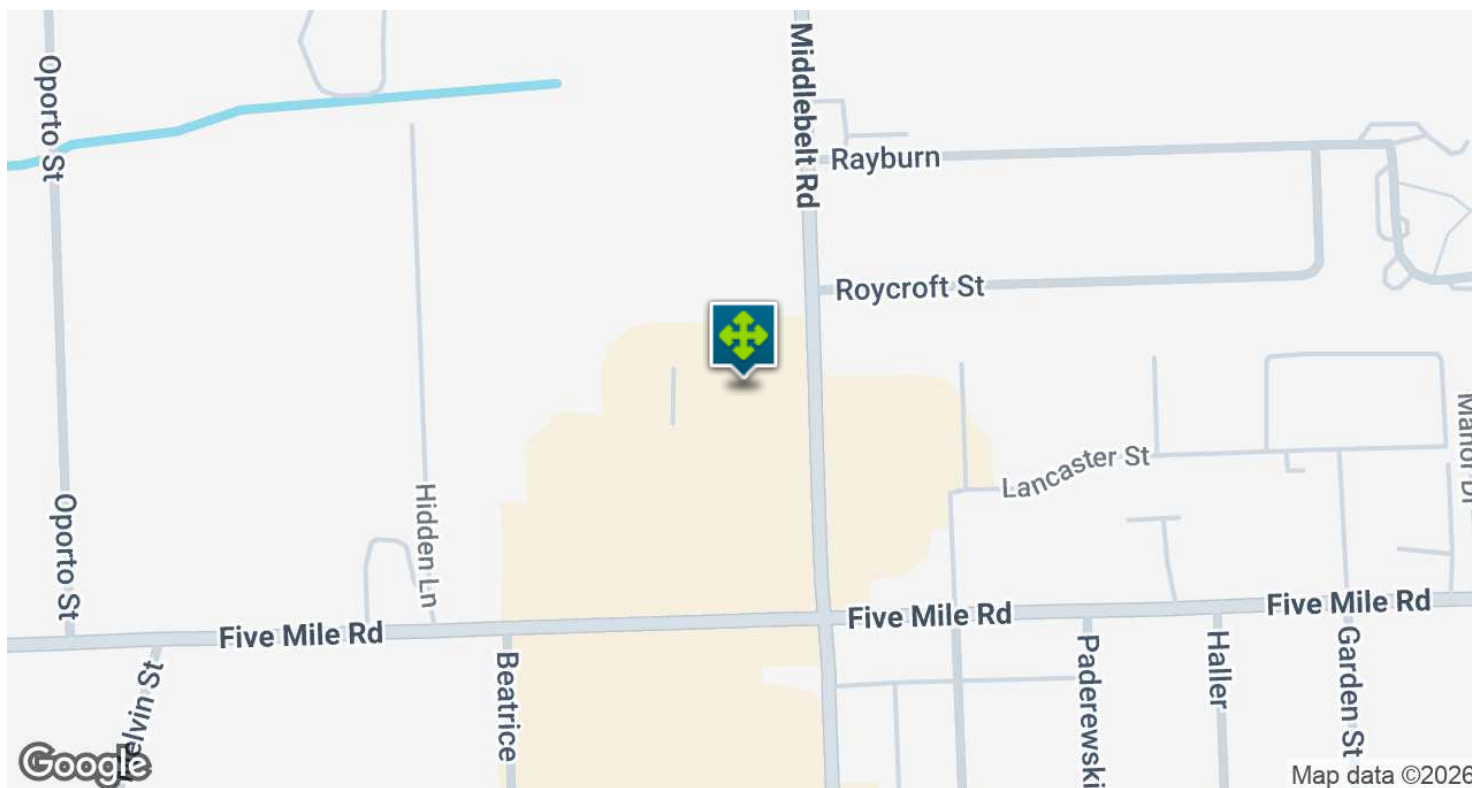
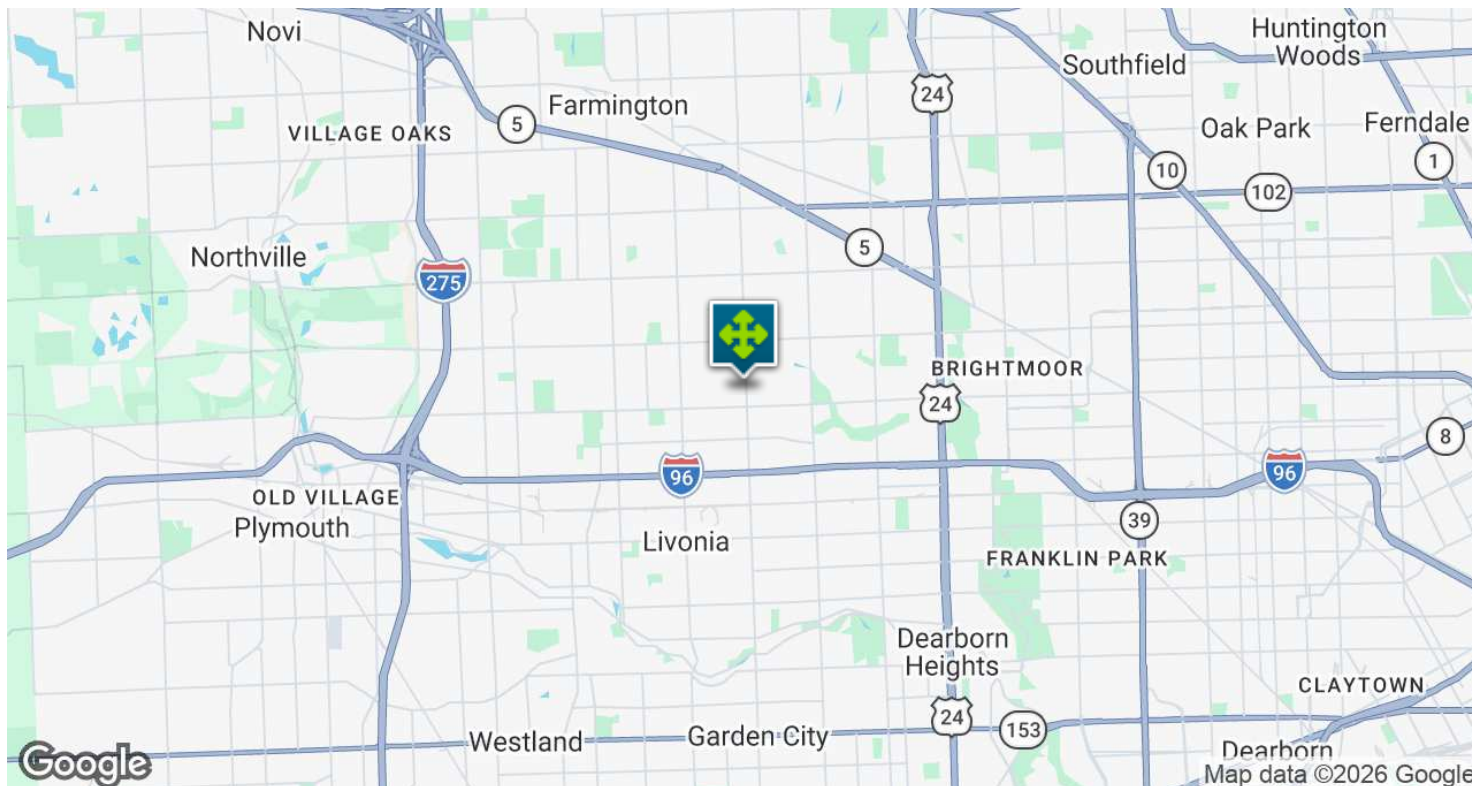
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LOCATION MAP

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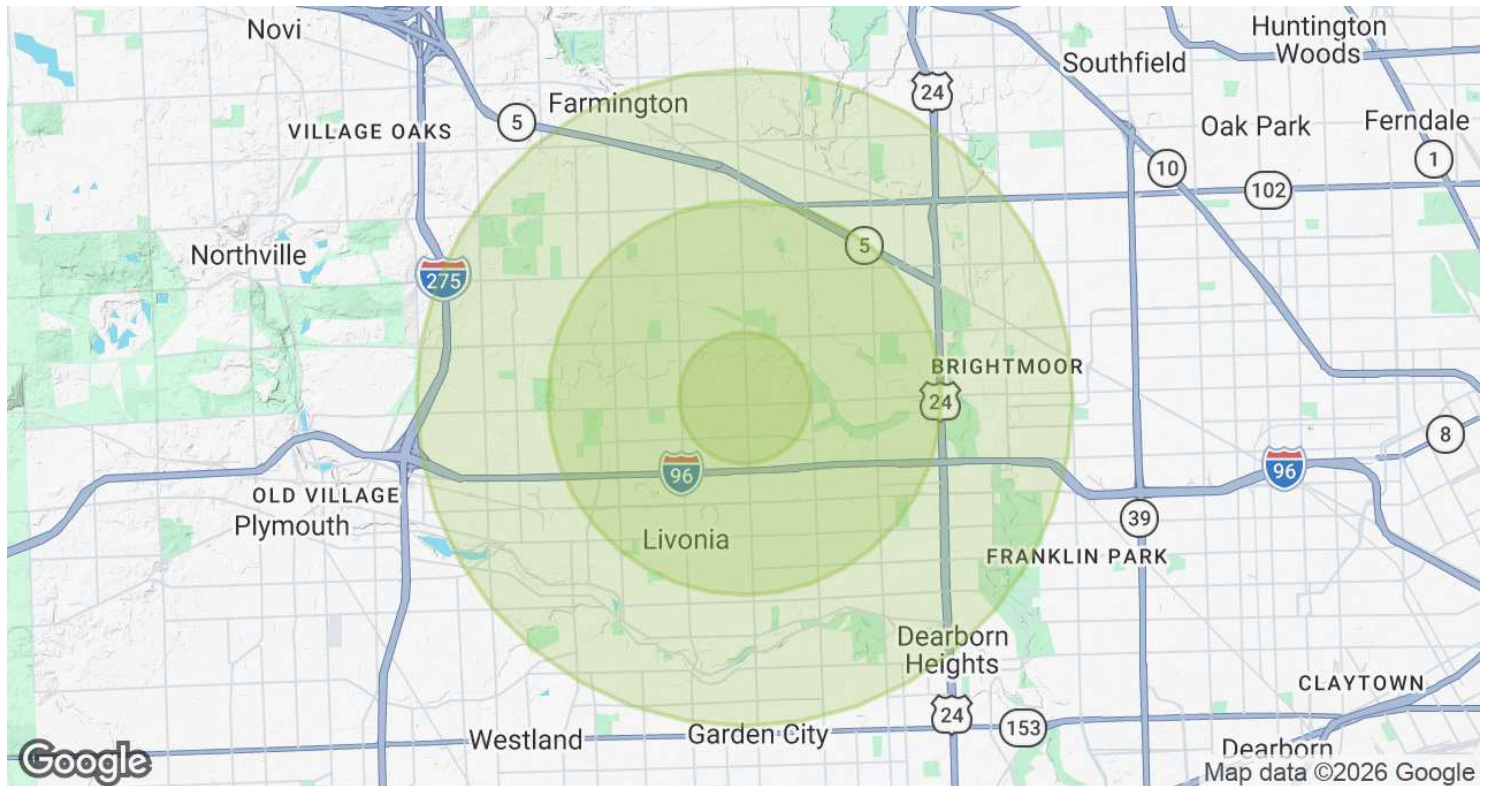
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,284	88,199	263,674
Average Age	47.2	42.4	41.3
Average Age (Male)	44.2	40.6	39.4
Average Age (Female)	49.0	44.1	43.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,672	34,971	106,783
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$109,817	\$98,918	\$88,525
Average House Value	\$265,824	\$222,371	\$214,574

2023 American Community Survey (ACS)



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