

# 34441 W 8 Mile Rd

*Livonia, MI*

## Charles Towne

- Medical & Office Suites
- Fully Renovated Property
- Under New Ownership
- Professionally Managed
- Direct Suite Entry
- Tenant Control Over Heating & Cooling
- Main Road Monument Signage
- Aggressive Lease Rates & Improvement Allowance



### OFFICE BUILDING FOR LEASE

#### FOR MORE INFORMATION:

Aaron Smith  
Vice President  
248.637.3515  
asmith@LMCap.com

Michael Elle  
Sales Associate  
248.637.3526  
melle@LMCap.com



**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

**LIBERTY**  
PROPERTY & ASSET MANAGEMENT

248.637.9700 | [LMCap.com](http://LMCap.com)

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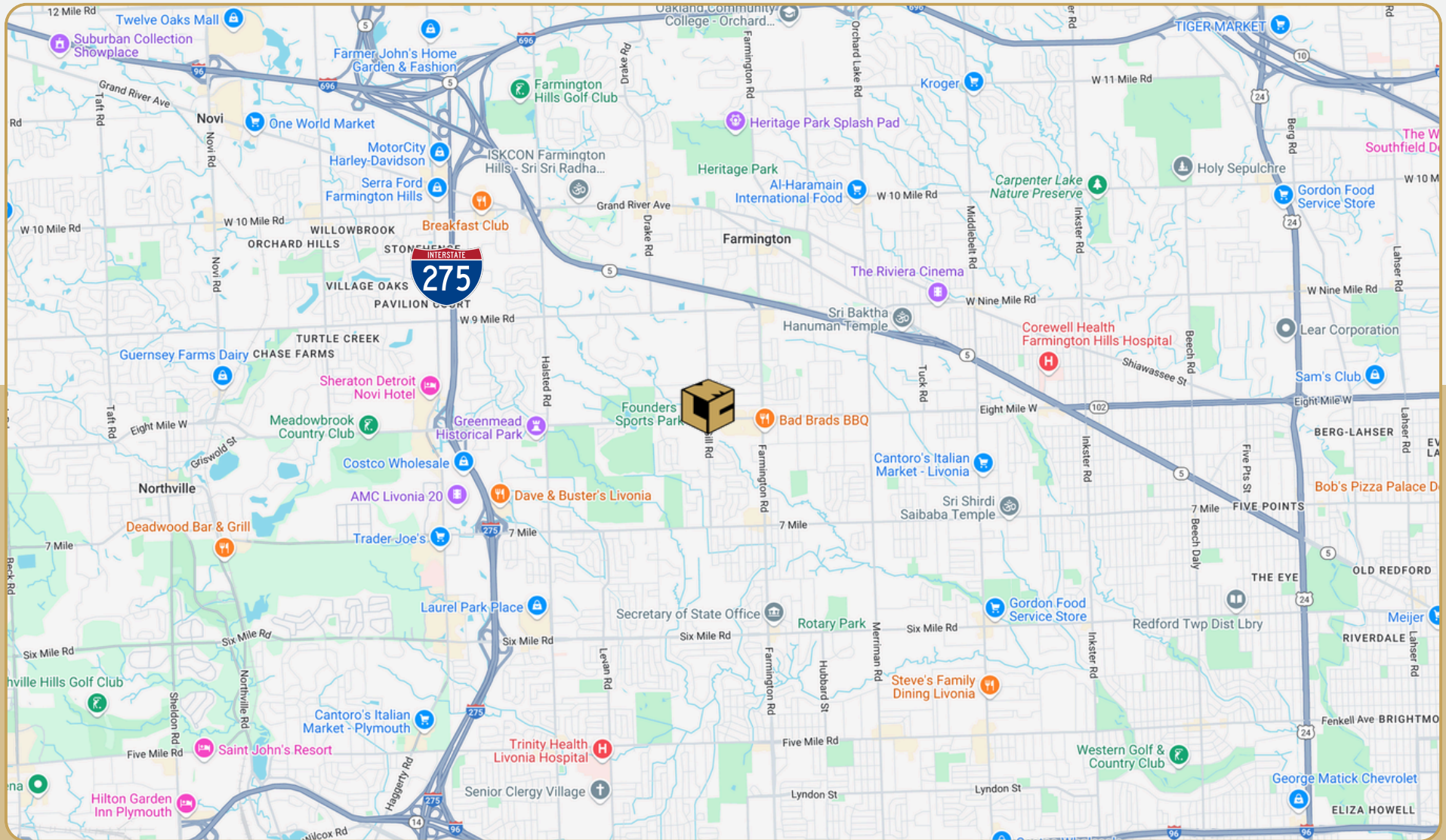
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## Office Property Details:

### Details:

**Location Description:** Eight Mile & Farmington

**Building Type:** Office

**Class:** B

**Zoning:** Office

**Floors:** 1

**Year Built:** 1986

**Year Renovated:** 2020

**Gross SF:** 19,210 SF

**Total Rentable SF:** 19,210 SF

**Available SF:** 6,507 SF

**Min/Max SF:** 697 SF - 4,994 SF

**Acres:** 2.14

**Multitenant:** Yes

**Parcel ID:** 46-014-01-0015-001

**Property Description:** Renovated office/medical building with private suite entrances and direct control over heating and cooling.

### Economic:

**Min/Max Rental Rate:** \$16.50/SF

**Rental Terms:** + Utilities

**Annual Escalations:** \$0.50/SF

**Load Factor:** 0.0%

**Occupancy:** Immediate

**Parking:** 5.15/1,000 Spaces

**Partition Allowance:** Negotiable

**Signage:** Monument & Suite Ext

**Status:** Existing

**Operating Expenses:** Base Year

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## Available Suites:

**Suite 104:** 1,269 SF

**Suite 105:** 2,116 SF

**Suite 106:** 912 SF

**Suite 107:** 697 SF

**Suite 106/107:** 3,725 SF

**Suite 104/105/106/107:** 1,609 SF

**Suite 111:** 747 SF

**Suite 112:** 766 SF

**Suite 111/112:** 1,513 SF



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## First Floor Vacancies



Suite Number	Square Footage	Video Tour
104	1,269 SF	-
105	2,116 SF	<a href="#">View Here</a>
106	912 SF	<a href="#">View Here</a>
107	697 SF	<a href="#">View Here</a>
106/107	1,609 SF	-
104/105/106/107	4,994 SF	-
111	747 SF	<a href="#">View Here</a>
112	766 SF	-
111/112	1,513 SF	-

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