

FOR SALE OR LEASE

14021 Middlebelt Road
Livonia, MI 48154



**Livonia's Newest Office/R&D
Redevelopment**

- High image corporate HQ; 37,583 SF 2-story office building divisible to 18,500 SF (one floor)
- Campus opportunity; adjacent 37,690 SF building also available
- Controlled single occupant opportunity; multiple ingress/egress points; numerous private offices
- 320 free surface parking spaces campus-wide
- Building and monument signage available
- Less than ¼ mile to I-96 and retail amenities
- Lab/garage area with 8' x 10' grade level door

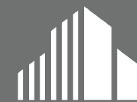
Asking Price: \$995,000
Lease Rate: \$15.00/SF G+E & Janitorial



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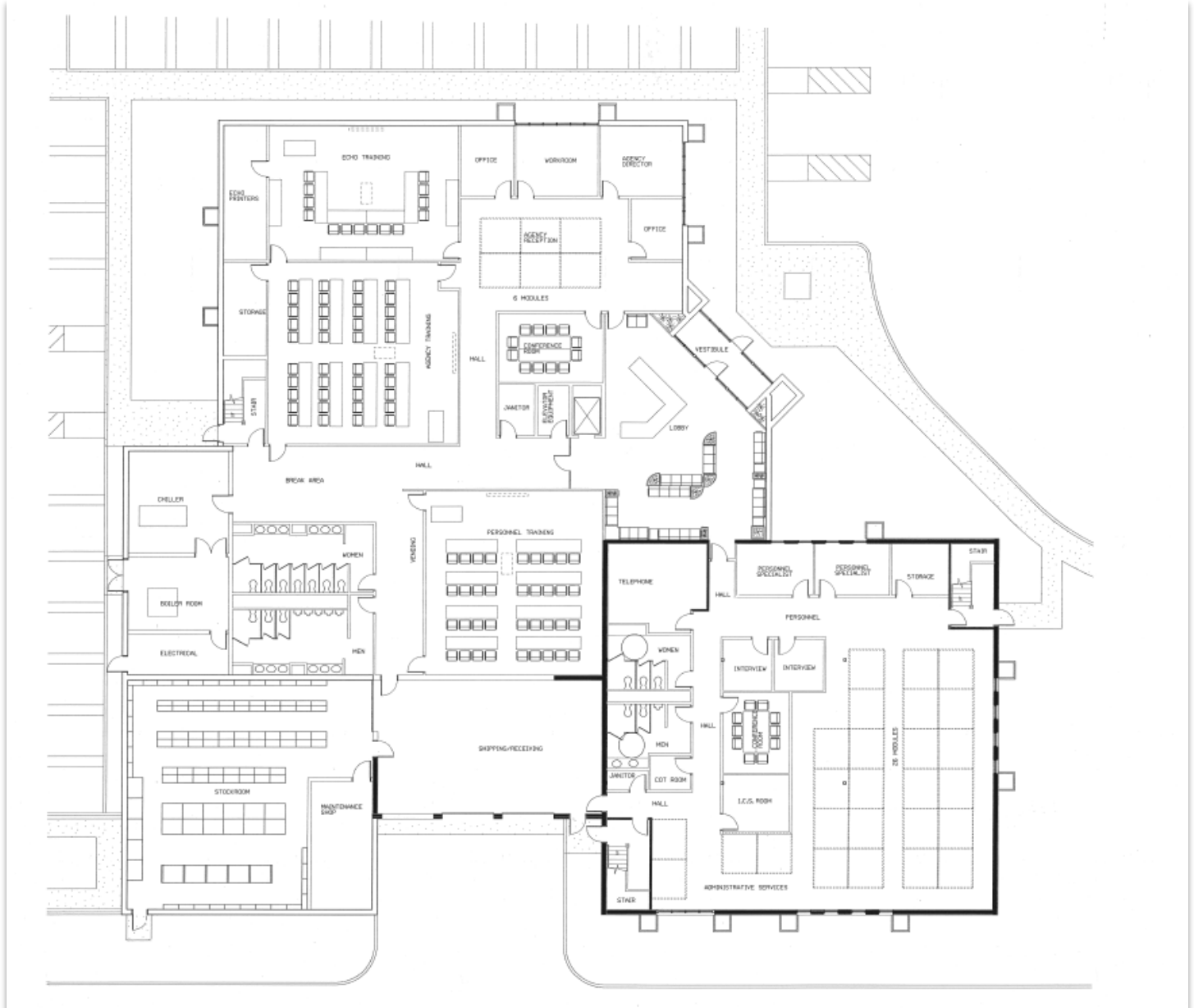
**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

14021 Middlebelt Road
Livonia, Michigan

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1st Floor



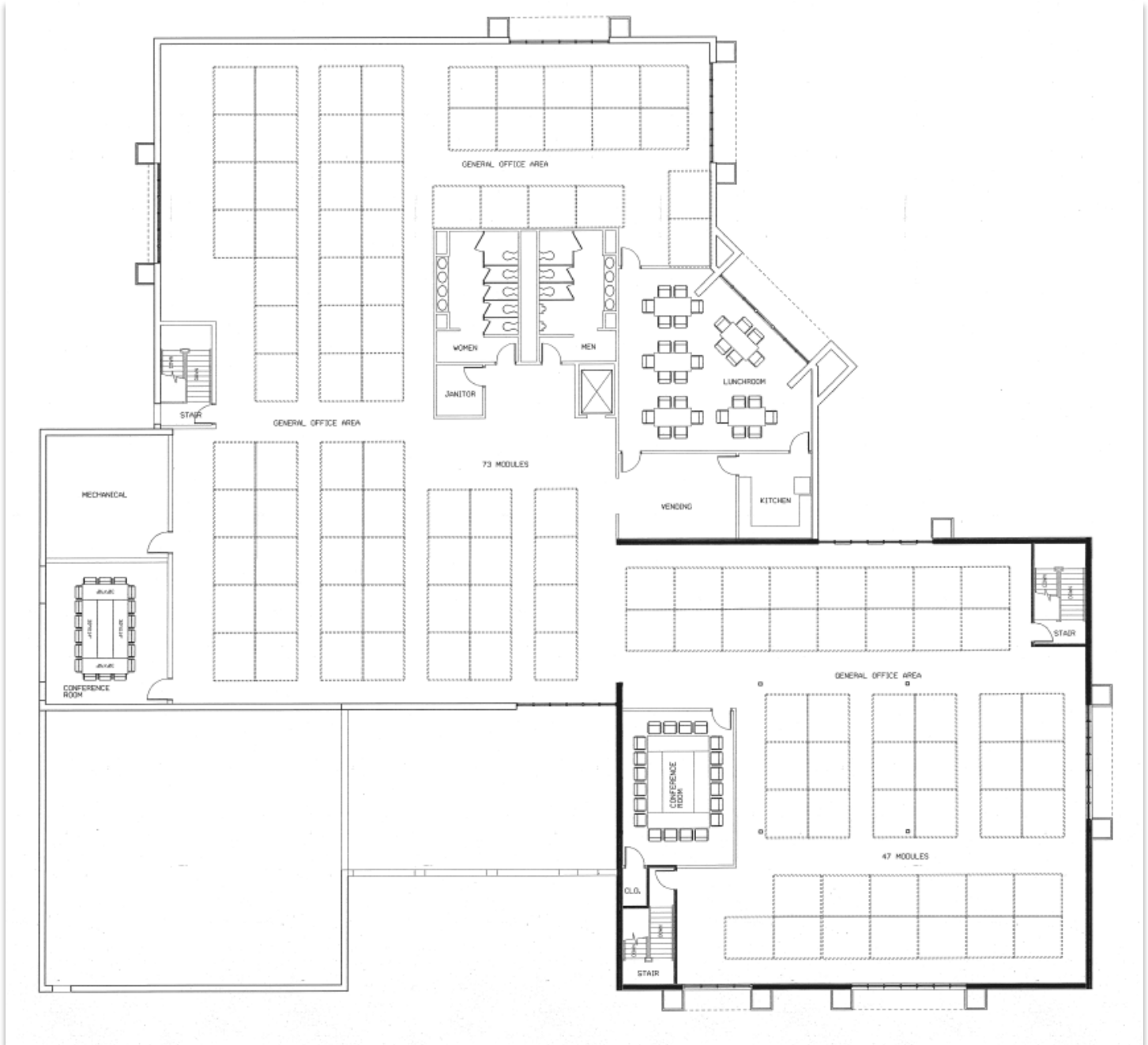
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14021 Middlebelt Road Livonia, Michigan

FOR SALE OR LEASE

2nd Floor



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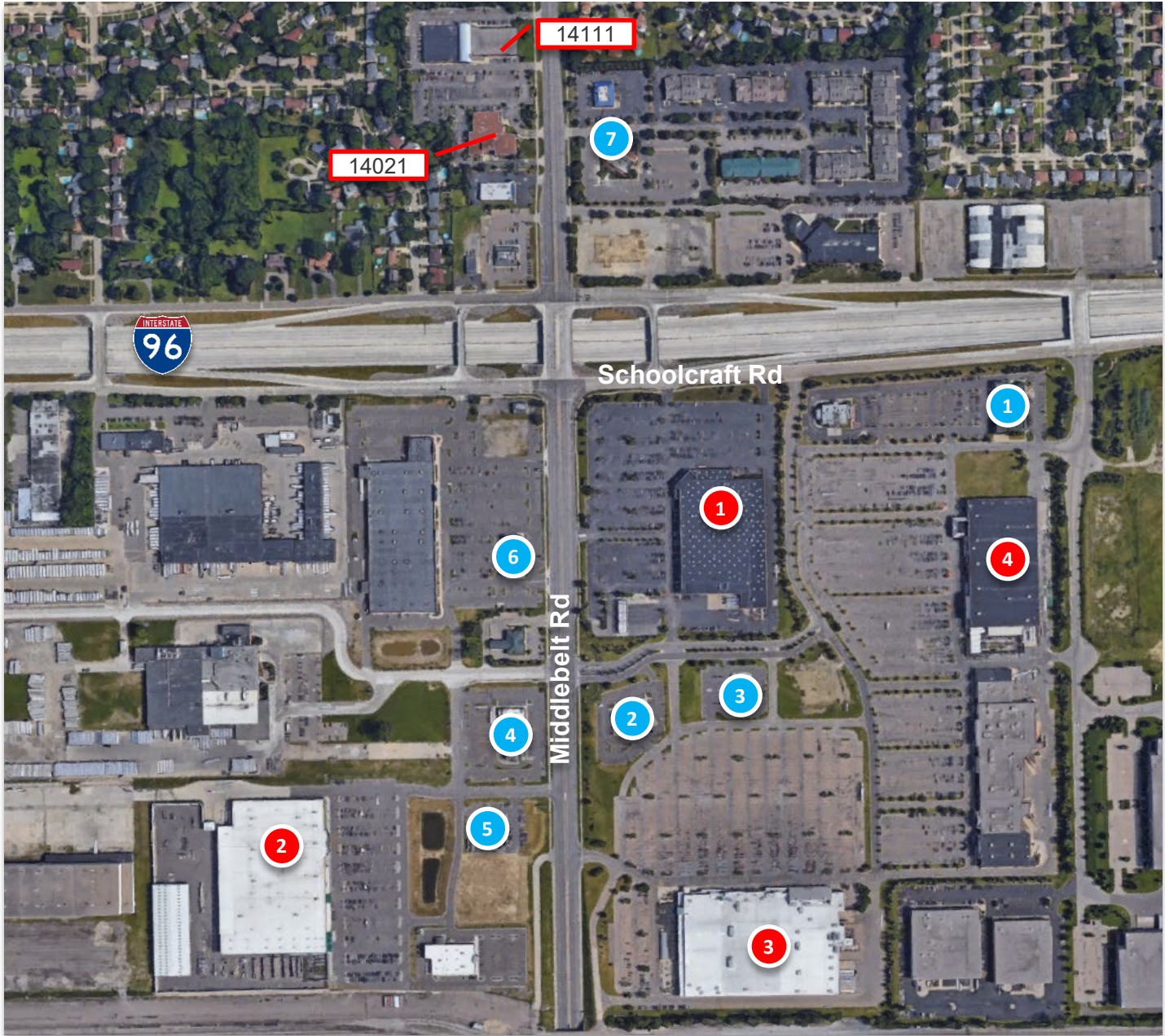


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AERIAL/LOCATION MAP



MAJOR RETAILERS

- 1 Costco
- 2 Menards
- 3 Meijer
- 4 Home Depot

RESTAURANTS

- 1 Leo's Coney Island, Panera Bread
- 2 Outback Steakhouse
- 3 Culver's
- 4 Applebee's, Jersey Mike's, MOD Pizza
- 5 Starbuck's
- 6 Jimmy John's
- 7 Olive Garden, IHOP