



FOR LEASE

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248.476.3700

LISTED BY:

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FOR LEASE

Powerscourt

17199 N. Laurel Park Drive Livonia, MI 48152



Lease Rate: \$16.00 - 21.00 SF/yr (Gross + Electric)

DESCRIPTION

The Powerscourt Office Building has long been recognized as one of the most easily accessible and well-appointed Class A office buildings on the I-275 corridor. This 124,000 square foot building is conveniently located on the campus of Laurel Park Mall. Numerous shops, restaurants, theaters and hotels are located within walking distance.

Powerscourt offers many amenities such as Market 24/7 convenience store, shared conference rooms with WI-FI, lower level storage, secure covered parking and 24/7 secure building access.

PROPERTY HIGHLIGHTS

- 124,000 SF, four-story, Class A office building
- 25 minutes north of the Detroit Metro Airport
- Secure covered parking and 8 Electric Vehicle chargers free for tenant and guest use
- Free, shared conference and training rooms accommodating up to 40
- Lower-level storage, Fast-Track sundry shop, and UPS/FedEx shipping and supply room

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BUILDING INFORMATION

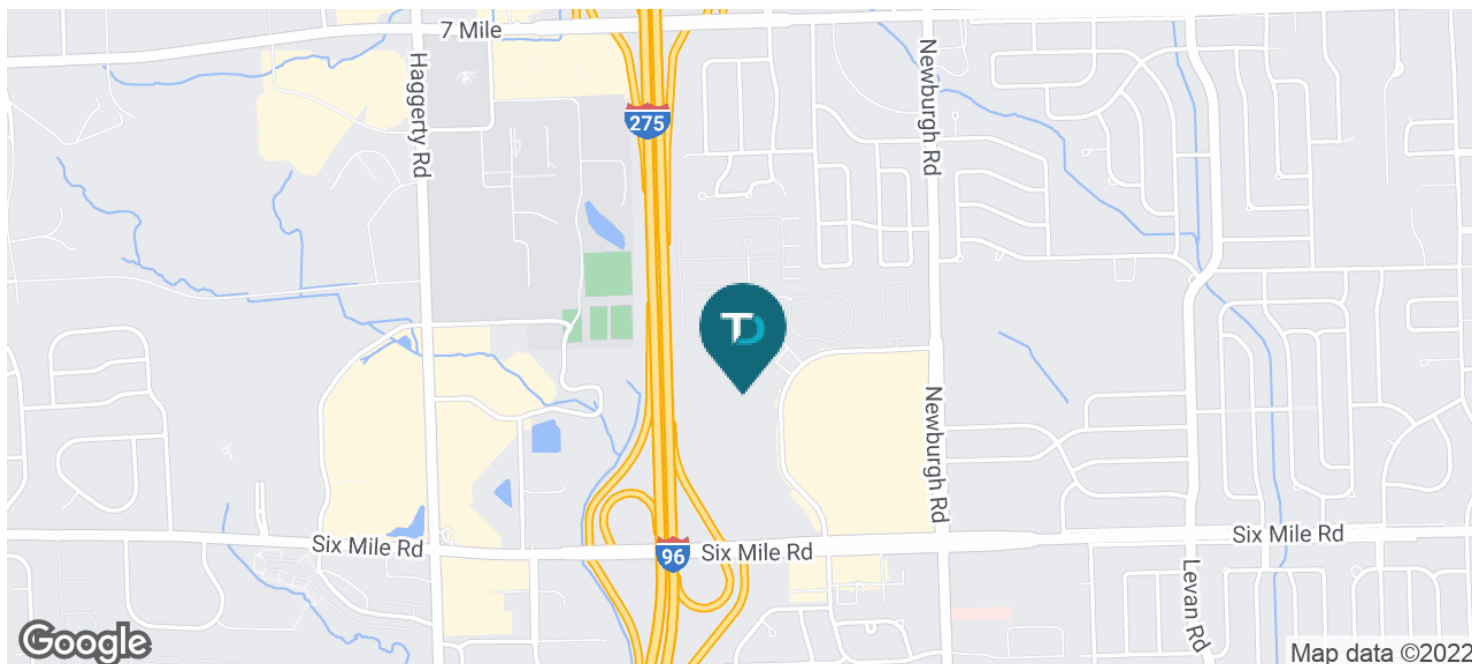
Building Size:	124,000 SF
Year Built:	1987
Last Renovated:	2018
Number of Floors:	4
Utilities:	Suite Electric
Parking Spaces:	409 spaces 8 EV Chargers
Base Tax:	\$1.48 Per RSF Landlord pays base tax, Tenant pays pro rata share of the actual tax overage

PROPERTY INFORMATION

Lot Size:	4.83 Acres
Property Type:	Office
Zoning	Office
Traffic Count:	188,000 VPD on I-275
APN:	46-028-99-0006-002

LOCATION INFORMATION

Located in the heart of the I-275 corridor Campus of Laurel Park Mall. Powerscourt sits on the east side of I-275, north of Six Mile Road in Livonia, Michigan.



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AVAILABLE SPACES

SPACE	RATE	LEASE TYPE	SIZE (SF)	COMMENTS
41	\$16.00 SF/yr	Gross + Electric	499 SF	Move-in ready condition. Newly renovated and fully furnished. Short-term lease.
47	\$16.00 SF/yr	Gross + Electric	532 SF	Small space for a single user. Low rates and short terms acceptable. All building amenities available 24/7.
100	\$21.00 SF/yr	Gross + Electric	3,079 SF	First-floor location, off of building lobby. Move-in ready.
205	\$21.00 SF/yr	Gross + Electric	2,531 SF	Furnished plug and play. In-suite kitchen. Move-in ready
208	\$21.00 SF/yr	Gross + Electric	2,450 SF	Corner Suite. In-suite kitchen. Move-in ready
220	\$21.00 SF/yr	Gross + Electric	2,622 SF	Furnished. In-suite kitchen. Corner suite with abundant natural light
240	\$21.00 SF/yr	Gross + Electric	1,794 SF	Move in ready with in-suite kitchenette
302	\$21.00 SF/yr	Gross + Electric	2,027 SF	In-suite kitchen. Move-in ready. The floor plan can be modified to fit tenant's needs.
403	\$21.00 SF/yr	Gross + Electric	1,587 - 3,345 SF	Contiguous with suite 405
404	\$20.00 SF/yr	Gross + Electric	2,208 SF	Move-in ready. Brand new finishes. Top floor with abundant natural light
405	\$21.00 SF/yr	Gross + Electric	1,758 - 3,345 SF	Move-in ready. In-suite kitchenette Contiguous with suite 403
424	\$21.00 SF/yr	Gross + Electric	3,419 SF	Newly renovated space with modern upgrades. Move-in ready condition.
425	\$21.00 SF/yr	Gross + Electric	2,152 SF	Corner suite with exterior glass lines in offices and bullpen. Move-in ready

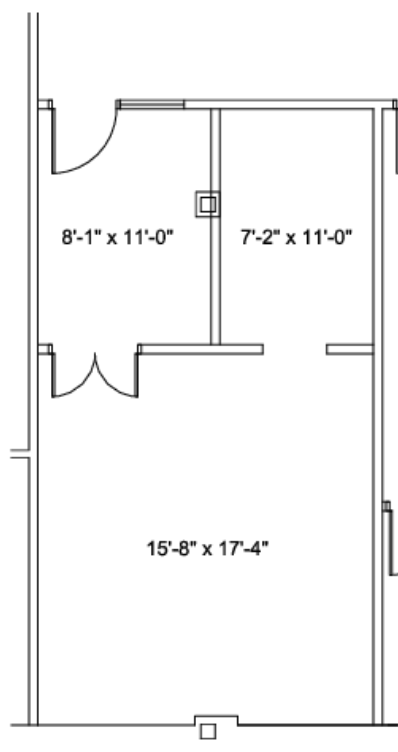
ADDITIONAL PHOTOS



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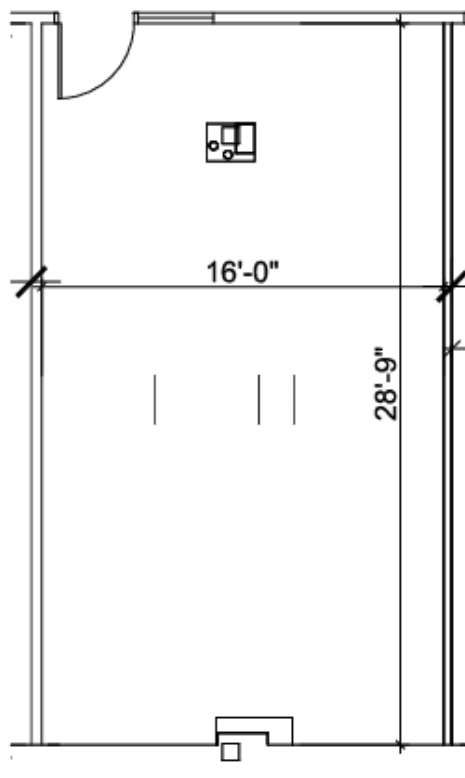
POWERSCOURT BUILDING, SUITE 41
17199 LAUREL PARK NORTH, LIVONIA
456 U.S.F. / 515 R.S.F. SCALE: 3/16" = 1'-0"
13% COMMON FACTOR

Move-in ready condition.
Newly renovated and fully furnished.
Small space for a single user.
Low rates and short terms are acceptable.
All building amenities are available 24/7.

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POWERSCOURT BUILDING, SUITE 47
17199 LAUREL PARK NORTH, LIVONIA

471 U.S.F. / 532 R.S.F.

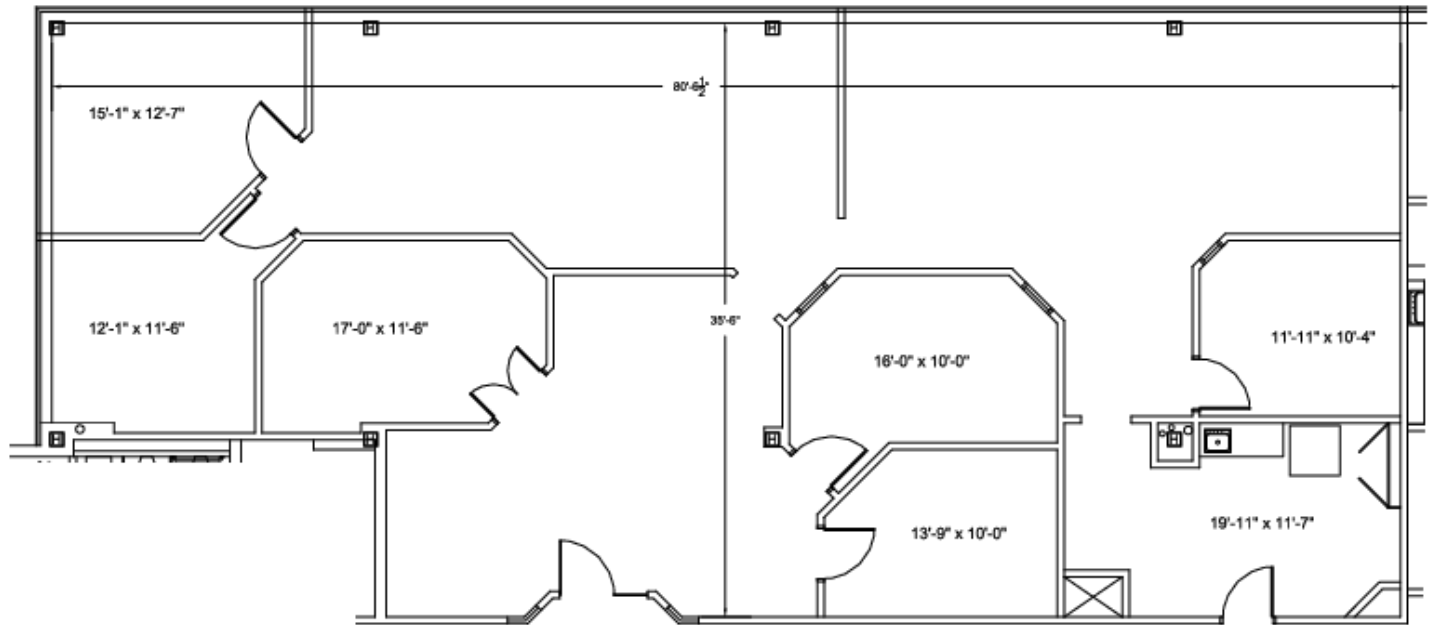
SCALE: 3/16" = 1'-0"
13% COMMON FACTOR

Small space for a single user.
Low rates and short terms are acceptable.
All building amenities are available 24/7.

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POWERSCOURT BUILDING, SUITE 100
17199 LAUREL PARK NORTH, LIVONIA

2,725 U.S.F./3,079 R.S.F.

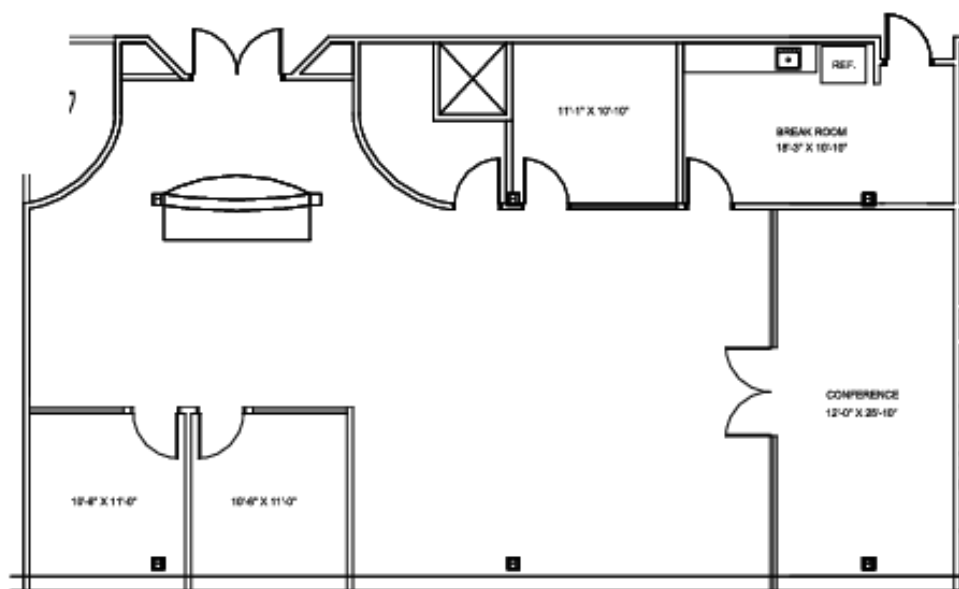
SCALE: 1/8" = 1'-0"
13% COMMON FACTOR

First-floor location, off of building lobby
Beautiful glass lines allow for plenty of natural light throughout
Move-in ready
Floor plan can be modified to fit
In-suite kitchen

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POWERSCOURT BUILDING, SUITE 205
17199 LAUREL PARK NORTH, LIVONIA

2,240 U.S.F / 2,531 R.S.F

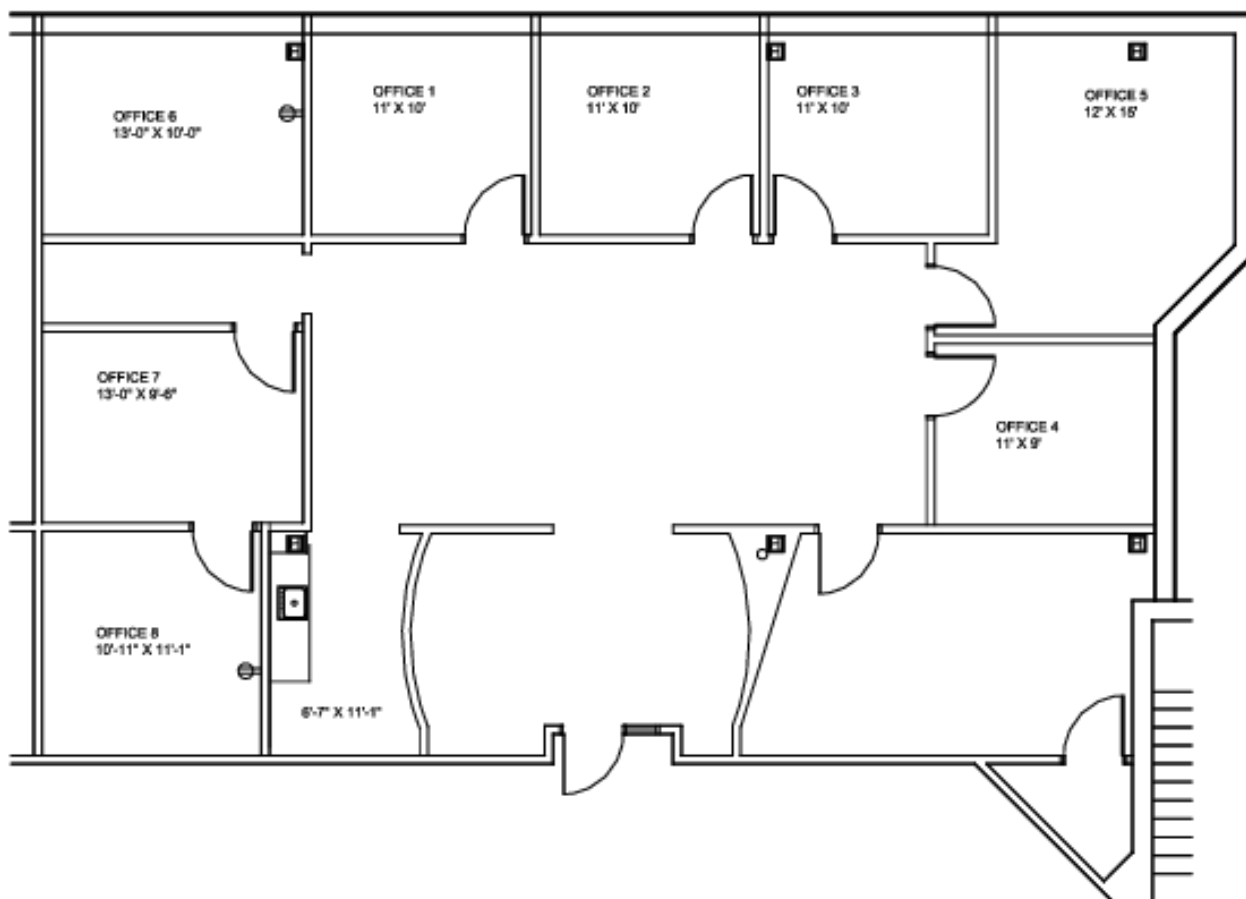
SCALE: NOT TO SCALE
13% COMMON FACTOR

Furnished plug and play
In-suite kitchen
Glass wall offices and conference room
Exterior window allows natural light throughout
Move-in ready

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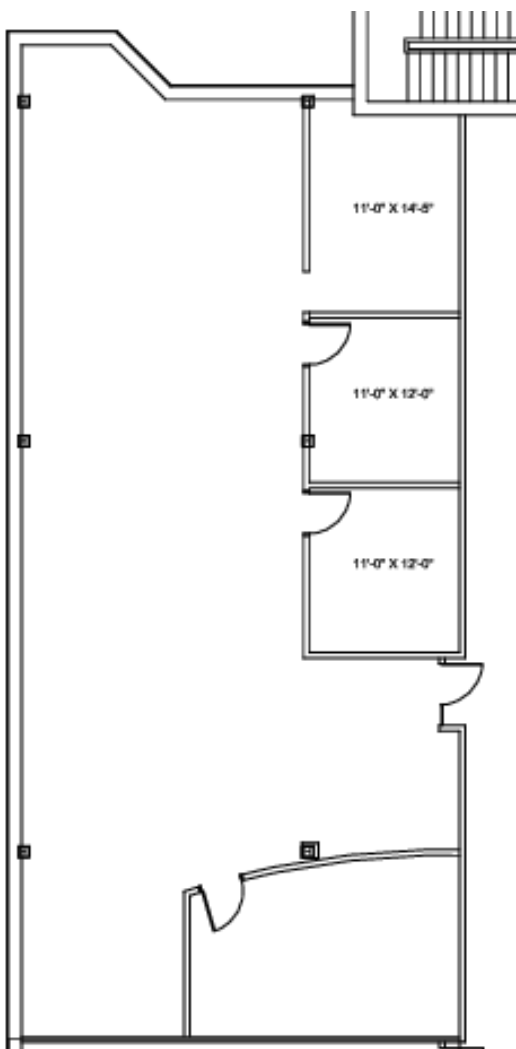
POWERSCOURT BUILDING, SUITE 208
17199 LAUREL PARK NORTH, LIVONIA
2,168 U.S.F / 2,450 R.S.F. SCALE: NOT TO SCALE
13% COMMON FACTOR

Corner Suite
In-suite kitchen
Move-in ready

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POWERSCOURT BUILDING, SUITE 220
17199 LAUREL PARK NORTH, LIVONIA

2,320 U.S.F / 2,622 R.S.F

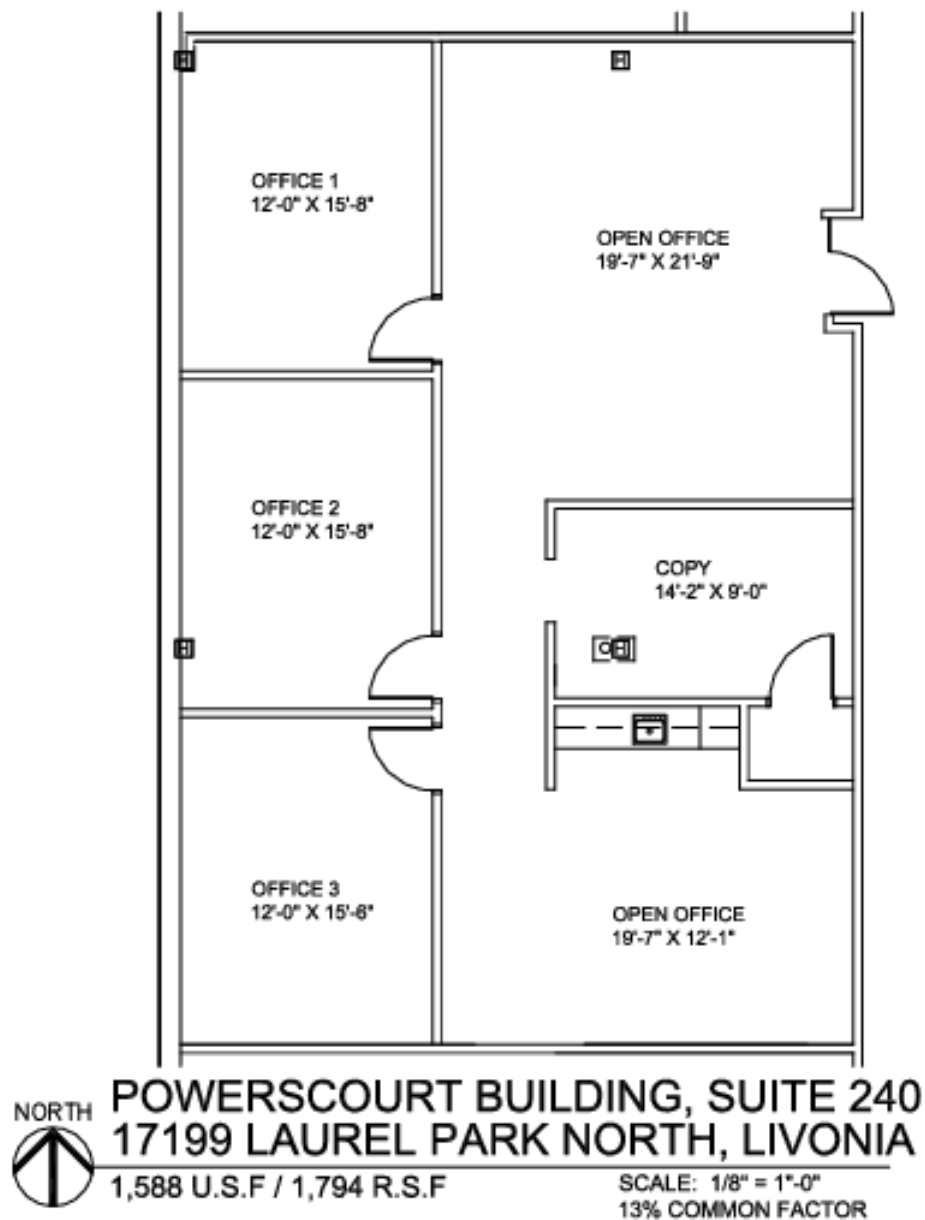
SCALE: NOT TO SCALE
13% COMMON FACTOR

Furnished
In-suite kitchen
Access control system in place
Corner suite with abundant natural light

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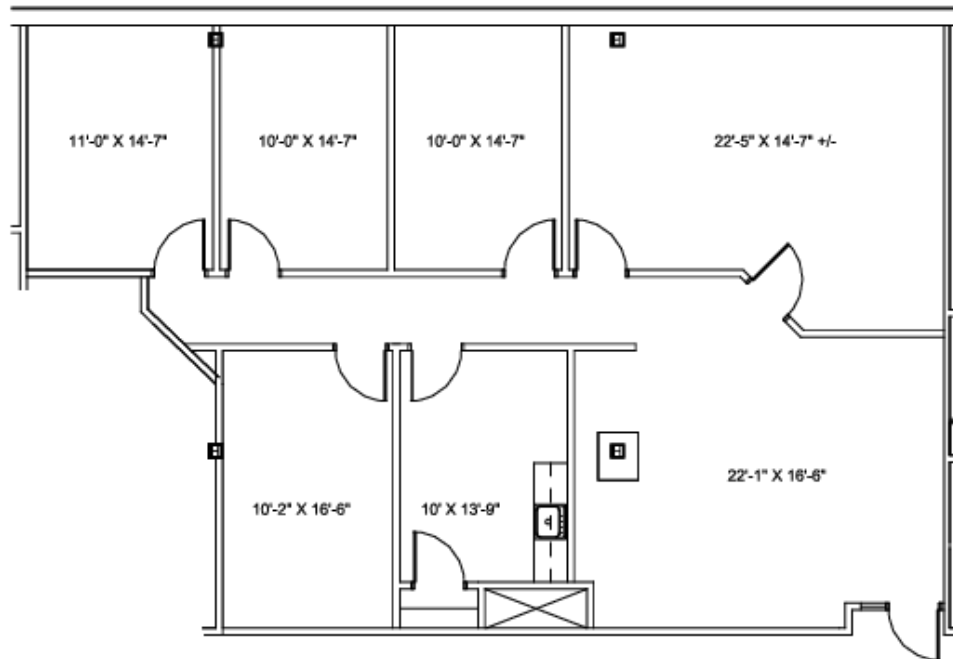


Move-in ready
In-suite kitchenette

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POWERSCOURT BUILDING, SUITE 302
17199 LAUREL PARK NORTH, LIVONIA

1,794 U.S.F / 2,027 R.S.F

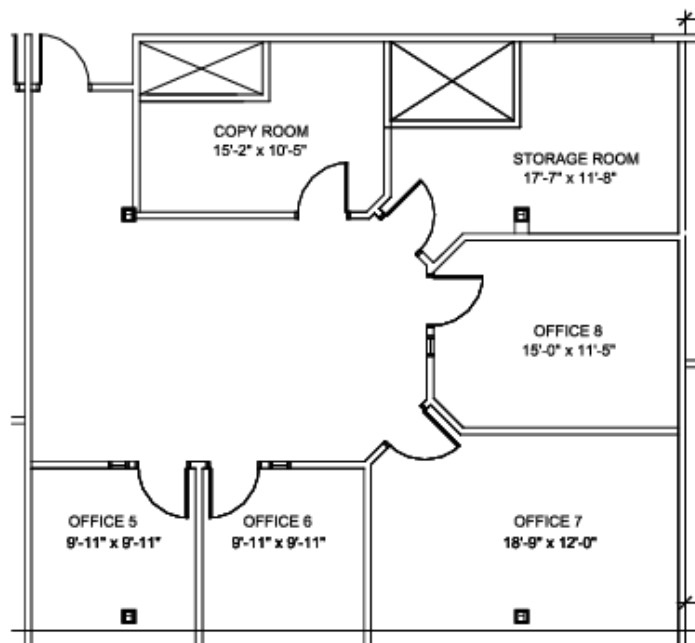
SCALE: 1/8" = 1'-0"
13% COMMON FACTOR

In-suite kitchen.
Move-in ready.
The floor plan can be modified to fit tenant's needs.

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POWERSCOURT BUILDING, SUITE 403
17199 LAUREL PARK NORTH, LIVONIA
1,404 U.S.F / 1,587 R.S.F

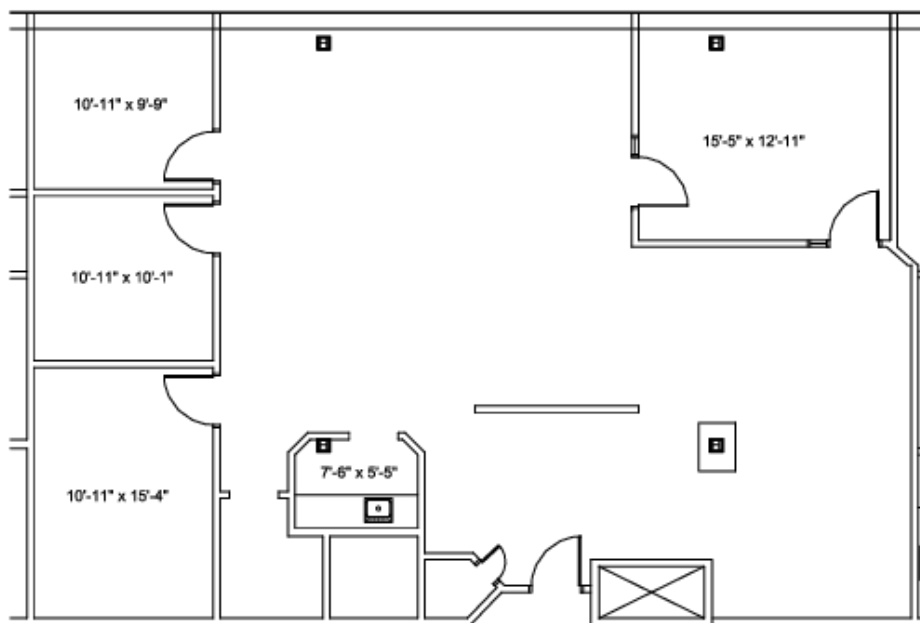
SCALE: NOT TO SCALE
13% COMMON FACTOR

Contiguous with suite 405

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POWERSCOURT BUILDING, SUITE 404
17199 LAUREL PARK NORTH, LIVONIA

1,954 U.S.F / 2,208 R.S.F

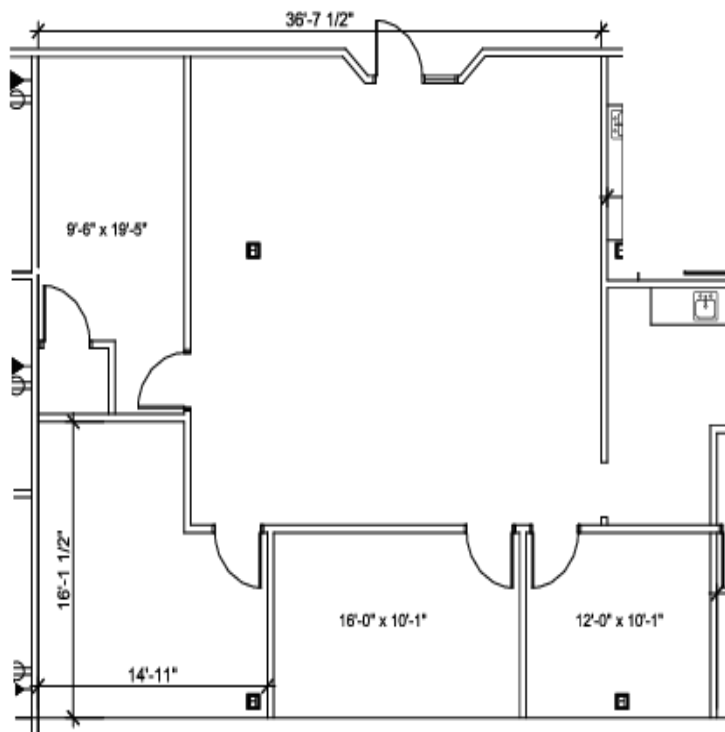
SCALE: 1/8" = 1'-0"
13% COMMON FACTOR

Move-in ready
Brand new finishes
Top floor with abundant natural light

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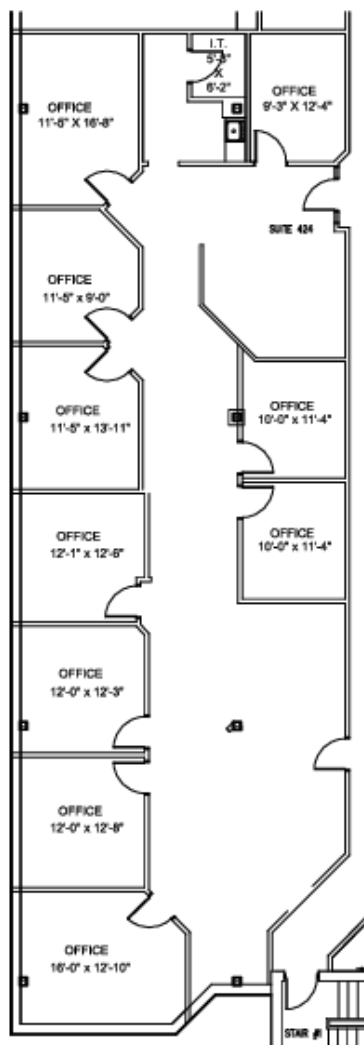
POWERSCOURT BUILDING, SUITE 405
17199 LAUREL PARK NORTH, LIVONIA
1,556 U.S.F / 1,758 R.S.F
SCALE: 1/8" = 1'-0"
13% COMMON FACTOR

Move-in ready.
In-suite kitchenette
Contiguous with suite 403

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POWERSCOURT BUILDING, SUITE 424
17199 LAUREL PARK NORTH, LIVONIA

3,026 U.S.F / 3,419 R.S.F

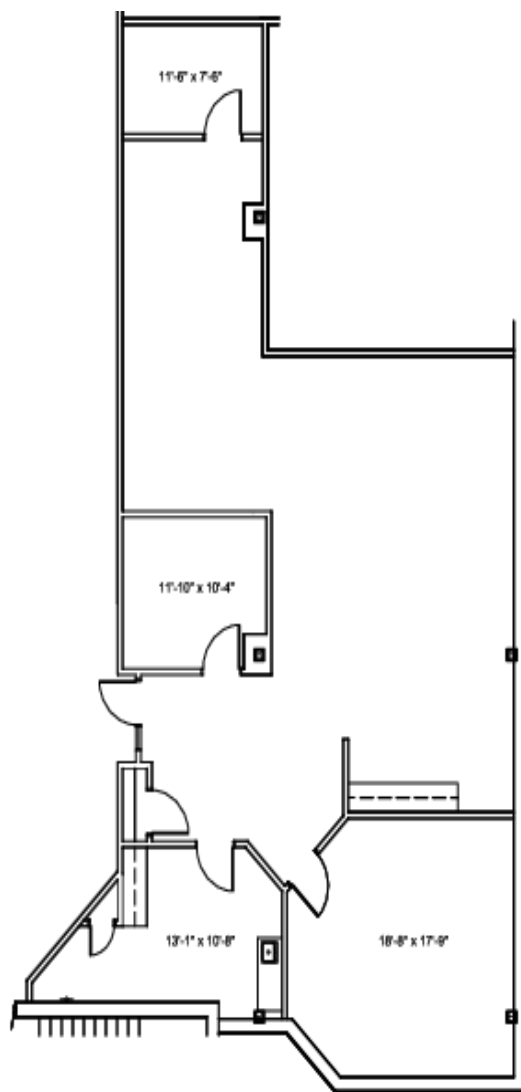
SCALE: NOT TO SCALE
13% COMMON FACTOR

Newly renovated space with modern upgrades
Move-in ready condition

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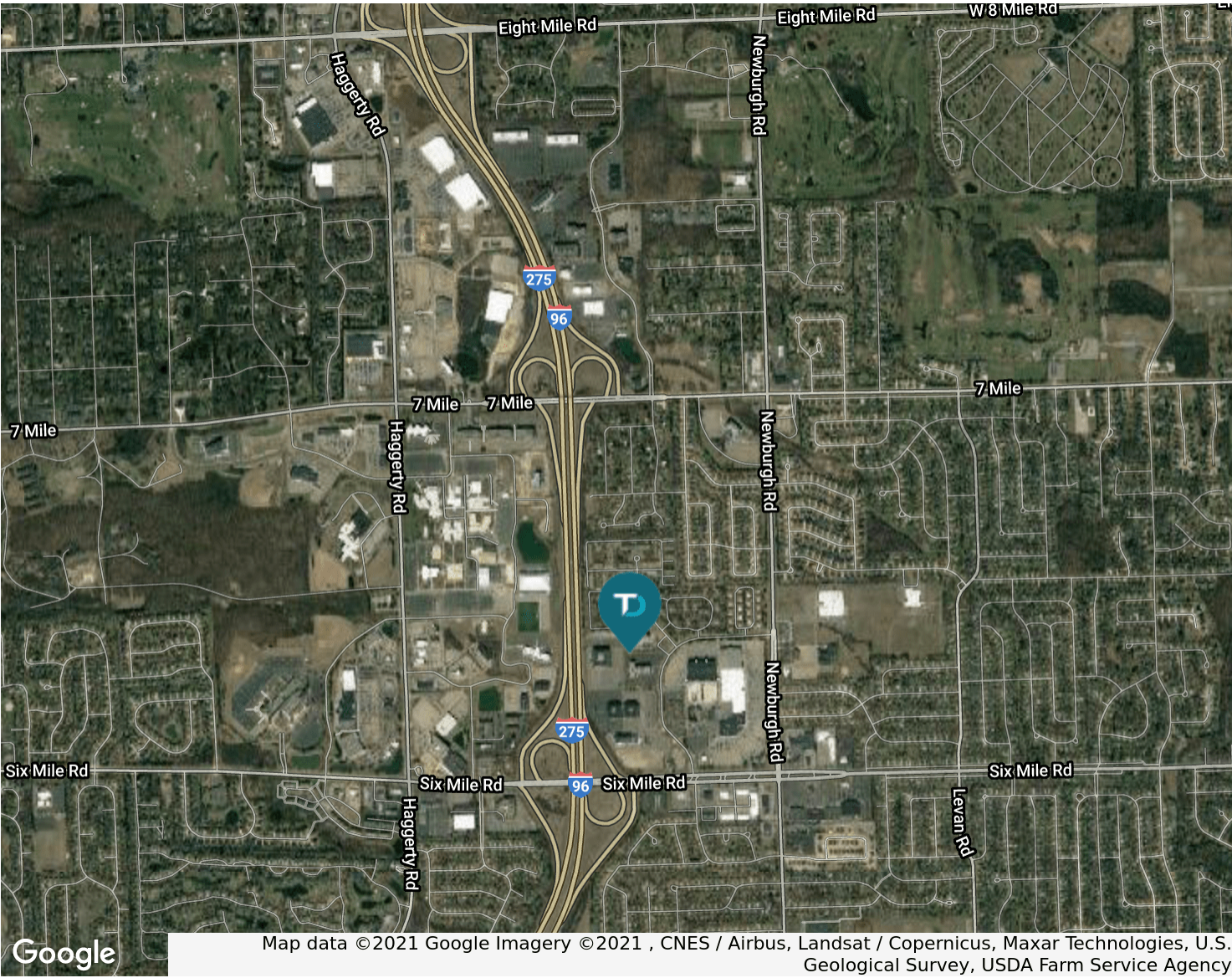
POWERSCOURT BUILDING, SUITE 425
17199 LAUREL PARK NORTH, LIVONIA
1,904 U.S.F / 2,152 R.S.F. SCALE: 1/8" = 1'-0"
13% COMMON FACTOR

Corner suite with exterior glass lines in offices and bullpen
Move-in ready

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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	7,030	68,214	204,269
Median age	49.1	44.7	41.9
Total households	2,718	26,955	84,221
Average HH income	\$96,275	\$94,757	\$87,385
Average house value	\$246,215	\$256,611	\$260,777