



**FOR LEASE**

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248.476.3700

LISTED BY:

**Thomas Duke**  
*President*  
tduke@thomasduke.com

**Trevor Duke**  
*Property Manager*  
trevor@thomasduke.com

# FOR LEASE

**Powerscourt**

17199 N. Laurel Park Drive Livonia, MI 48152



Lease Rate: \$16.00 - 22.00 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 environment
- 25 minutes north of the Detroit Metro Airport
- Building or monument signage available
- Secure covered parking and 8 Electric Vehicle chargers for tenant use
- Free, shared common conference and training rooms.
- Amenities tenants need: 24/7 market with vending and sundry options, secure storage area, FedEx shipping, 24/7 access, and janitorial service during business days
- Advanced connectivity offerings, multiple fiber operators available. Internal building connectivity has a fiber backbone, all building devices are on the IP network for modern administration, alarming, and future proofing

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### BUILDING INFORMATION

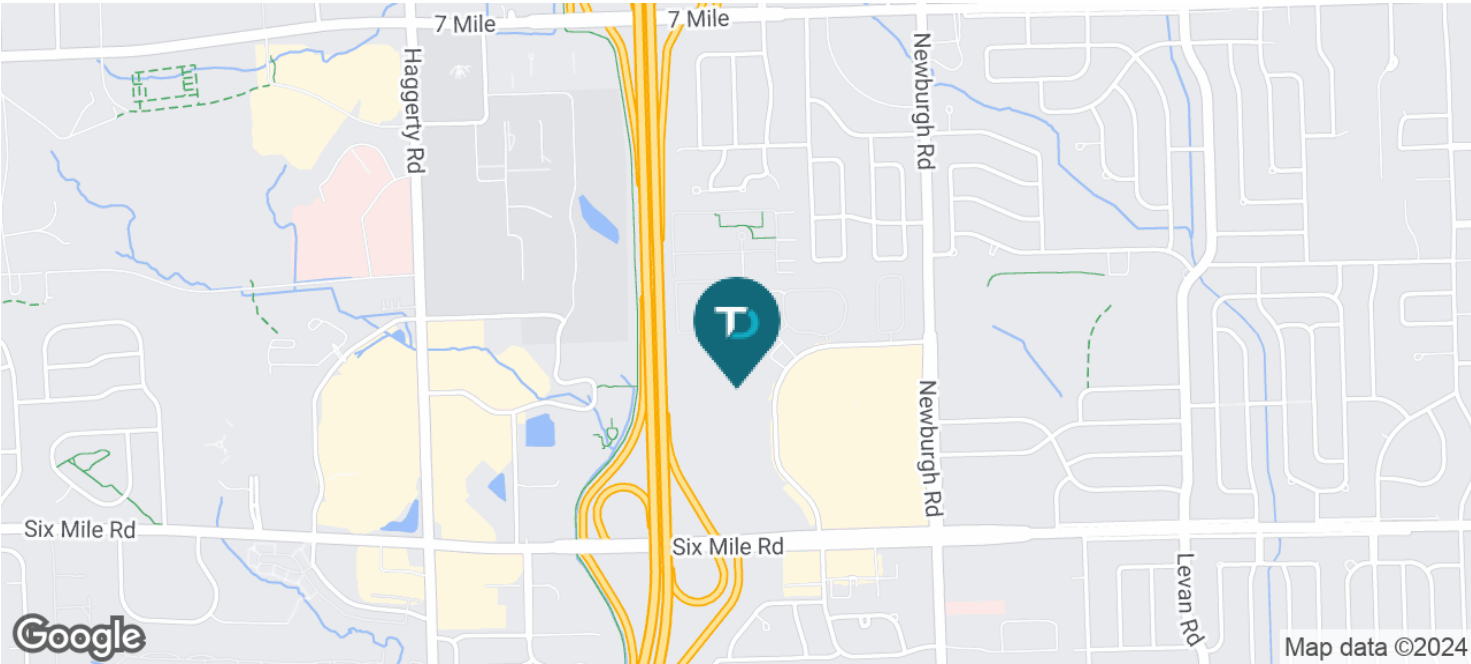
Building Size:	124,000 SF
Year Built:	1987
Last Renovated:	2018
Number of Floors:	4
Utilities:	Suite Electric
Parking Spaces:	409 spaces 8 EV Chargers
Base Tax:	\$1.48 Per RSF Landlord pays base tax, Tenant pays pro rata share of the actual tax overage

### 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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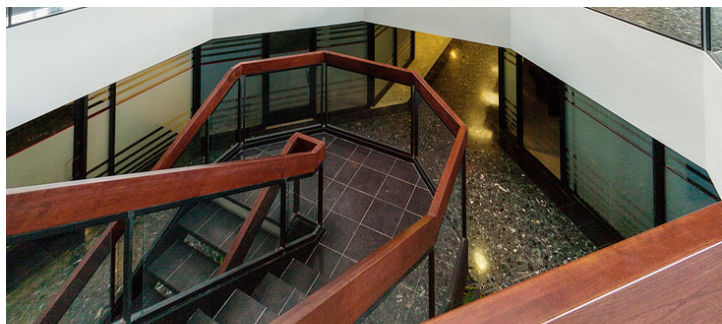
**Powerscourt**

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## AVAILABLE SPACES

SPACE	RATE	LEASE TYPE	SIZE (SF)	COMMENTS
30	\$16.00 SF/yr	Gross + Electric	629 - 1,370 SF	Contiguous with Ste. 25
100	\$22.00 SF/yr	Gross + Electric	3,079 SF	First-floor location, off of building lobby. Move-in ready.
202	\$22.00 SF/yr	Gross + Electric	1,397 SF	Move-in ready. Corner suite with south and west window walls
208	\$22.00 SF/yr	Gross + Electric	1,583 SF	Corner Suite with in-suite kitchen. Move-in ready.
209	\$22.00 SF/yr	Gross + Electric	2,568 SF	Available 6/1/2024
250	\$22.00 SF/yr	Gross + Electric	3,438 SF	Furnished
302	\$22.00 SF/yr	Gross + Electric	2,027 SF	In-suite kitchen. Move-in ready. The floor plan can be modified to fit tenant's needs.
320	\$22.00 SF/yr	Gross + Electric	2,292 SF	Sub-lease. Move-in ready with upgraded finishes, in-suite kitchen, and beautiful shiplap accent walls.
322	\$22.00 SF/yr	Gross + Electric	7,493 SF	Available 8/2024
403	\$22.00 SF/yr	Gross + Electric	1,587 - 3,345 SF	Contiguous with suite 405
404	\$22.00 SF/yr	Gross + Electric	2,208 SF	Move-in ready. Brand new finishes. Top floor with abundant natural light
405	\$22.00 SF/yr	Gross + Electric	1,758 - 3,345 SF	Move-in ready. In-suite kitchenette Contiguous with suite 403
425	\$22.00 SF/yr	Gross + Electric	2,152 SF	Corner suite with exterior glass lines in offices and bullpen. Move-in ready

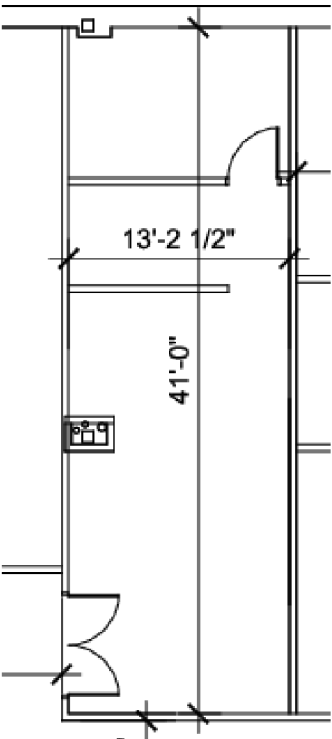
## ADDITIONAL PHOTOS



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**POWERSCOURT BUILDING, SUITE 30**  
**17199 LAUREL PARK NORTH, LIVONIA**

557 U.S.F. / 629 R.S.F.

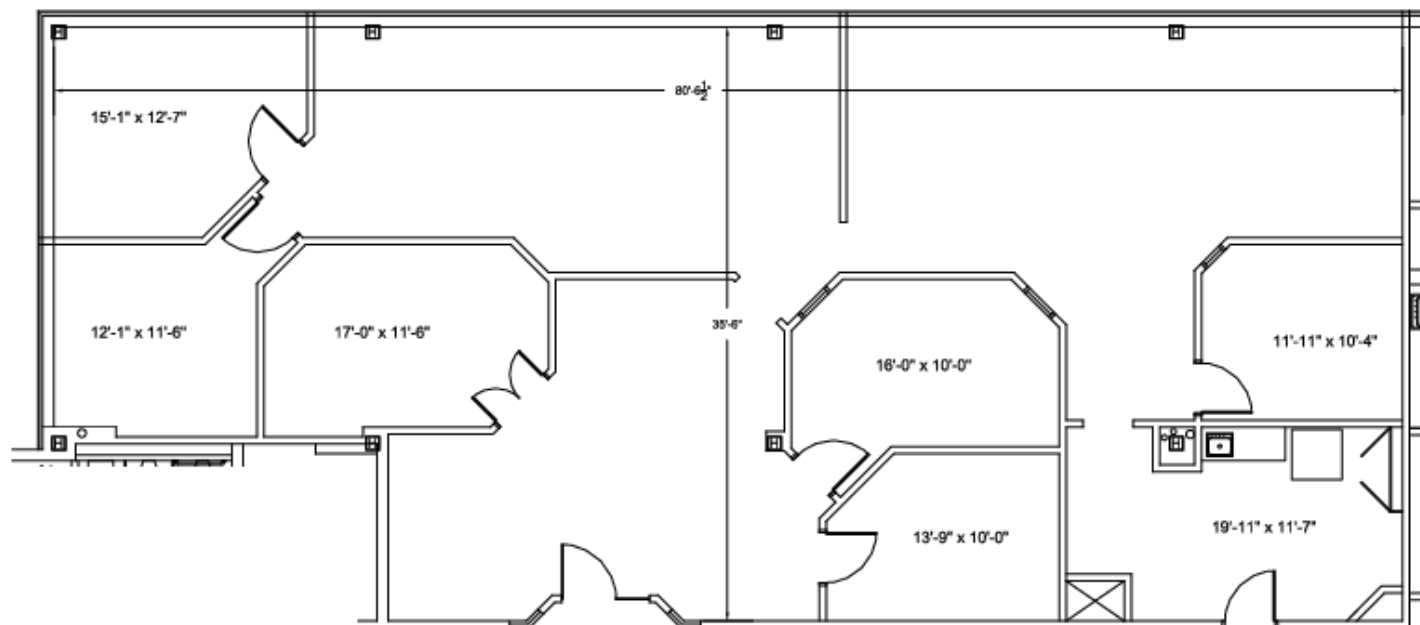
SCALE: 1/8" = 1'-0"  
13% COMMON FACTOR



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**POWERSCOURT BUILDING, SUITE 100**  
**17199 LAUREL PARK NORTH, LIVONIA**

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

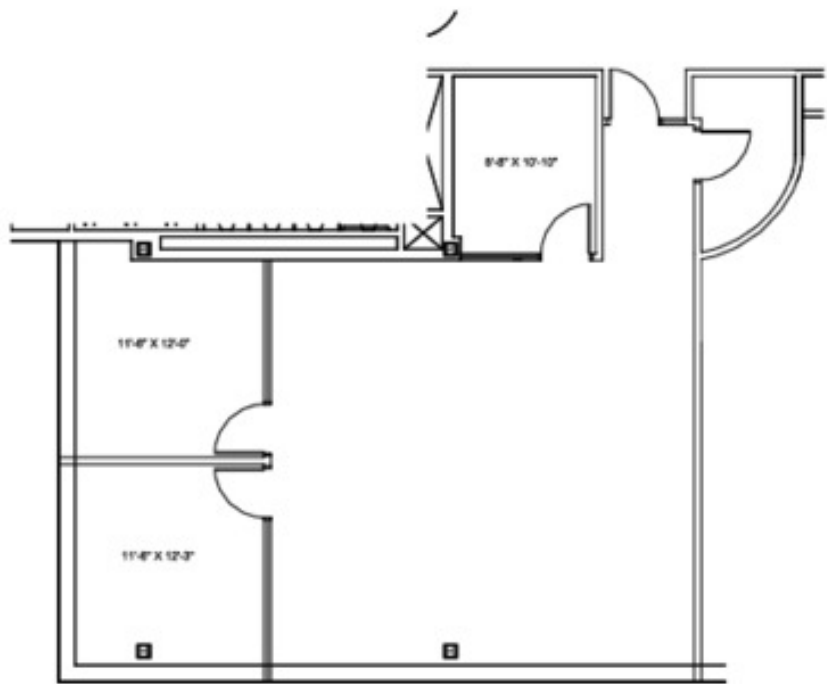
SCALE: 1/8" = 1'-0"  
13% COMMON FACTOR

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 202  
17199 LAUREL PARK NORTH, LIVONIA

1,236 U.S.F / 1,397 R.S.F

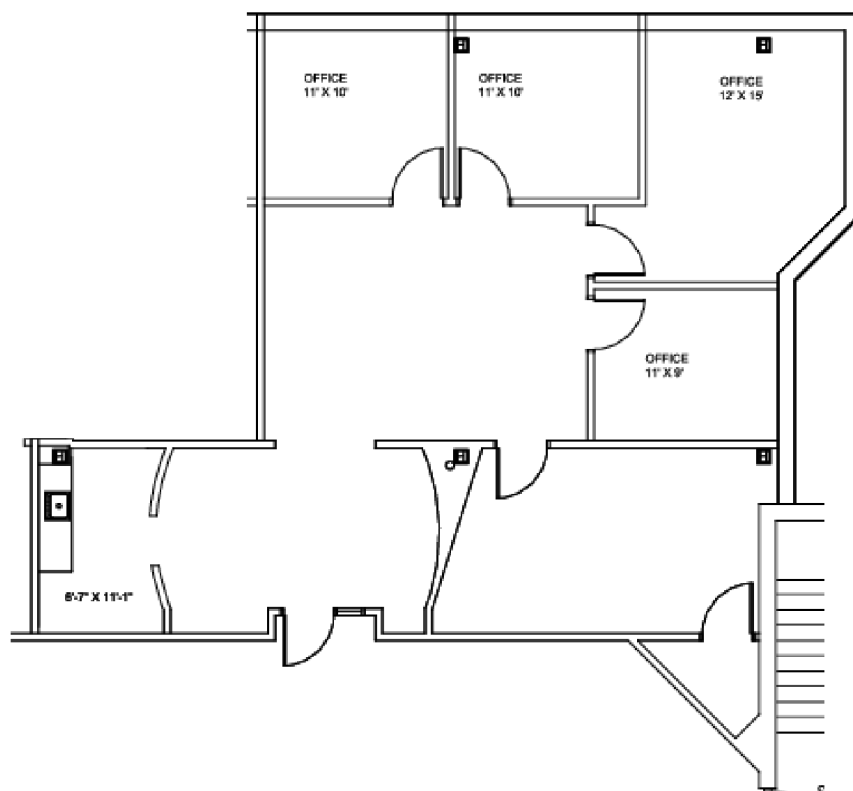
SCALE: NOT TO SCALE  
13% COMMON FACTOR



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**POWERSCOURT BUILDING, SUITE 208**  
**17199 LAUREL PARK NORTH, LIVONIA**

1,401 U.S.F / 1,583 R.S.F

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

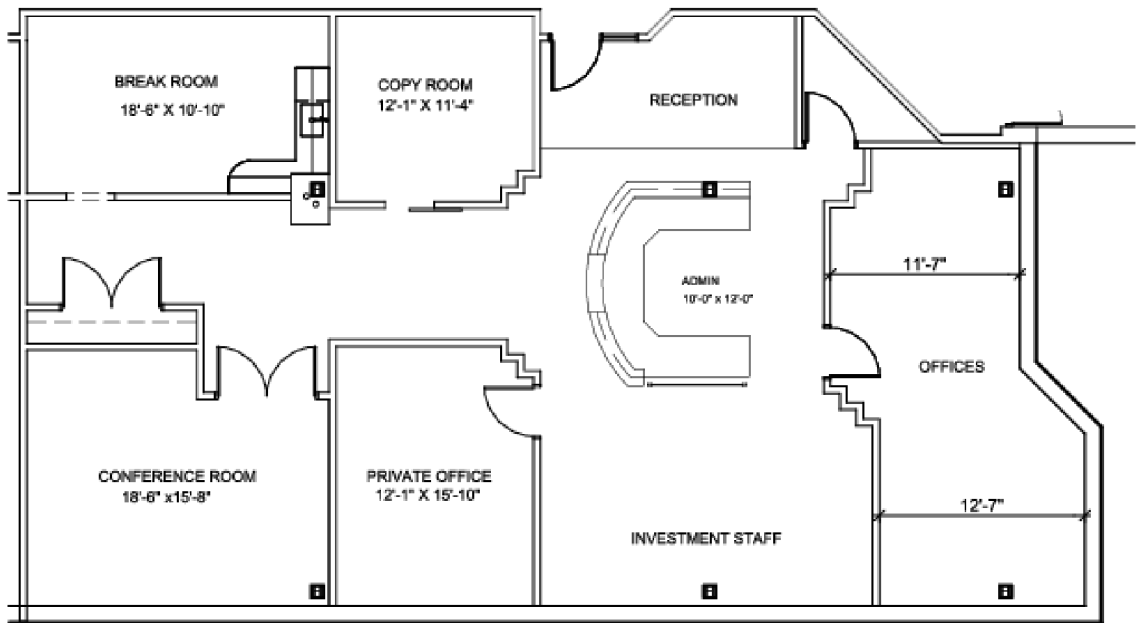
Corner Suite  
In-suite kitchen  
Move-in ready



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POWERSCOURT BUILDING, SUITE 209  
17199 LAUREL PARK NORTH, LIVONIA

2,273 U.S.F / 2,568 R.S.F

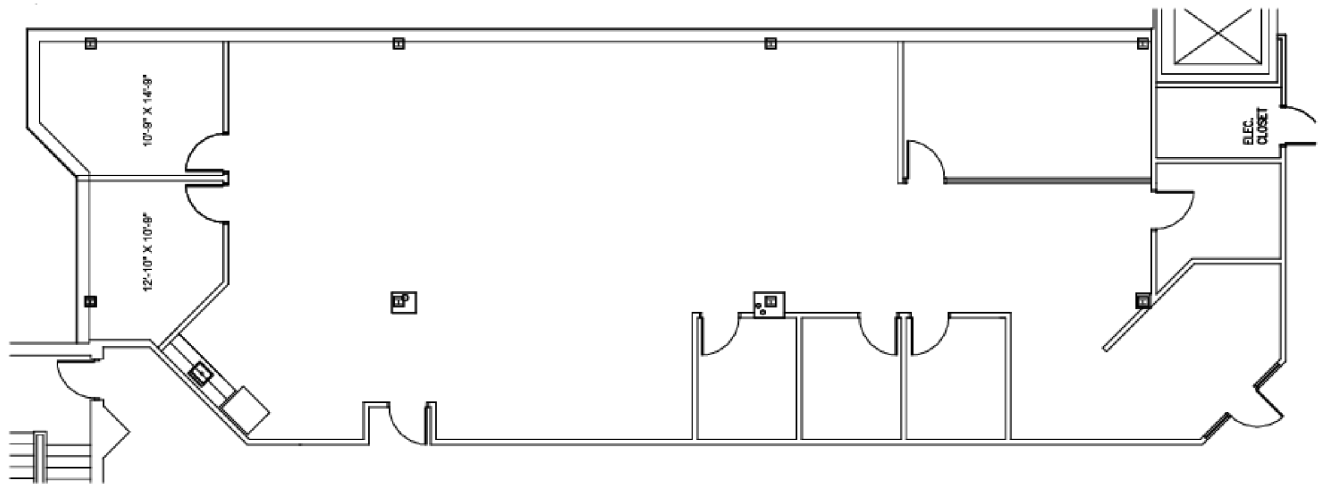
SCALE: 1/8" = 1'-0"  
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## Powerscourt

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**POWERSCOURT BUILDING, SUITE 250**  
**17199 LAUREL PARK NORTH, LIVONIA**  
3,043 U.S.F / 3,438 R.S.F

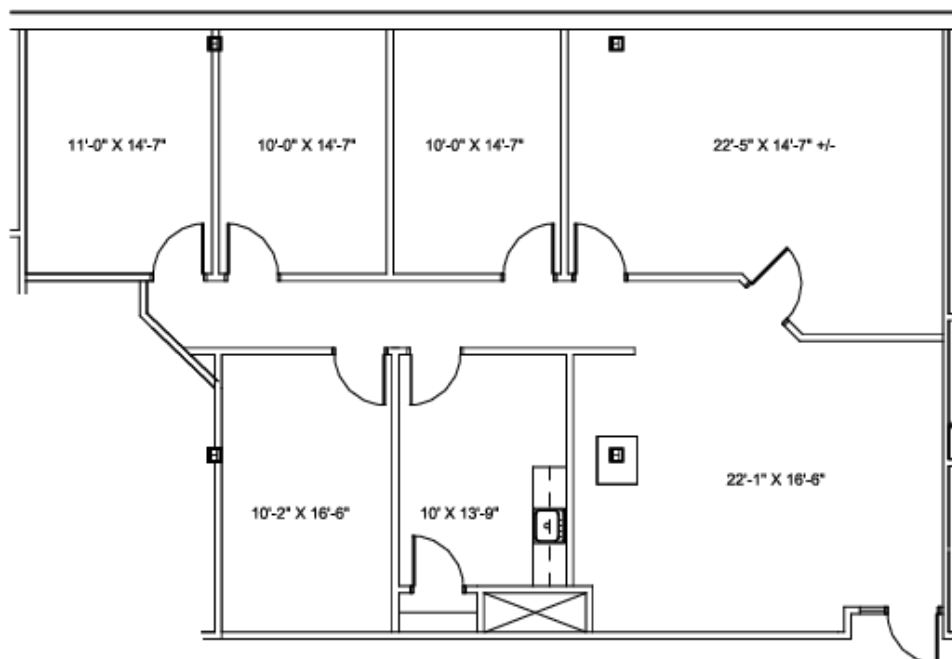
SCALE: NOT TO SCALE  
13% COMMON FACTOR

Furnished  
Move-in ready

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**POWERSCOURT BUILDING, SUITE 302**  
**17199 LAUREL PARK NORTH, LIVONIA**  
1,794 U.S.F / 2,027 R.S.F

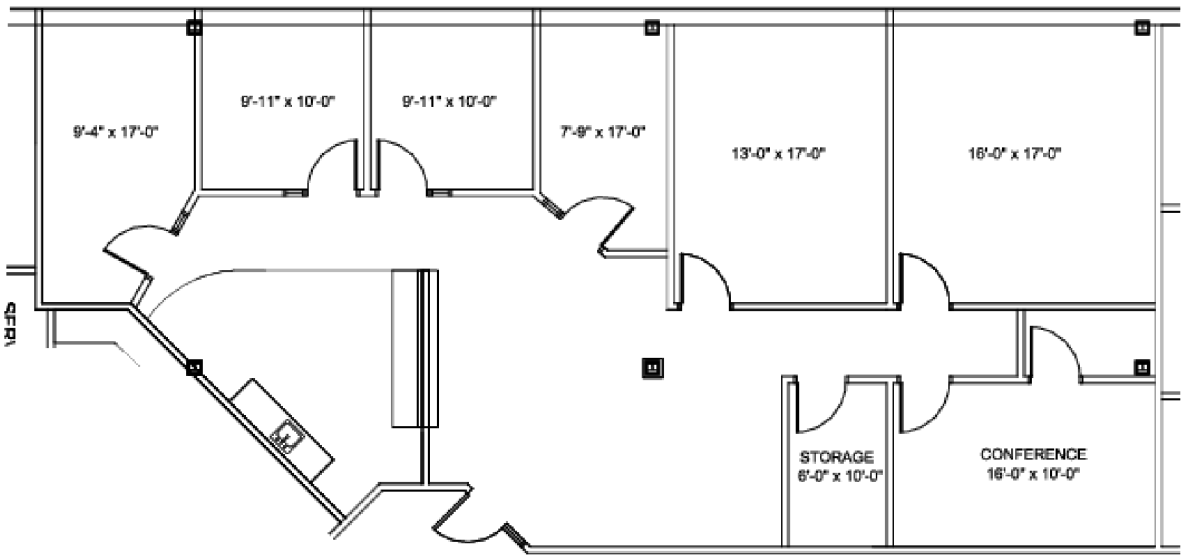
SCALE: 1/8" = 1'-0"  
13% COMMON FACTOR

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

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POWERSCOURT BUILDING, SUITE 320  
17199 LAUREL PARK NORTH, LIVONIA

2,028 U.S.F. / 2,292 R.S.F

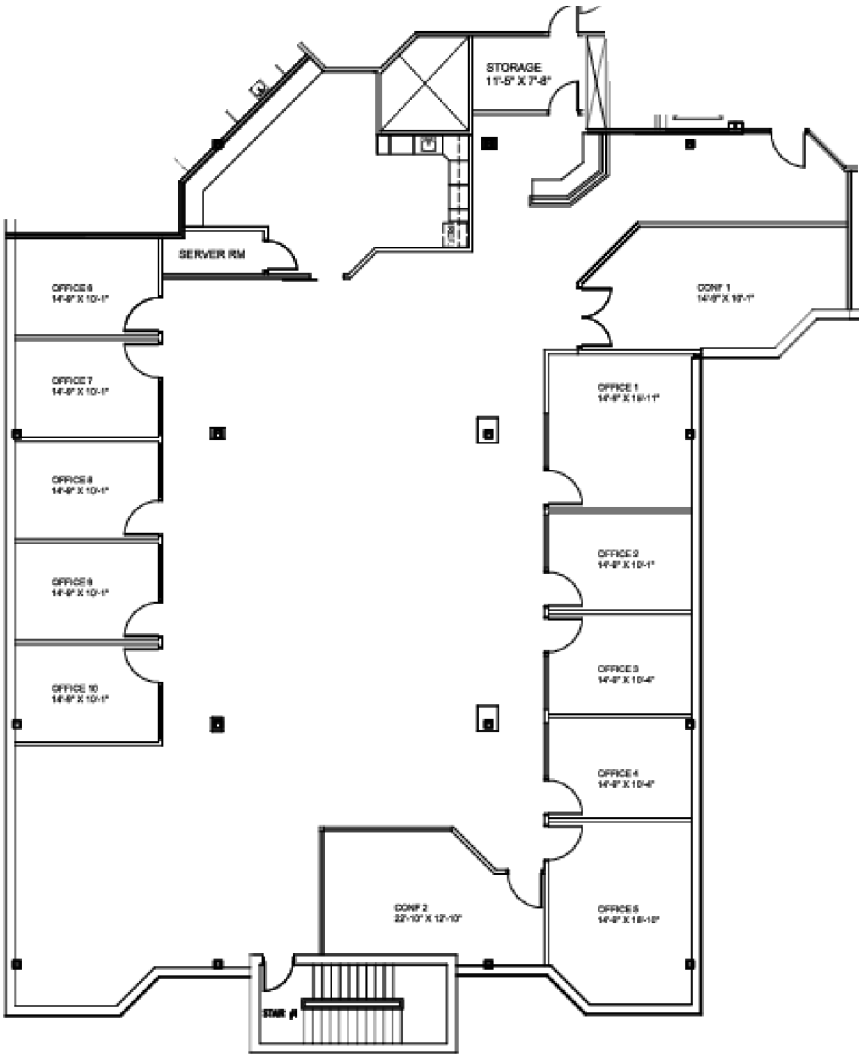
SCALE: 1/8" = 1'-0"  
13% COMMON FACTOR



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**NORTH**  
**POWERSCOURT BUILDING, SUITE 322**  
**17199 LAUREL PARK NORTH, LIVONIA**  
6,631 U.S.F / 7,493 R.S.F  
SCALE: 1/8" = 1'-0"  
13% COMMON FACTOR

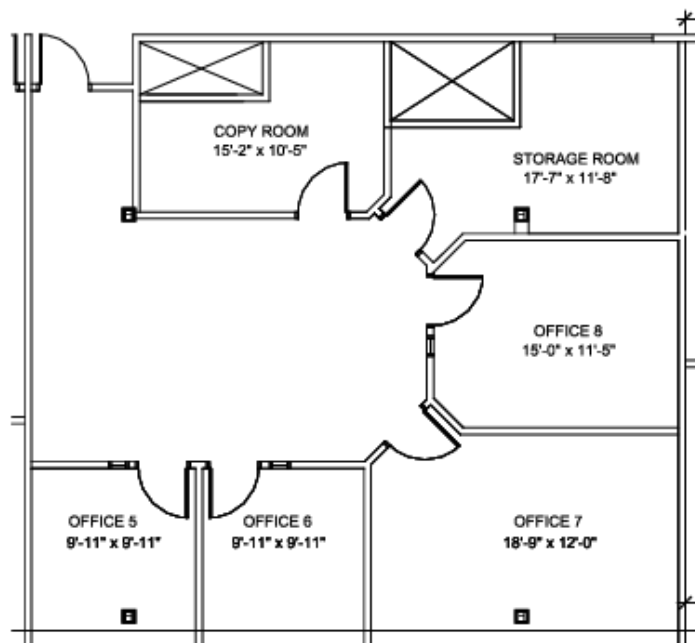




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**POWERSCOURT BUILDING, SUITE 403**  
**17199 LAUREL PARK NORTH, LIVONIA**

1,404 U.S.F / 1,587 R.S.F

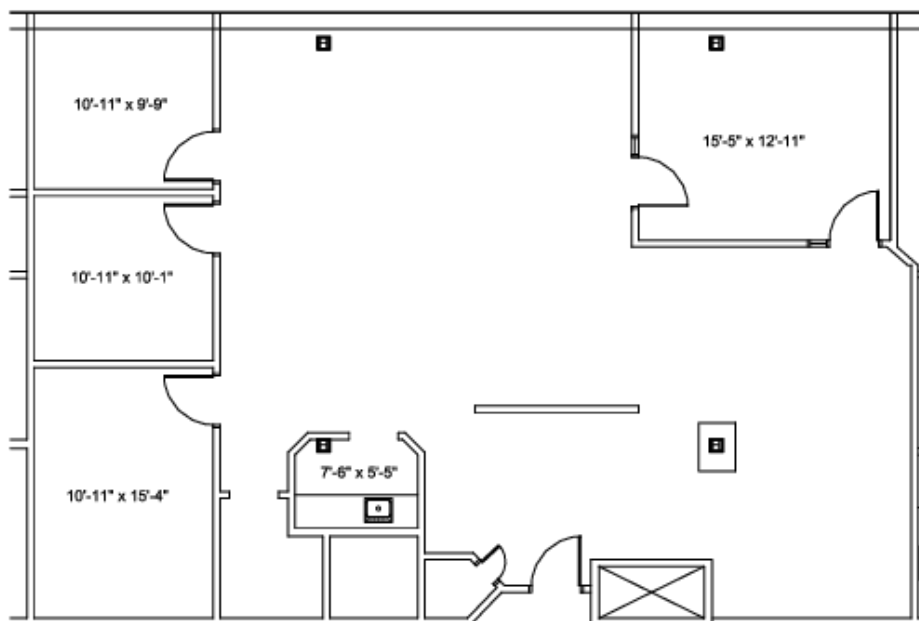
SCALE: NOT TO SCALE  
13% COMMON FACTOR

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

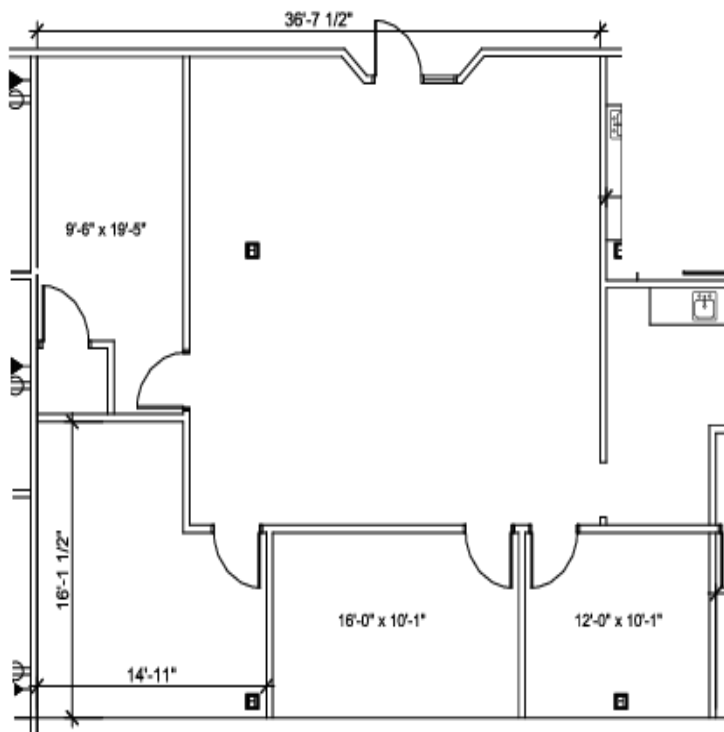
SCALE: 1/8" = 1'-0"  
13% COMMON FACTOR

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

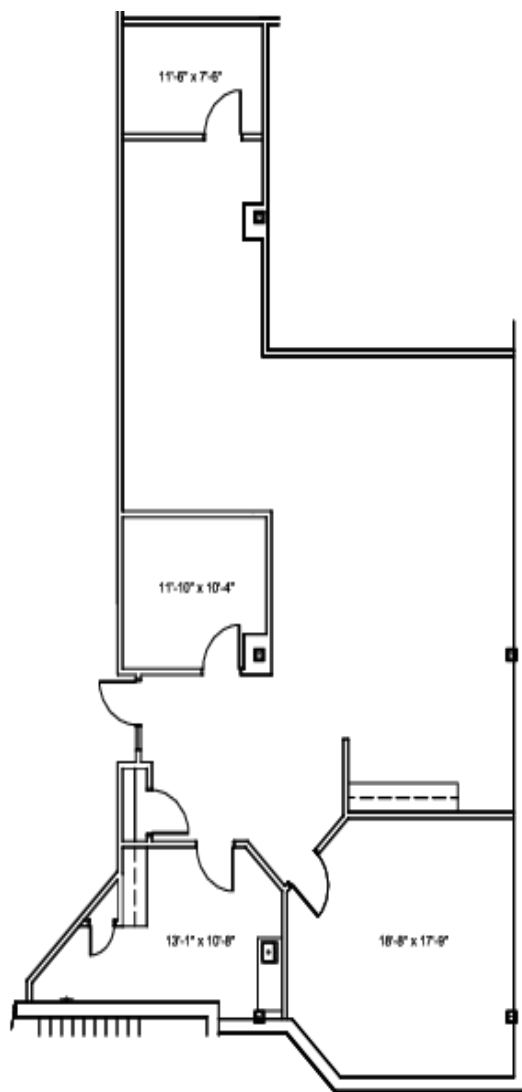
SCALE: 1/8" = 1'-0"  
13% COMMON FACTOR

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

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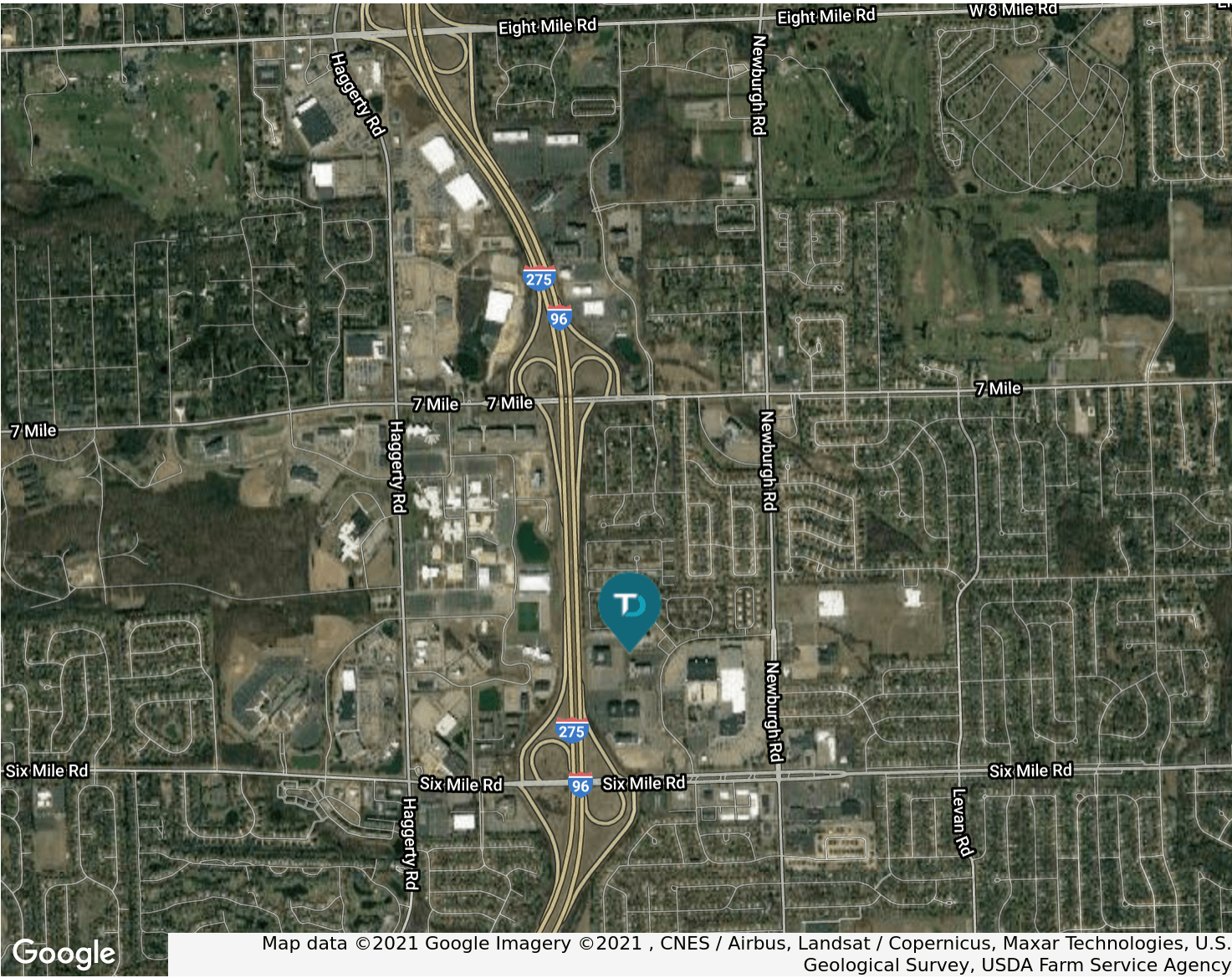
**POWERSCOURT BUILDING, SUITE 425**  
**17199 LAUREL PARK NORTH, LIVONIA**  
1,904 U.S.F / 2,152 R.S.F. SCALE: 1/8" = 1'-0"  
13% COMMON FACTOR

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