



**SIGNATURE  
ASSOCIATES**  
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## Office For Lease

**Property Name:** Best One Tire  
**Location:** 12801 Newburgh Road, Suite: #100  
**City, State:** Livonia, MI  
**Cross Streets:** Schoolcraft Road  
**County:** Wayne

### BUILDING SIZE / AVAILABILITY

|                                       |                                               |                         |
|---------------------------------------|-----------------------------------------------|-------------------------|
| <b>Total Building Sq. Ft.:</b> 11,740 | <b>Total Available Sq. Ft.:</b> 8,500         | <b>Class:</b> C         |
| <b>Typical Floor Plate:</b> 11,740    | <b>Min / Max Cont. Sq. Ft.:</b> 6,500 / 8,500 | <b>No. of Floors:</b> 1 |

### PROPERTY INFORMATION

|                                         |                                       |
|-----------------------------------------|---------------------------------------|
| <b>Zoning:</b> M-2                      | <b>Parking:</b> 44                    |
| <b>Exterior Construction:</b> Dryvit    | <b>Power:</b> 110/240 Volts           |
| <b>Structural System:</b> Steel         | <b>Security Systems:</b> Yes, ADT     |
| <b>Roof:</b> Built-Up                   | <b>Restrooms:</b> 2                   |
| <b>Floors / Covering:</b> Carpet / Tile | <b>Sprinklers:</b> Yes                |
| <b>Heating:</b> Yes                     | <b>Signage:</b> Monument Possible     |
| <b>Air-Conditioning:</b> GFA            | <b>Delivery Area:</b> N/A             |
| <b>Ceiling Height:</b> 10'              | <b>Date Available:</b> September 2026 |
| <b>Year Built:</b> 1945                 | <b>Acreage:</b> 4.34                  |

**Current Tenants:** Best One Tire, Paragon

### PRICING INFORMATION

|                               |                                        |                                 |
|-------------------------------|----------------------------------------|---------------------------------|
| <b>Lease Rate:</b> \$6.95 NNN | <b>Rentable/Usable:</b> N/A            | <b>Impr Allowance:</b> Possible |
| <b>Lease Term:</b> 3-5 Years  | <b>Total Taxes:</b> \$88,958.20 (2025) | <b>Deposit:</b> Yes             |
| <b>Options:</b> Possible      | <b>Parcel #:</b> 117-99-0001-003       |                                 |

### Tenant Responsibility:

**Comments:** Class C office located just off I-96. Near I-275 and M-14. Available 09/01/26.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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