

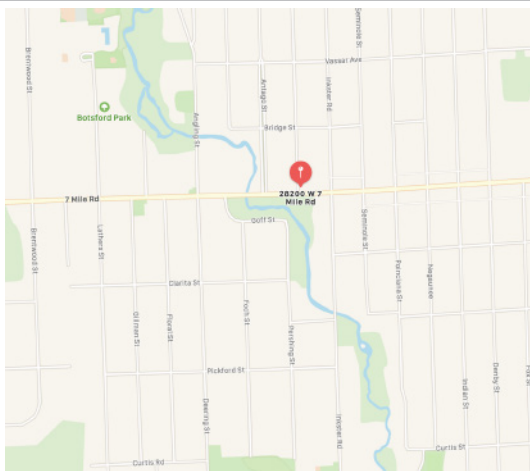


PILOT
PROPERTY GROUP

28200 W SEVEN MILE RD., LIVONIA, MI 48152

PROPERTY OVERVIEW:

- Exciting Opportunity to own or lease and customize your space
- New roof (2021) and new HVAC (2021)
- Build to suit floor plans- building is currently demo'ed and ready for finish
- Easy Access to: Grand River, Telegraph, 275, 96



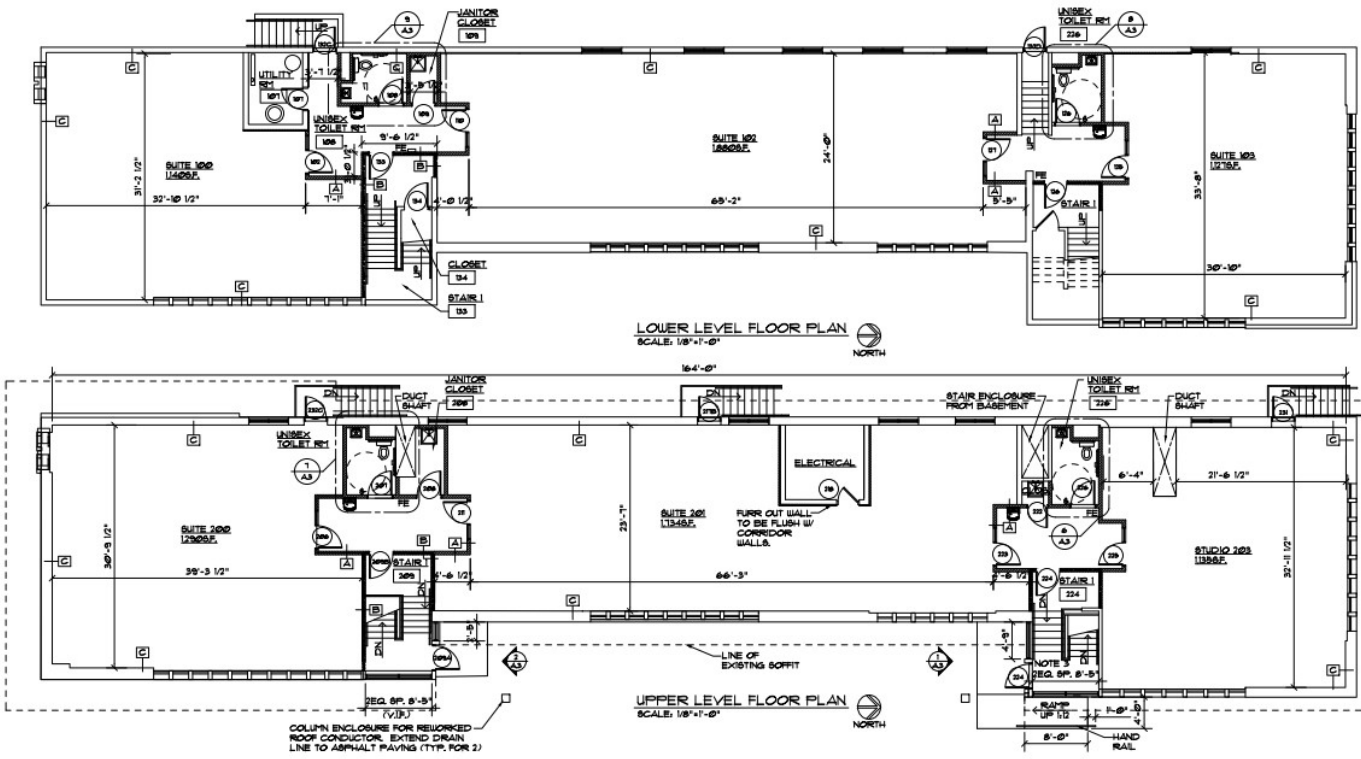
- Property Type:*..... Office
- Cross Streets:*..... Seven Mile and Lathers St.
- Total Square Footage:*..... 10,542
- Building Name:*..... Livonia Office Center
- Minimum Sq. Ft. Available:*..... 1,127
- Maximum Sq. Ft. Available:*..... 10,542
- Lease Rate:*..... \$10.00/SF
- Sale Price:*..... Negotiable
- Lease Type:*..... NNN
- Lot Size:*..... .74 Acres
- Frontage:*..... 119'
- Year Built:*..... 1967
- Zoning:*..... OS
- Parking Spaces:*..... Approx. 60
- Property Taxes:*..... 2021: \$11,543.28

AGENT CONTACT INFO

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Matching the right people to the right place.

FLOOR PLAN



- WALL LEGEND:**
- [A] 5/8" GYP. BD. ON EA. SIDE 3 5/8" 28GA METAL STUDS @ 1'-4" O.C. FROM FINISH FLOOR TO 4" ABOVE CEILING BRACE TO STRUCTURE ABOVE @ 4'-0" O.C. FOR LATERAL SUPPORT (TYPICAL UNLESS NOTED OTHERWISE)
 - [B] 5/8" TYPE 'X' ON EA. SIDE 3 5/8" METAL STUDS @ 1'-4" O.C. FROM FINISH FLOOR TO 1/8" OF DECK (1 HOUR RATED)
 - [C] 5/8" GYP. BD. ON METAL FURRING CHANNELS @ 1'-4" O.C. FROM FINISH FLOOR TO 4" ABOVE CEILING (TYP. @ INTERIOR SIDE OF EXTERIOR WALL)
- NOTES:**
1. ALL WALLS FILL STUD CAVITY W/ SOUND ATTENUATING BATT INSULATION (TYP.)
 2. ALL STAIR RAILINGS TO BE REMOVED & REPLACED W/ 42" HIGH FALL PROTECTION & 34" HIGH HAND RAILS (TYP.) @ ALL STAIRS INTERIOR & EXTERIOR.
 3. PROVIDE & INSTALL CHAIR LIFT TO EACH LEVEL.
 4. WHERE WINDOWS & DOORS ARE TO BE REPLACED FIELD VERIFY DIMENSIONS PRIOR TO ORDERING (GLAZING OR DOORS).
 5. FIRE EXTINGUISHER (FE) VERIFY EXACT LOCATION & QUANTITY W/ FIRE MARSHALL.

Suite sizes are proposed. Can be demised/built to suit.

PRELIMINARY
NOT FOR CONSTRUCTION

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ADDITIONAL IMAGES



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