

FOR LEASE
1790 LIVERNOIS RD.
TROY, MICHIGAN

NOW AVAILABLE FOR LEASE



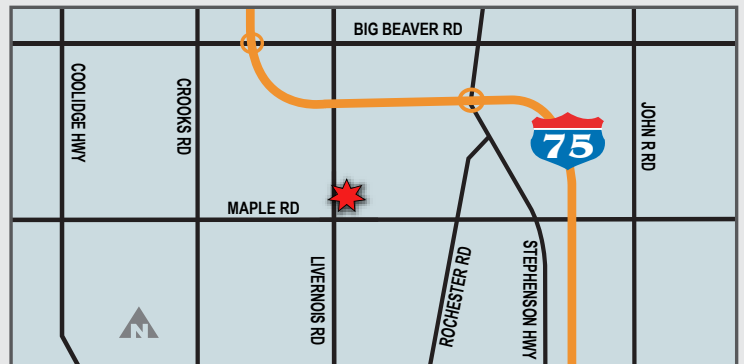
PROPERTY FEATURES

- Well-Appointed Interior Ideal for Showroom, Retail or Office
- 2 Grade Level Receiving Doors
- Zoned Community Business
- High Density Corridor with Great Frontage
- \$12.50 PSF NNN



FOR DETAILS CONTACT

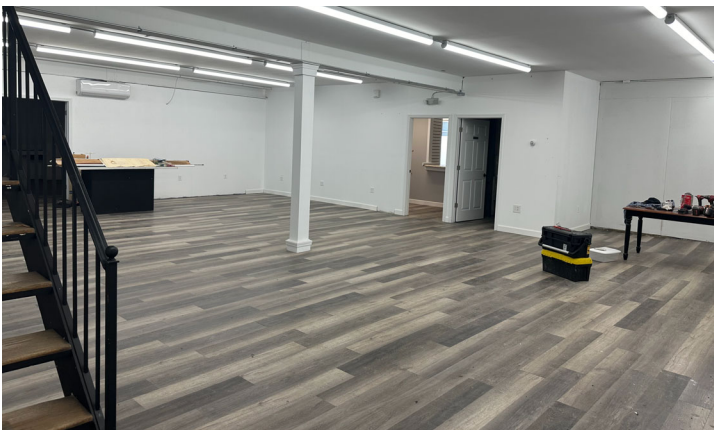
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



FOR DETAILS CONTACT

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26555 Evergreen Rd, Suite 1060 | Southfield, Michigan 48076 | 248.351.3500 | lee-associates.com

1790 Livernois Rd, Troy, MI 48083


Property Type: Retail
Available SF: 8,400
Land Size (Acres): 0.37
Market: SE Michigan
Submarket: SE Oakland
County: Oakland

Availability Details

Total Available SF:	8,400	For Lease:	\$12.50 PSF NNN
Downstairs SF:	6,400		
Upstairs SF:	2,000		

Comments

Availability Comments: Property is ideal for retail, office or showroom on the highly desired cross roads of W Maple and Livernois in Troy. It's freshly painted exterior and well appointed interior make it welcoming to clients and the public.

Building & Construction Details

Construction Status:	Existing	Year Built:	1956	Heat:	
Building Class:		Date Built:		AC:	
Spec/BTS:		Year Refurbished:	2020	Lighting:	
Spec SF:		Current Occupancy %:		Sprinkler:	No
Flex:	Yes	Multi-Tenant:	No	Security:	
Condominium Y/N:	No	Corporate HQ:	No	Restroom:	2
Space Build Out:		Core Factor:		Shower:	
Building Dimensions (LxW):		Load Factor:		Lobby:	
Typical Floor Plate SF (Min):		Floor Area Ratio:		Signage:	
Typical Floor Plate SF (Max):		Roof Type:	Flat	# Passenger Elevators:	
Construction Type:	Block	Roof Age:		# Freight Elevators:	
Exterior Type:	Brick	Skylight:		LEED Certification:	
Building/Construction Quality:		Deck:		Handicapped Access (ADA):	
Physical Condition:		Floor Type:		Floor Thickness (Inches):	
Building/Construction Appeal:					
Elevator Comments:					

Ceiling Height & Bay/Column Size

Ceiling Height Min:		Bay/Column Width:		# GL/DID:	2
Ceiling Height Max:		Bay/Column Depth:		#DH/Truck-level Doors:	
Column Spacing:		Height to Joist:		# Rail Doors:	
				Total Doors:	2

Parking

# Spaces:	10	# Covered Spaces:		# Uncovered Spaces:	
Parking Ratio:		Monthly Rate:		Monthly Rate (\$):	
Parking Comments: 10 Dedicated spots, 20 total parking spots. 2 handicapped parking spaces.					

Site

Land Size (Acres):	0.37	Lot Dimensions (LxW):		Zoning:	CB
Land SF:	16,117	Floodplain:		Site Condition/Quality:	
Land Usable Acres:		Density:		Topography:	
Land Usable SF:		Permitted FAR:		Site Shape:	
Permitted SF:		Development Capacity:		Access:	
Buildable SF:		Yard Type:		Visibility:	
		Yard SF:		Frontage:	Livernois Rd
Additional Site/Parcel Information Comments: Parcel Identification Numbers: 88-20-27-355-001, 88-20-27-355-002					
Frontage Traffic Count Comments:					

Utilities

Gas:		Power:		Phone:	
Water:	Yes	Amps:		Cable:	
Sewer:	Yes	Volts:		Broadband:	
		Phase:		Broadband Supplier:	
		Power Supplier:			
Utilities Comments:					

Contacts for this Availability

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	Alex Gravlin	248.567.7999	alex.gravlin@lee-associates.com