



# LAUREL PARK PLACE OFFICE CENTER

17370 - 7390 N. LAUREL PARK DRIVE  
LIVONIA, MICHIGAN

## Recipient of BOMA Outstanding Office Building of the Year Award (TOBY)



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Managed by:



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Office Center**

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# Project Summary

## Laurel Park Place Office Center

<b>Property Name:</b>	Laurel Park Place Office Center
<b>Location:</b>	17370, 17380 & 17390 Laurel Park Drive, North Livonia, Michigan
<b>Description:</b>	Three Class "A" office buildings connected by a glass atrium. Each building is four stories consisting of approximately 100,000 square feet each. In addition, the property is adjacent to the Laurel Park Mall which offers a number of conveniences to the office tenants of the complex.
<b>Total Rentable Area:</b>	300,000 square feet. A typical floor plate approximately 26,000 square feet.
<b>Loss Factor:</b>	12%
<b>Year Built:</b>	1989 / 2008 renovated
<b>Major Tenants:</b>	<ul style="list-style-type: none"><li>- Tower Automotive</li><li>- AAA Life Insurance</li><li>- Michigan Catastrophic Claims Association</li><li>- Michigan Automotive Insurance Placement</li><li>- Phoenix Theater</li><li>- Schostak Brothers &amp; Company, Inc.</li></ul>
<b>Parking:</b>	A 4-level parking structure. Additional parking is included around the perimeter of the complex. Covered access is provided from the parking deck to the building.
<b>Construction:</b>	Structural steel building, clad in pre-cast concrete panel and glass parking deck – poured in place concrete structural frame, clad in pre-cast concrete panel.
<b>Interior:</b>	Four story atrium lobbies, extensive landscaping, marble and brass finishes.
<b>HVAC System:</b>	Recently upgraded variable air volume multi-zone HVAC with perimeter forced air heating.
<b>Life / Safety System:</b>	Fully sprinklered. Smoke detection devices and electric door release. Systems are connected to a 24-hour manned security station.
<b>Amenities:</b>	<p>Marriot Hotel and Courtyard by Marriott</p> <p>Energy Star® Certified</p> <p>Laurel Park Mall shopping which is immediately adjacent to the office center and is accessible via a covered walkway.</p> <p>Two multi-restaurant food courts and all types of shopping available, including Von Maur and <b>Carson's</b> department stores, a coffee shop and a Hallmark store. The Mall does internally access the Marriott Hotel as well.</p> <p>On site property management and security</p> <p>Covered parking structure</p> <p>24 hour, 7 days a week recorded security monitoring and remote access control on site.</p>

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# Project Enhancements

## Laurel Park Place Office Center

- Complete HVAC upgrade
- Meets strict energy performance standards set by the EPA
- New parking lot / deck parking
- Sidewalk replacement
- Exterior landscaping improvements
- Granite counter tops and hands free fixturing in restrooms
- Upgraded common area finishes
- 24/7 recorded security monitors and remote access controls
- Electronic display visitor "way finding" portals

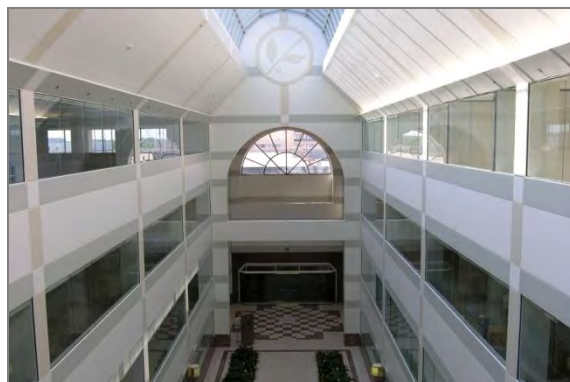


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# Property Photos

**Laurel Park Place  
Office Center**



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# Aerial

## Laurel Park Place Office Center



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# Location Map

## Laurel Park Place Office Center



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# Available Suites

## Laurel Park Place Office Center

### Office

#### 17370 Laurel Park Drive (East)

Second Floor – Suite 215E \_\_\_\_\_ 2,454 rsf

Second Floor – Suite 260E \_\_\_\_\_ 11,150 rsf

Third Floor – Suite 320E \_\_\_\_\_ 2,874 rsf

Third Floor – Suite 340E \_\_\_\_\_ 9,945 rsf

Third Floor – Suite 345E \_\_\_\_\_ 2,323 rsf

(Up to 15,142 contiguous sf available)

#### 17380 Laurel Park Drive (West)

First Floor – Suite 150C \_\_\_\_\_ 26,644 rsf

#### 17390 Laurel Park Drive (West)

First Floor – Suite 110W \_\_\_\_\_ 12,397 rsf

First Floor – Suite 150W \_\_\_\_\_ 5,047 rsf

### Retail Strip

Suite P-40 \_\_\_\_\_ 2,167 rsf

Suite P-50 \_\_\_\_\_ 1,993 rsf

Suite P-80 \_\_\_\_\_ 493 rsf

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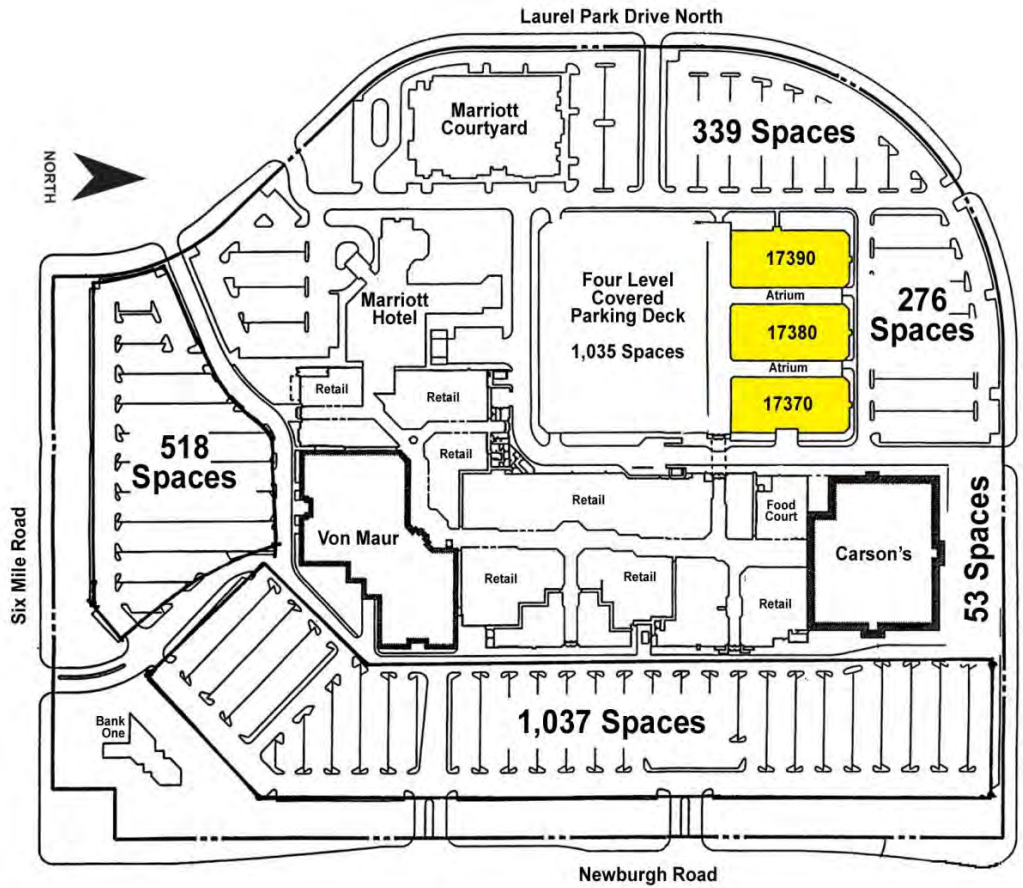
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# Site Plan

## Laurel Park Place Office Center



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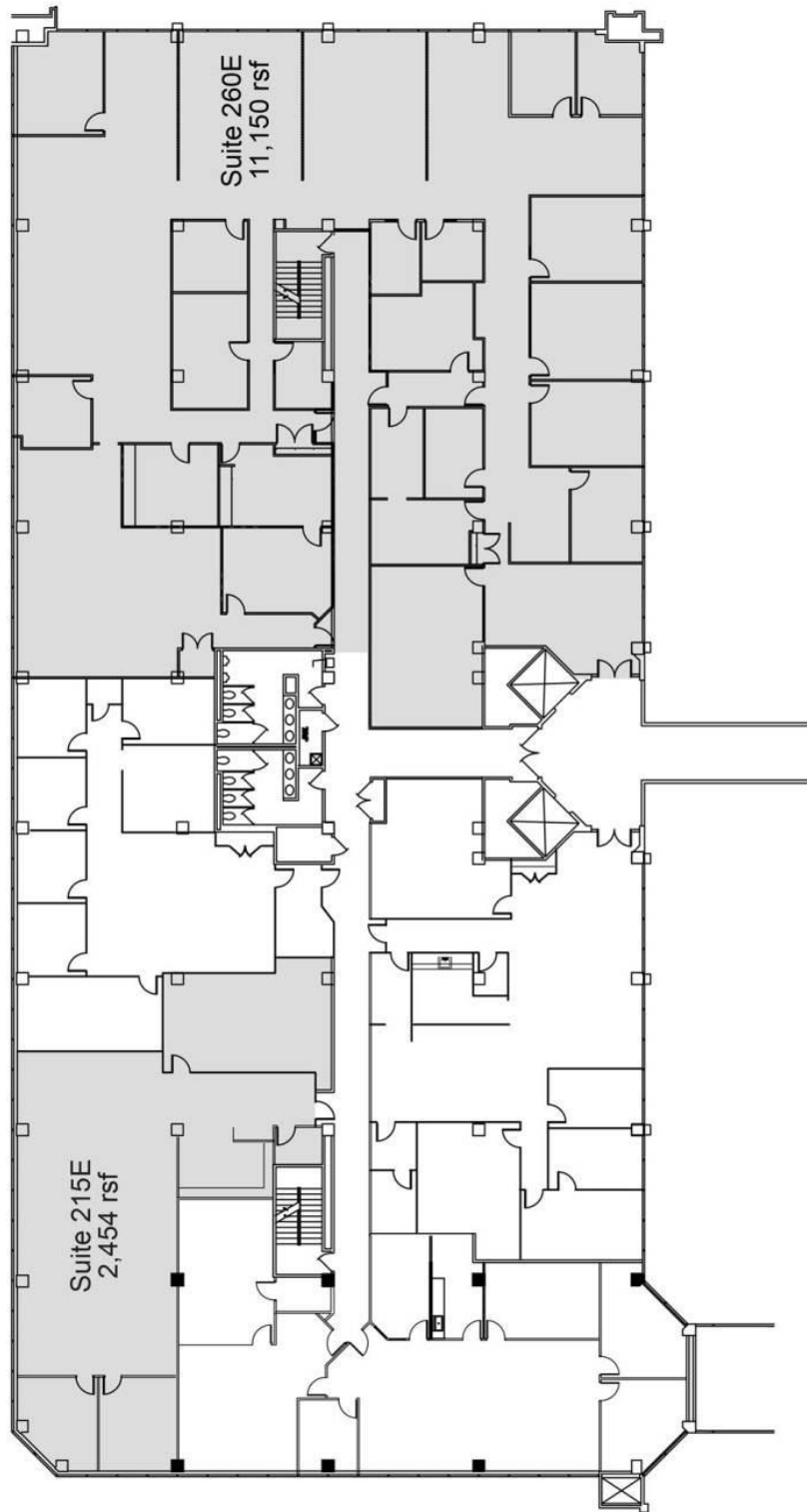
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# 17370 Laurel Park Dr – Second Floor

**Laurel Park Place  
Office Center**



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# 17370 Laurel Park Dr – Third Floor

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Up to 15,142 contiguous square feet



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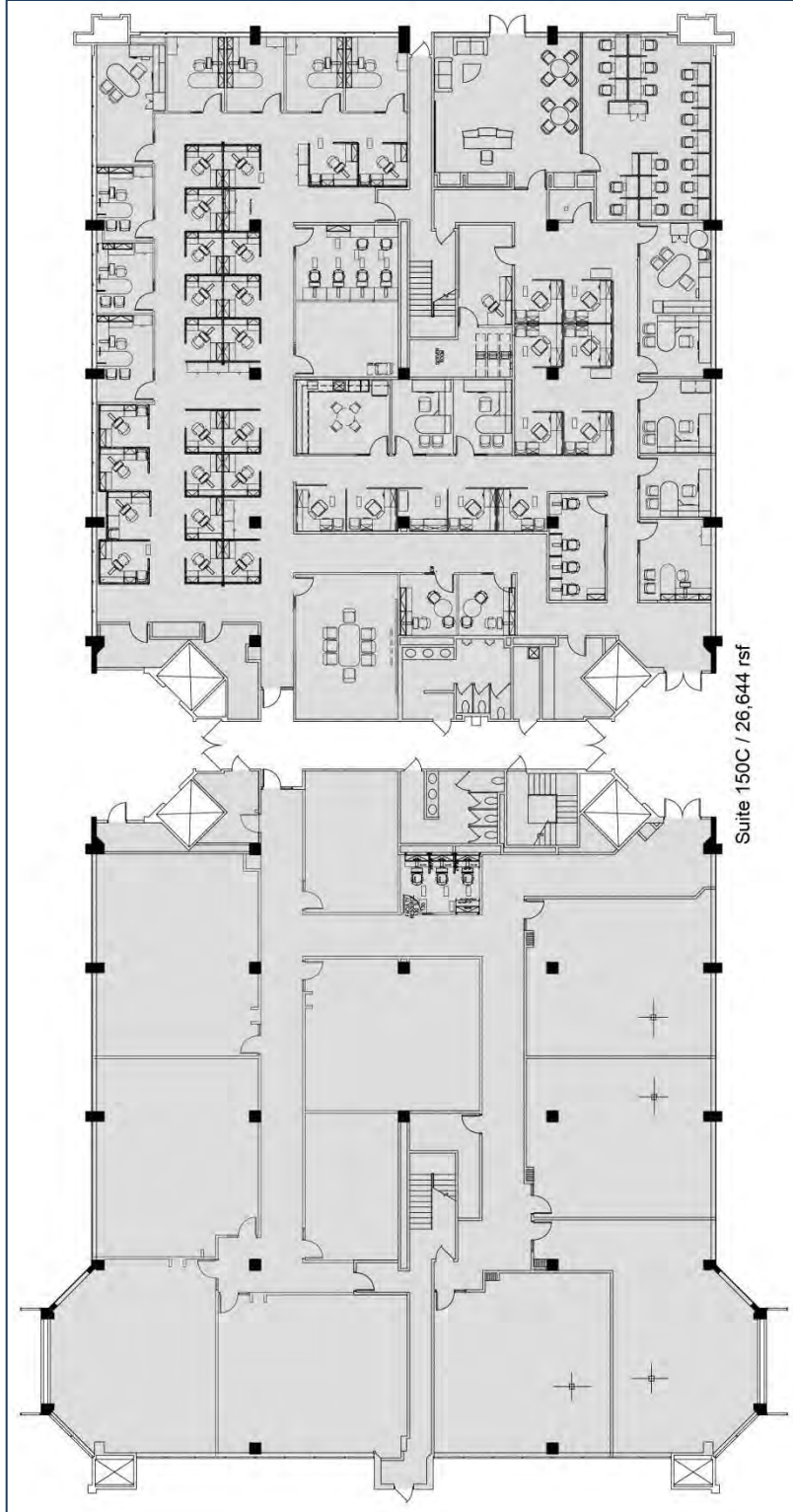
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# 17380 Laurel Park Dr - First Floor

**Laurel Park Place  
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## Suite 150C



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# 17390 Laurel Park Dr – First Floor

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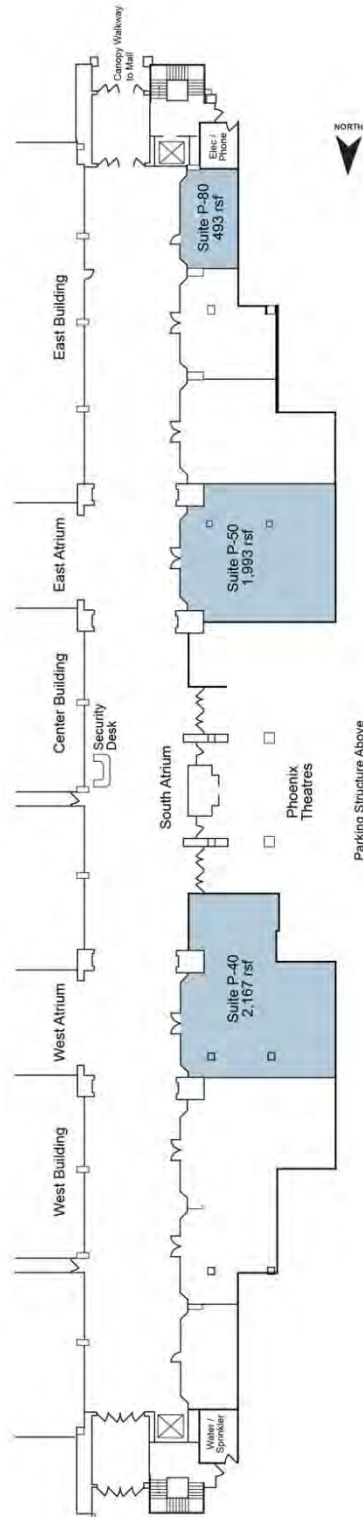
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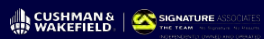


# Retail

## Laurel Park Place Office Center



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# Amenities

## Laurel Park Place Office Center

(see following page for an alphabetical list of retailers at Laurel Park Place Mall)



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# Amenities

## Laurel Park Place Office Center

(alphabetical list of retailer at Laurel Park Place Mall)

Store Name	Location	Store Name	Location
Aéropostale	Main Level, 490	Always Irish	Main Level, 485
Art Is In Market	Main Level, 280	Asian Too	Main Level, FC4
<b>Auntie Anne's Pretzels</b>	Main Level, 701	Bar Louie	Main Level, 100
Bath & Body Works	Main Level, 265	Beau Defi*	Main Level
Bee Waxed Salon	Main Level, 630	Blondie's Salon Secrets	Main Level, 405
Blondie's Salon & Spa	Main Level, 180	Brow Art 23	Main Level, 540
Bubbleberry	Main Level, 390	C & C Market Research	Main Level, 690A
California Pizza Kitchen	Main Level, 450	Carson's (formerly Parisian)	
Cellular Accessories	Near Crazy 8	Charisma Salon & Day Spa	Main Level, 190
Charley's Grilled Subs	Main Level, FC12	Chico's	Main Level, 295
Claire's	Main Level, 412	Coffee Beanery	Main Level, 360
Coldwater Creek	Main Level, 580	Crazy 8	Main Level, 500
Easy Spirit	Main Level, 410	Eddie Bauer	Main Level, 470
Empire Today	Near Olga's Kitchen	Express	Main Level, 690
Fashion Jewelry Box	Main Level	Finish Line	Main Level, 240
Francesca's Collections	Main Level, 510	Gap	Main Level, 680
GapKids   babyGap	Main Level, 670	Godiva Chocolatier	Main Level, 2
Gymboree®	Main Level, 465	J-Trends	Main Level, 210
Johnny's Yogurt	Main Level, FC06	Johnston & Murphy	Main Level, 440
Jos. A. Bank	Main Level, 185	Justice	Main Level, 430
LensCrafters	Main Level, 415	Leo's Coney Island	Main Level, 370
Lids	Main Level, 230	The Limited	Main Level, 260
Livonia Marriott	Main Level	M-Den	Main Level, 425
Max & Erma's	Main Level, 110	McDevitt's Hallmark	Main Level, 420
Men's Wearhouse and Tux	Main Level, 445	MJ Diamonds	Main Level, 460
Mrs. Fields Cookies	Main Level, 362	Nine West	Main Level, 250
Olga's Kitchen	Main Level, 400	The Olive Store	Main Level, 296
Piece of Cake	Main Level, FC14	Pro Sports College	Main Level, 435
Pro Sports Zone	Main Level, 660	Proactiv	Main Level, Near Von Maur
Rogers & Hollands Jewelers	Main Level, 520	Sanders Candy & Dessert Shop	Main Level, 130
Sbarro	Main Level, FC8	The Sleep Number by Select Comfort	Main Level, 293
Solar Ex	Main Level, Near Crazy 8	Sprint	Main Level, 550
Subway	Main Level, FC02	Sunglass Hut	Main Level, KIOSK
Talbots	Main Level, 600	Talbots Petite	Main Level, 620
Tapper's Gold Exchange	Main Level, 205	Teavana*	Main Level
Things Remembered	Main Level, 290	Tradehome Shoes	Main Level, 270
Victoria's Secret	Main Level, 310	Vitamin World	Main Level, 125
Von Maur		White House   Black Market	Main Level, 480
Wu Xing Massage	Main Level, 385	Yankee Candle Company	Main Level, 300

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