

54,000 SF OFFICE/FLEX SET FOR CONSTRUCTION IN LIVONIA'S I-275 CORRIDOR

LIVONIA, MI – MARCH 12, 2014 – Etkin has received preliminary site plan approval and is set to fast-track construction on Victor East, a premium quality office-flex building on the northeast corner of 7 Mile Road and Victor Parkway at the southern entry to Victor Corporate Park in Livonia, MI. “The exact construction start date will be based on successful pre-leasing initiatives,” said Etkin Vice President, Josh A. Suardini. “We’ve begun to roll out the development details to top area brokers and they are very excited about introducing Victor East to their clients with immediate space needs.” The 54,000 SF building offers tenants extraordinary image and identity, along with prominent signage opportunities at building entries and monument signage on both 7 Mile Road and Victor Parkway.

Livonia’s I-275 corridor is hot. As the amount of available space continues to drop, rents have begun to climb. Since Etkin is among the few long-term local developers with a shovel-ready site of this quality, many real estate insiders feel that a major pre-lease deal could be right around the corner. “The Victor East site is just amazing, 6.36 acres on a vibrant insertion like this is hard to find in today’s tight development market. The highly flexible, 54,000 SF footprint is ideal for many mid-size suppliers who want to be located at the epicenter of the world’s major automotive manufacturers. Healthcare and industry suppliers are also drawn to this thriving location,” commented Suardini.

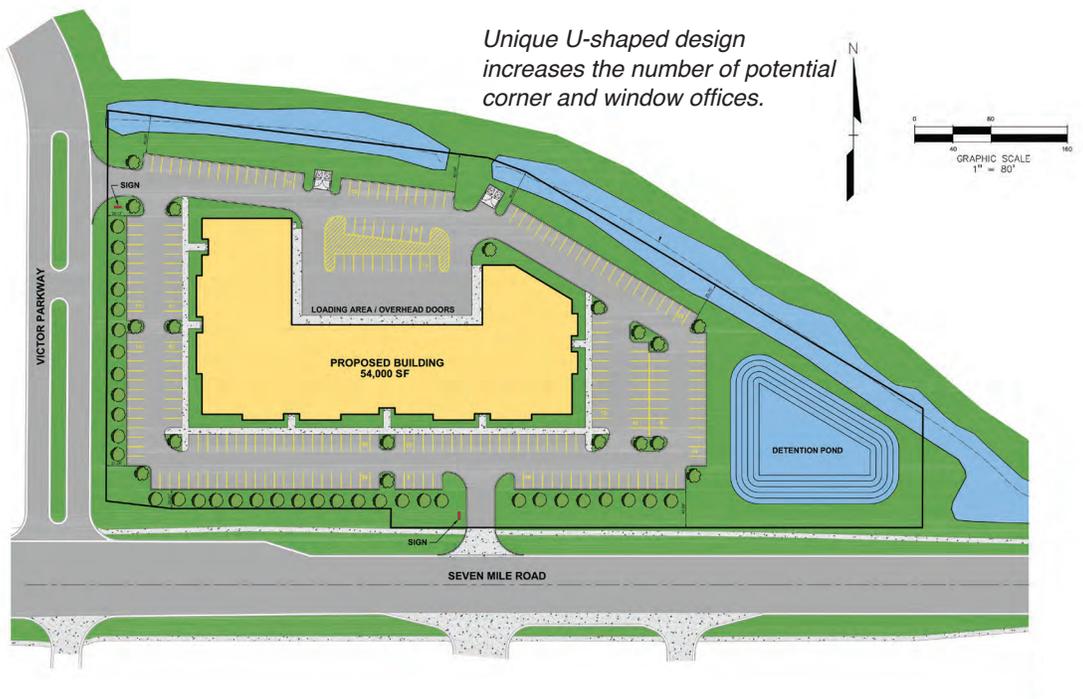


Major tenants will have sign rights on the building and the entry monuments on Victor Parkway and 7 Mile Road.

The current design of Victor East may be modified and built-to-suit for a major tenant. Options are available for a screened loading area with overhead doors per tenant requirements. Space may be easily divided for multiple users with each suite highlighted by a distinctive decorative entry. Clear height ceilings of 13+ feet increase options for planning along with additional corner offered by the unique U-shaped building design. High standards and finishes throughout including energy efficient lighting, HVAC system and the building envelope.



Distinctive landscaping features include a stream that winds around the north side of the property.



Unique U-shaped design increases the number of potential corner and window offices.

Conceptual Site Plan



“Livonia’s I-275 corridor is continuing to attract, retain and help grow a new generation of forward-thinking companies. Victor East offers exceptional locational advantages, a flexible design and high performance features designed to enhance productivity and reduce energy use. It is an opportunity to explore now as our local market is continuing to brighten.” Suardini said in closing.

ABOUT ETKIN

Etkin has played a prominent role in southeast Michigan real estate development and acquisition for over 30 years. The privately owned company was formed in 1982 and is led by principal, Douglas Etkin, and president, Curtis Burstein. Etkin has been involved in over 9.5 million square feet of office, industrial, retail, hotel and mixed-use developments. The company also offers fee-based management and development services to a select number of third-party clients, financial institutions, hospital organizations and physician groups. For additional information visit www.etkinllc.com.

###