

Enlightening News In Livonia


VICTOR EAST
office center



**TAX INCENTIVES AVAILABLE
PLEASE INQUIRE**

**54,000 SF
BUILD-TO-SUIT
BUILDING**

**PREMIUM QUALITY
OFFICE/FLEX**

**PREMIER LOCATION
ON I-275 CORRIDOR**

**IMMEDIATELY EAST OF
7 MILE INTERCHANGE
AT VICTOR PARKWAY**

- Construction is scheduled to commence following successful pre-leasing
- Approvals are in place to deliver the building on a fast-track construction schedule
- Building design may be modified and built-to-suit for a major user
- Options for a loading area with overhead doors are available per tenant requirements
- Building will feature distinctive architectural details including decorative entries
- Ample tenant signage available including building façade and ground monuments on Victor Parkway and 7 Mile Road
- Clear height ceilings of 13+ feet
- Energy efficient lighting, HVAC system and building envelope
- Highly regarded, local building ownership and property management team


REAL ESTATE / SOLUTIONS
etkinllc.com

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


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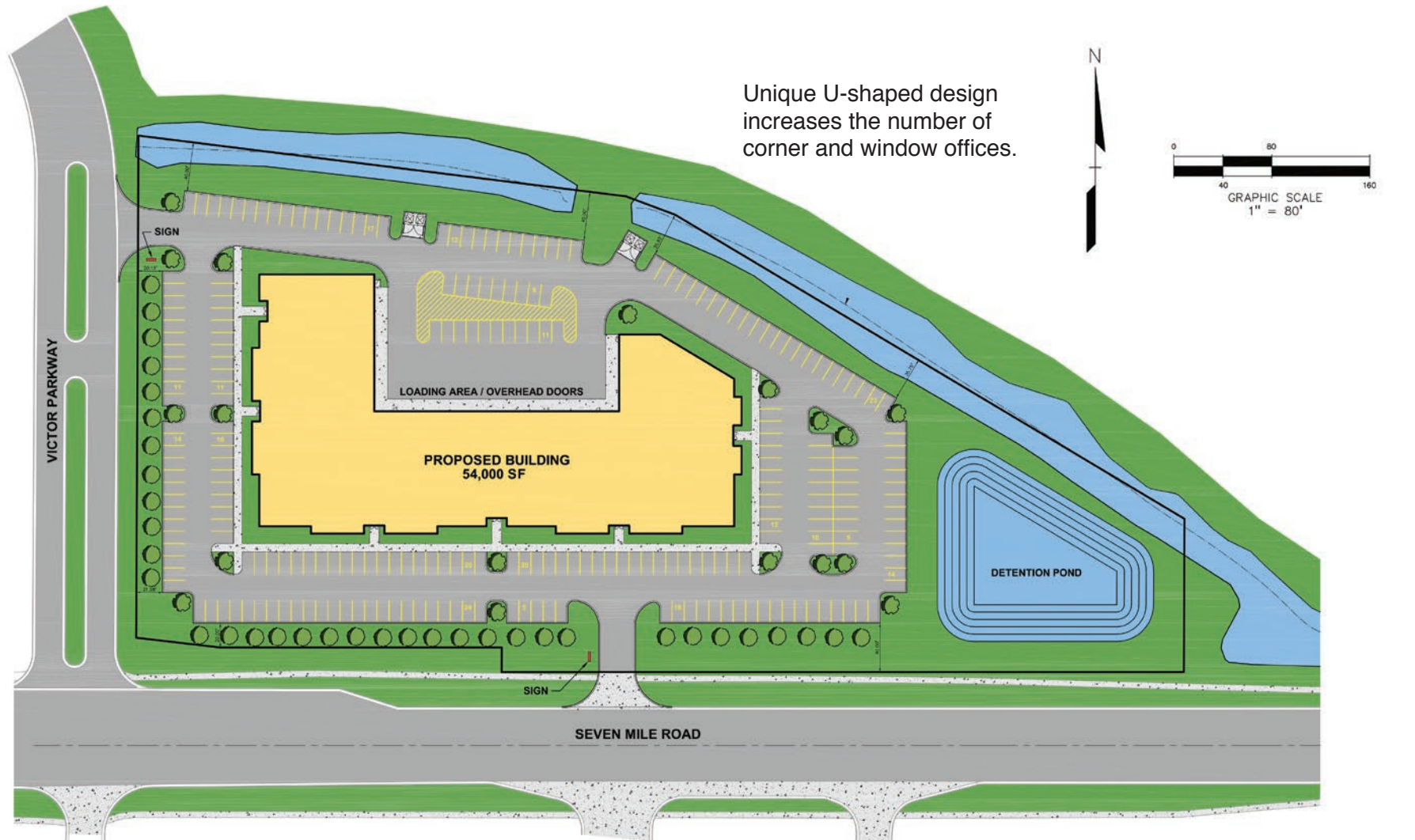


Distinctive landscaping features include a stream that winds around the north side of the property.

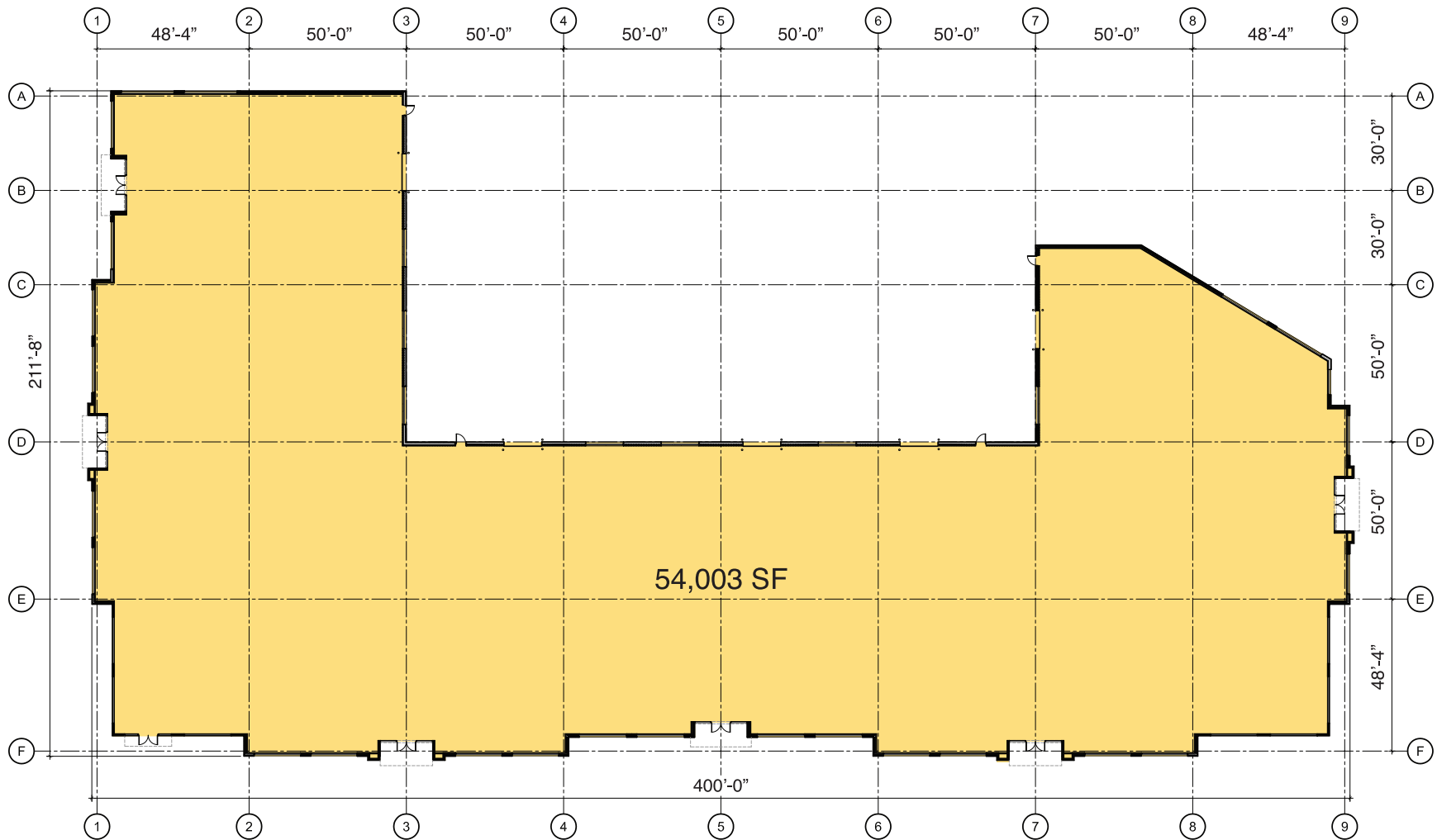

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Conceptual Site Plan

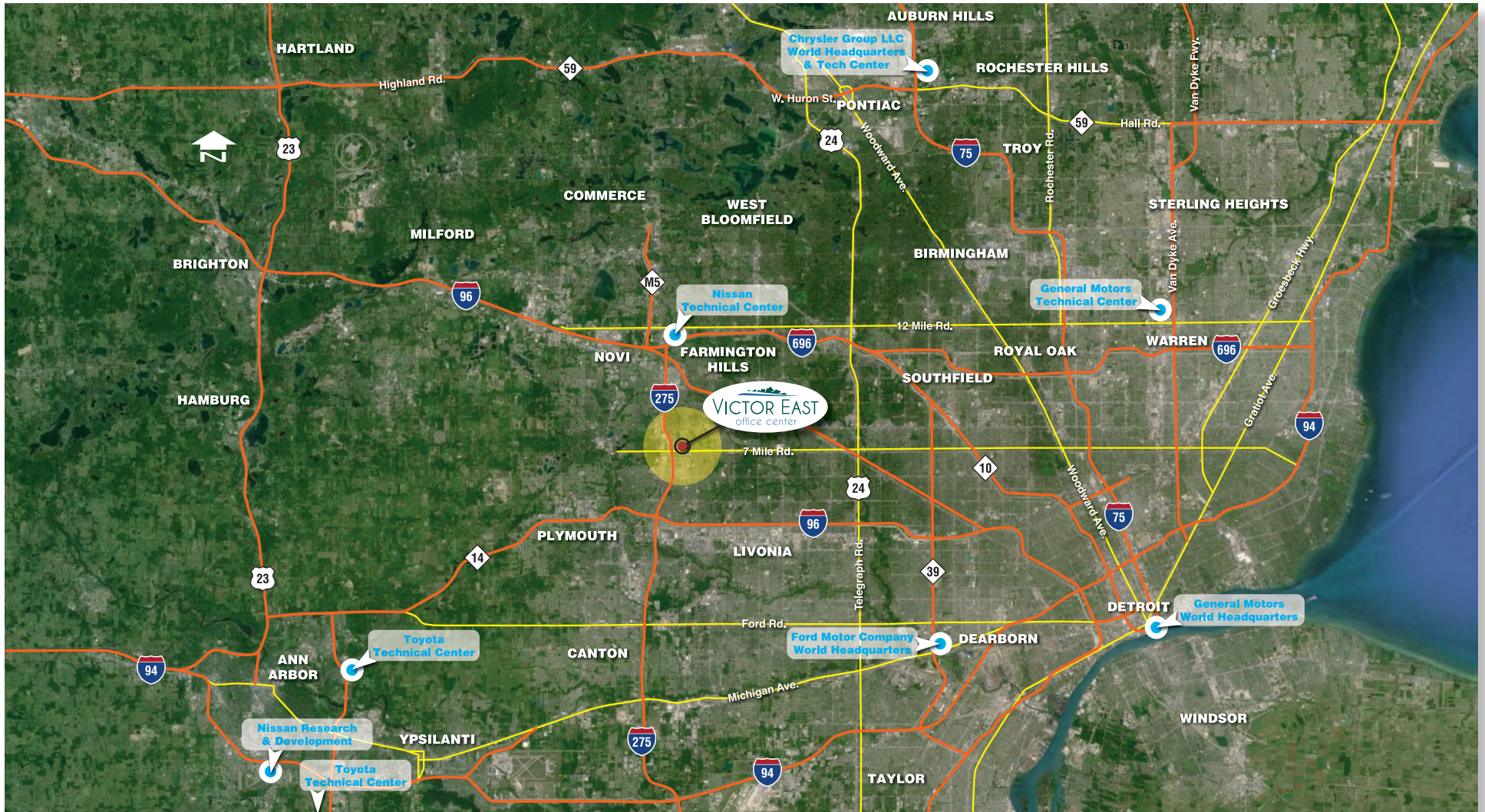


The building's innovative design can effectively accommodate a wide variety of business uses and sizes up to 54,000 square feet.



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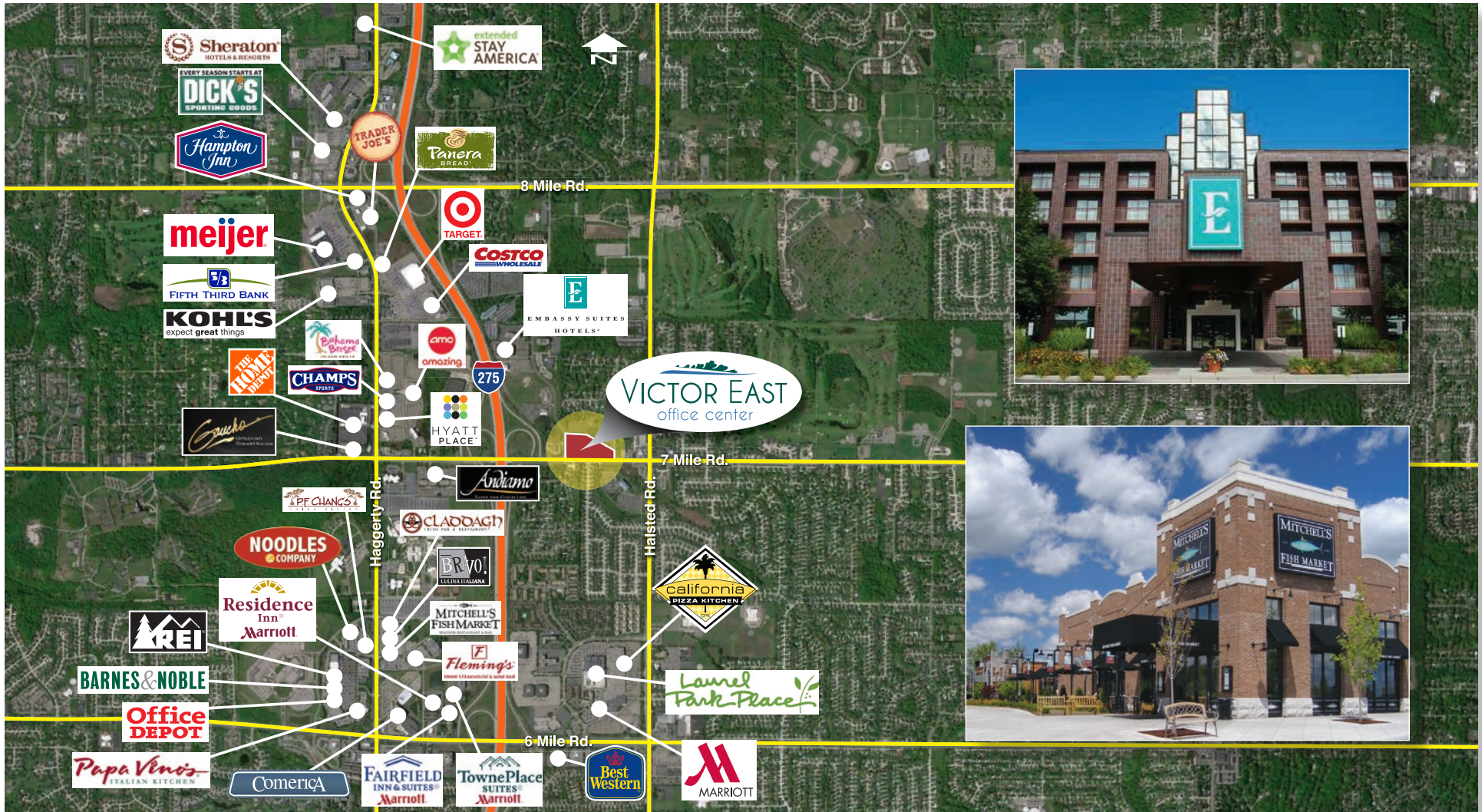


Michigan is the global epicenter of the automotive industry and Livonia's I-275 corridor stands as the pillar of its progressive future. Victor East's location is central to all major automotive centers, just minutes from all primary expressways including I-94, M-14, I-96, I-696 and M-5, all directly connecting to I-275.

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Victor East Office Center stands at the hub of an amazing collection of restaurants, shopping centers, entertainment venues, hotels and a variety of affordable and attractive housing options. Clearly, Livonia's I-275 corridor is one of the most dynamic locations in the Midwest in which to locate a business.

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