

LAUREL PARK PLACE OFFICE CENTER

17370, 17380 & 17390 N. LAUREL PARK DRIVE
LIVONIA, MICHIGAN



Many Recent Project Enhancements!

(see inside for details)

For Information Contact:

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Associate Broker / Principal

John T. Gordy
Senior Vice President

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Commercial Mortgage • Corporate Services



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Office Center**

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For Additional
Information Contact

**John Fricke
John Gordy**



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Project Summary

Laurel Park Place Office Center

Property Name: Laurel Park Place Office Center

Location: 17370, 17380 & 17390 Laurel Park Drive, North Livonia, Michigan

Description: 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.

Total Rentable Area: 300,000 square feet. A typical floor plate approximately 26,000 square feet.

Loss Factor: 12%

Year Built: 1989

Occupancy: Immediate

Major Tenants:

- Morgan Stanley Dean Witter	- MCCA
- University of Phoenix	- Dynatek
- AAA Life Insurance	- Record Copy Services
- Strategy Network	- AMC Theater
- Schostak Brothers, Inc.	

Parking: 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.

Construction: 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.

Interior: Four story atrium lobbies, extensive landscaping, marble and brass finishes.

HVAC System: Recently upgraded variable air volume multi-zone HVAC with perimeter forced air heating.

Life / Safety System: Tower: Fully sprinklered. Smoke detection devices and electric door release. Systems are connected to a 24-hour manned security station.

Amenities: Marriot Hotel and Courtyard by Marriott

In addition, the Laurel Park Mall is immediately adjacent to the office center and is accessible via a covered walkway.

There is a multi-restaurant food court and all types of shopping available, including Von Maur and Parisian department stores, a coffee shop and a Hallmark store. The Mall does immediately access the Marriott Hotel as well.

On site property management

24 hour, 7 days a week recorded security monitoring and remote access control on site.

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Spring 2007 Project Enhancements

Laurel Park Place Office Center

- Complete HVAC upgrade
- Complete parking lot repair, resurfacing and re-striping
- Sidewalk replacement
- Exterior landscaping improvements
- New wallpapering, counter tops and hands free fixturing in restrooms
- Elevator cab upgrades
- New carpeting and wallpaper in common areas
- Additional art work and interior landscaping
- Upgraded security system
- Repainting of entire atrium area



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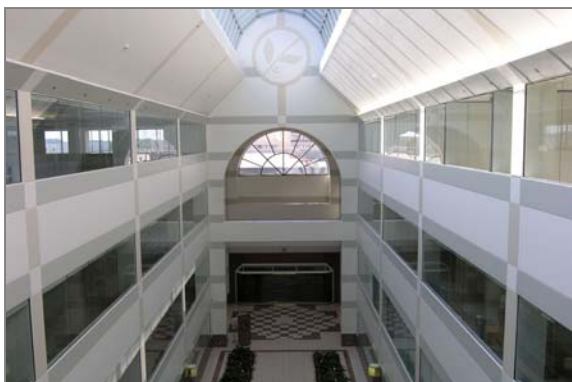
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Property Photos

**Laurel Park Place
Office Center**



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Aerial

Laurel Park Place
Office Center



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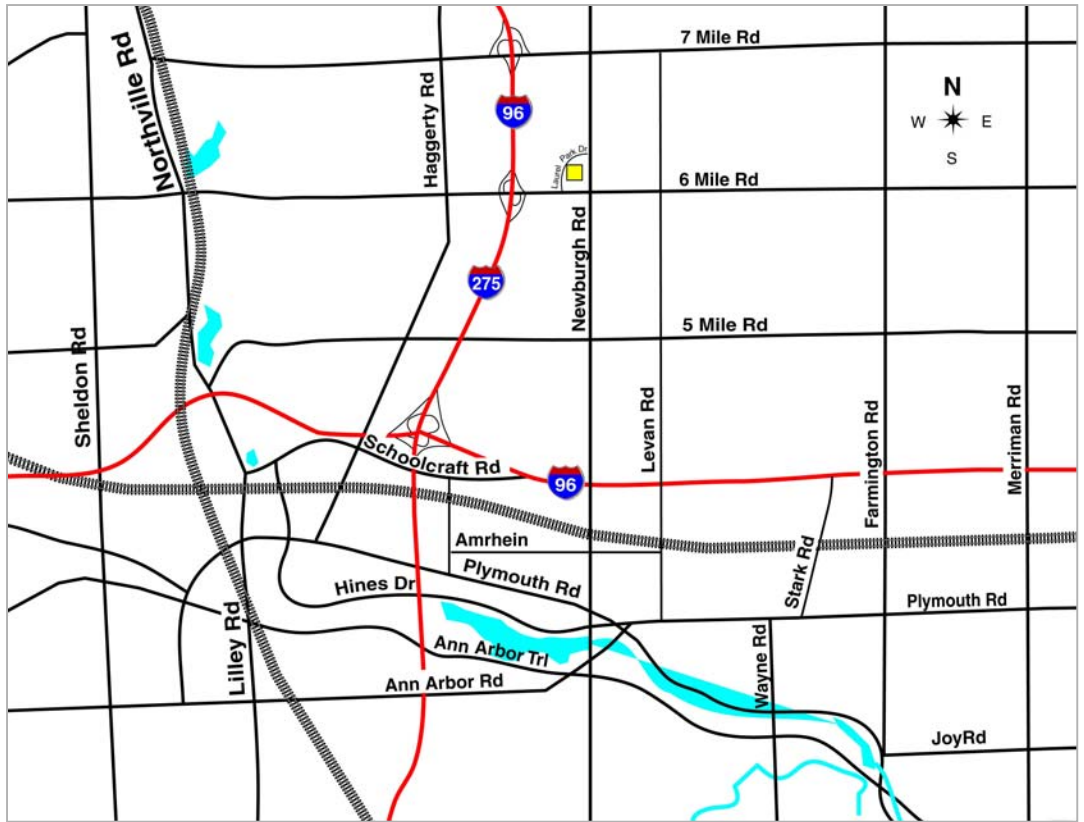
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Location Map

Laurel Park Place
Office Center



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Available Suites

**Laurel Park Place
Office Center**

Office Strip

17370 Laurel Park Drive (East)

First Floor – Suite 120E	2,172 rsf
Second Floor – Suite 200E	3,745 rsf
Second Floor – Suite 210E	5,030 rsf
Third Floor – Suite 320E	2,780 rsf
Third Floor – Suite 350E	2,197 rsf
	15,924 rsf

17380 Laurel Park Drive (Center)

Second Floor – Suite 220C	13,286 rsf
Second Floor – Suite 210C	12,321 rsf
Fourth Floor – Suite 400C	26,386 rsf
	51,993 rsf

17390 Laurel Park Drive (West)

First Floor – Suite 100W	7,241 rsf
Fourth Floor – Suite 400W	17,154 rsf
	24,395 rsf

Office Rental Rate: \$21.75 per rentable square foot gross + electric

Retail Strip

Suite P-30	1,326 rsf
Suite P-40	2,364 rsf
Suite P-50	1,899 rsf

Retail Rental Rate: \$18.00 per rentable square foot gross + electric

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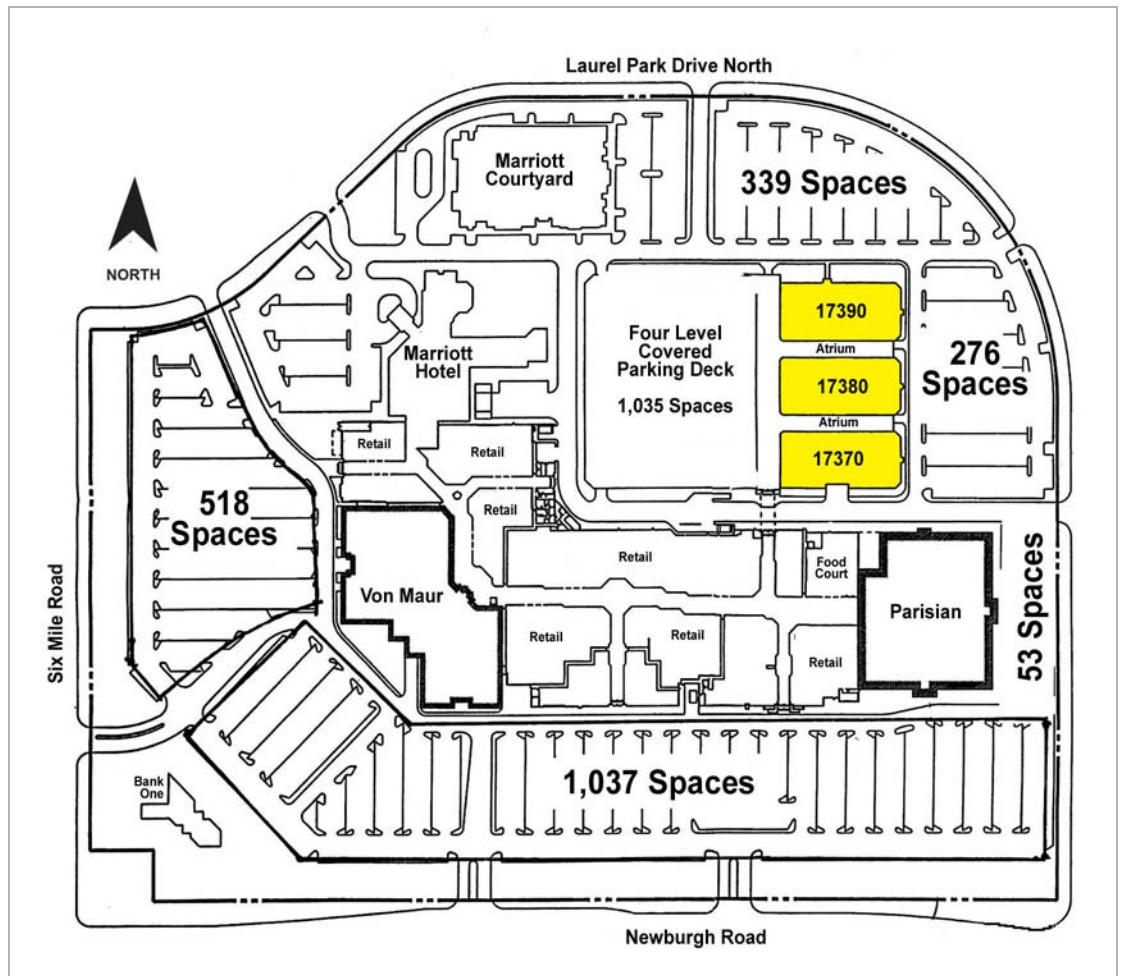
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Site Plan

Laurel Park Place Office Center



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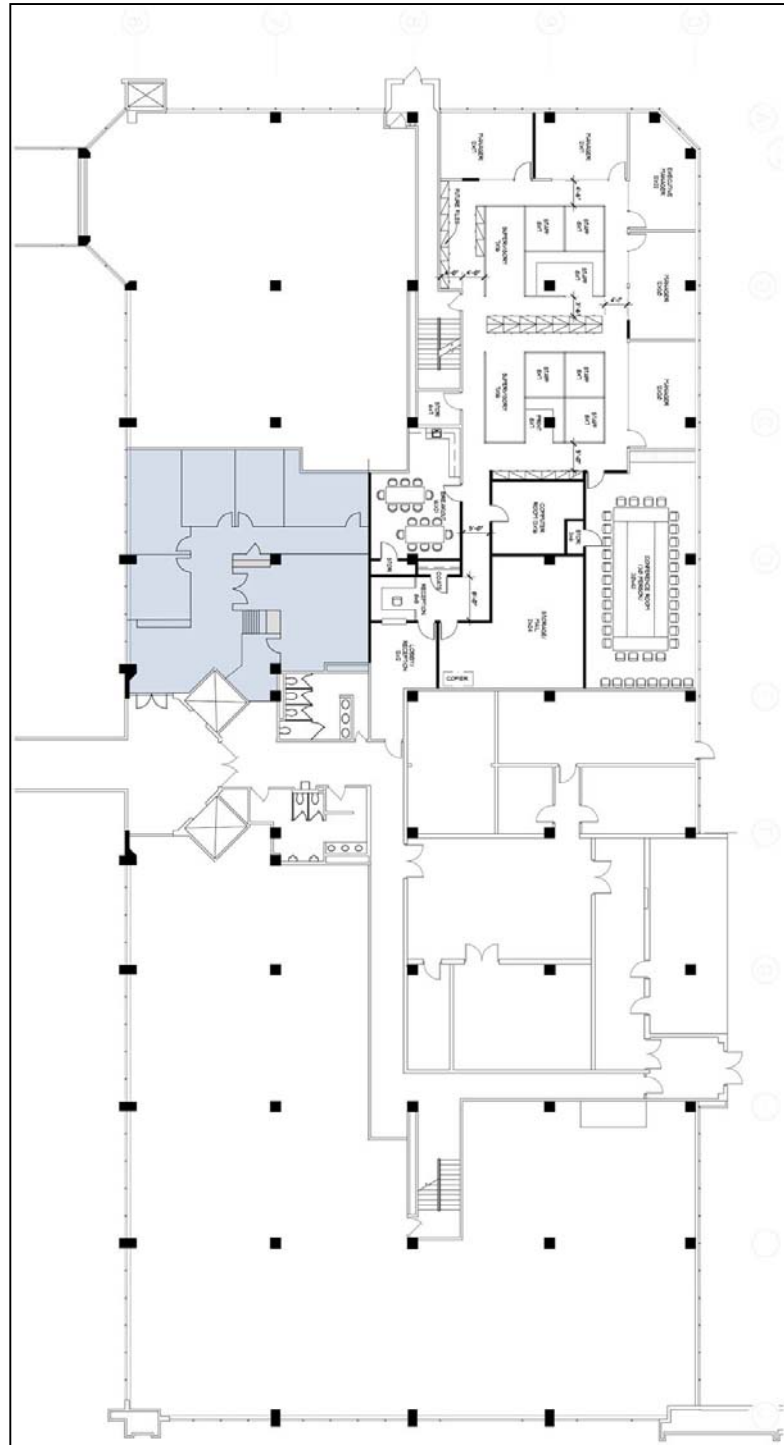
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17370 Laurel Park Dr – Suite 120E

Laurel Park Place
Office Center



2,172 Square Feet

For Additional
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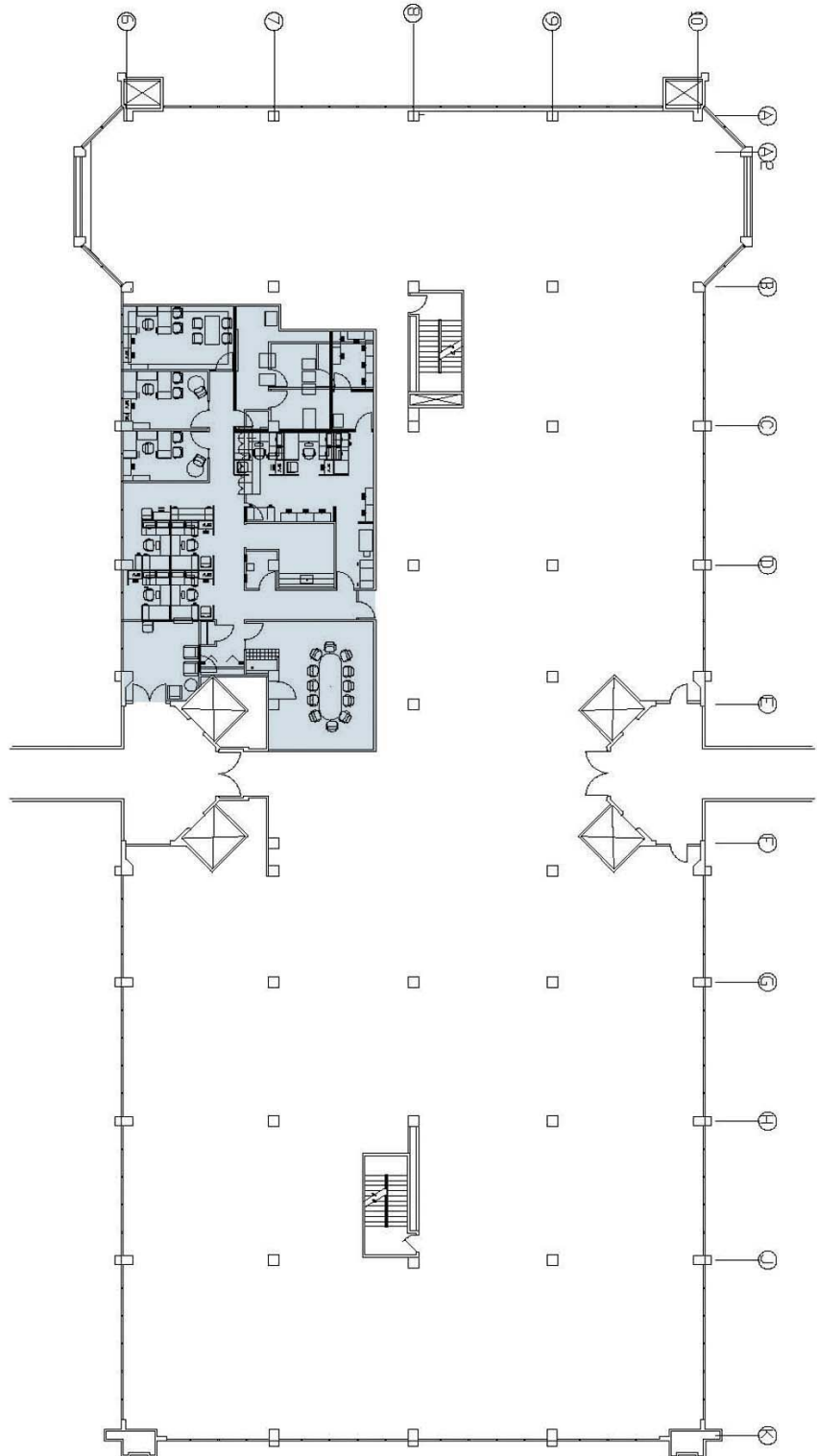
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17370 Laurel Park Dr – Suite 200E

Laurel Park Place
Office Center



3,745 Square Feet

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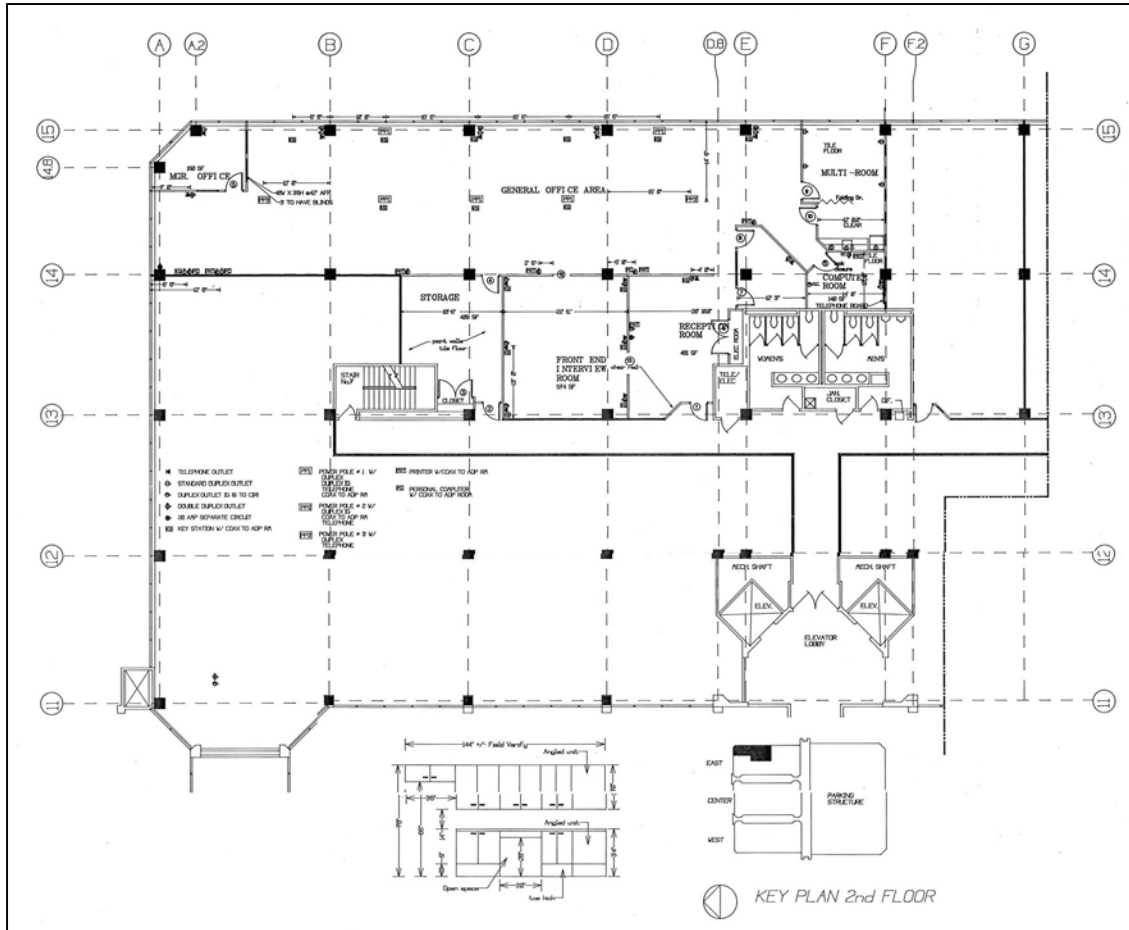
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17370 Laurel Park Dr – Suite 210E

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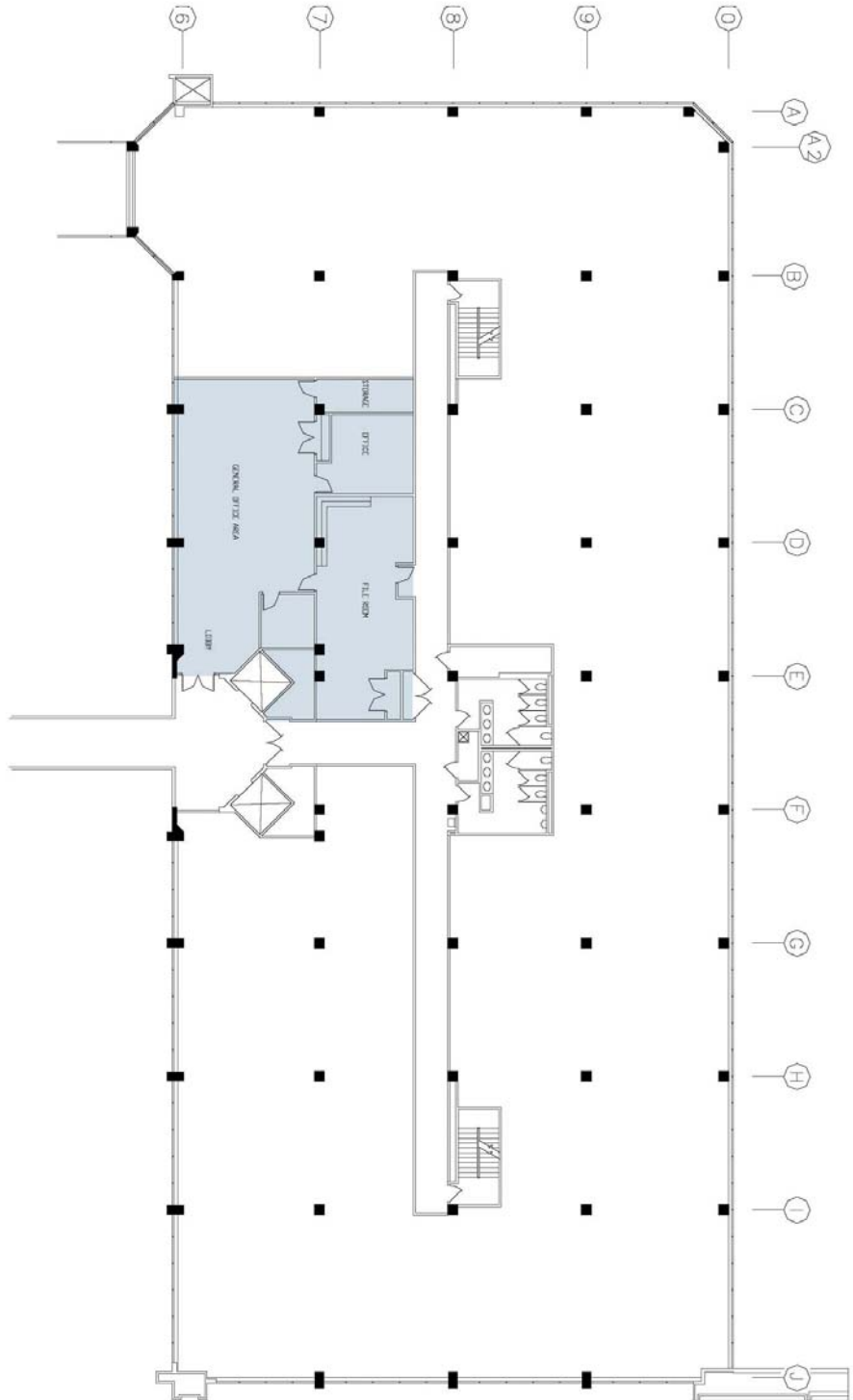
5,030 Square Feet

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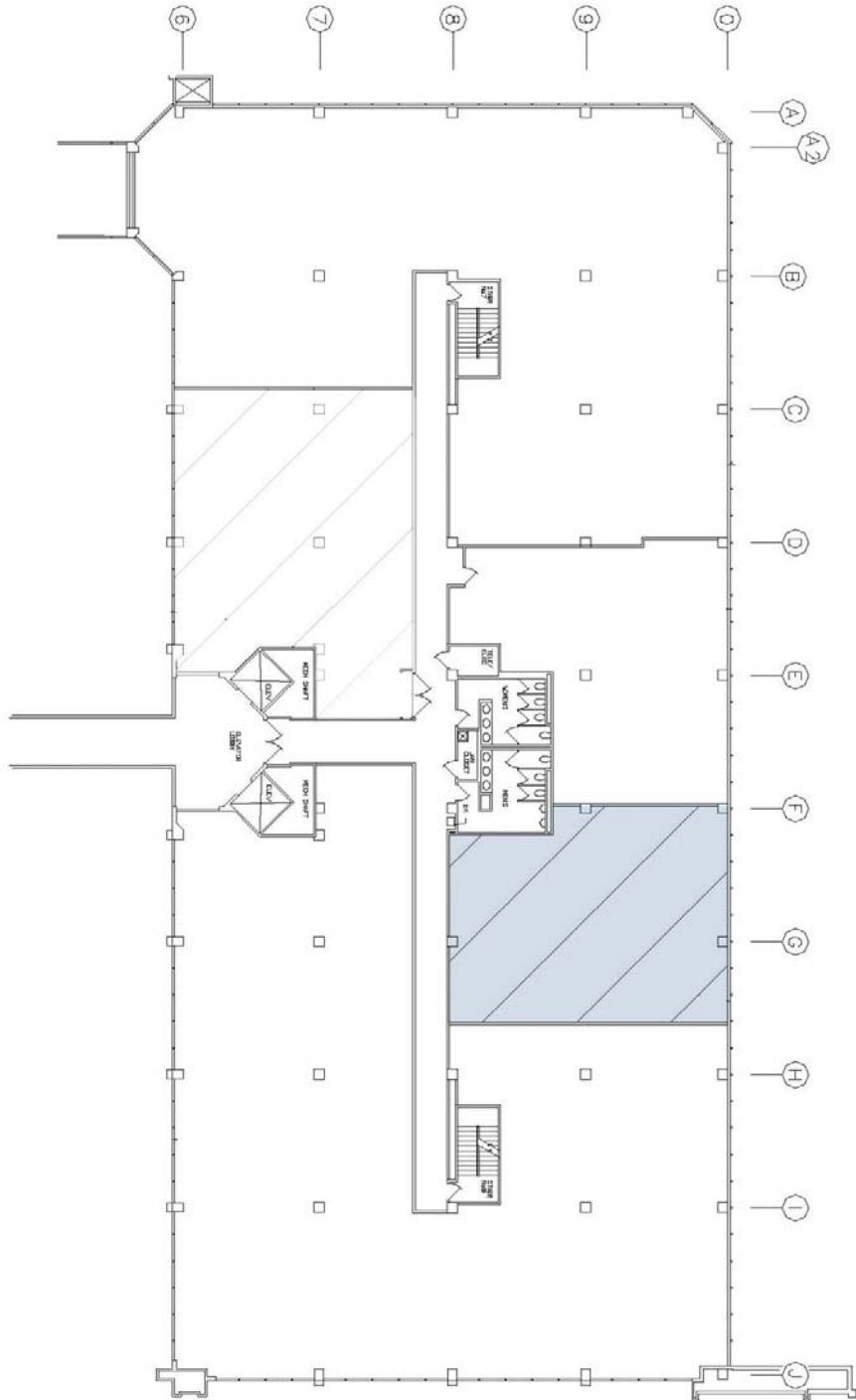
2,780 Square Feet

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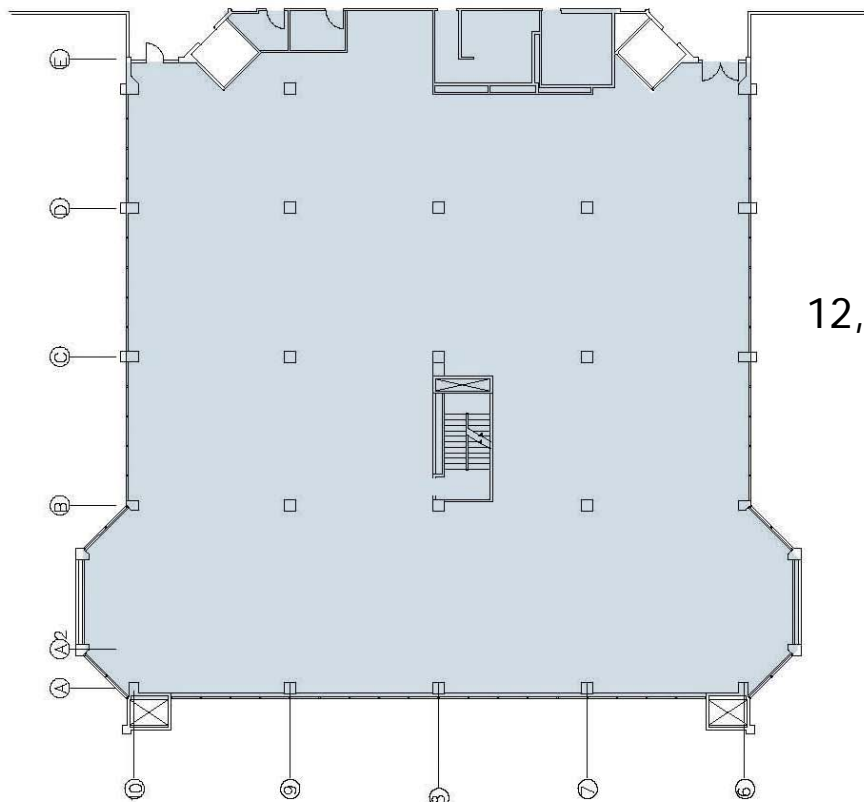
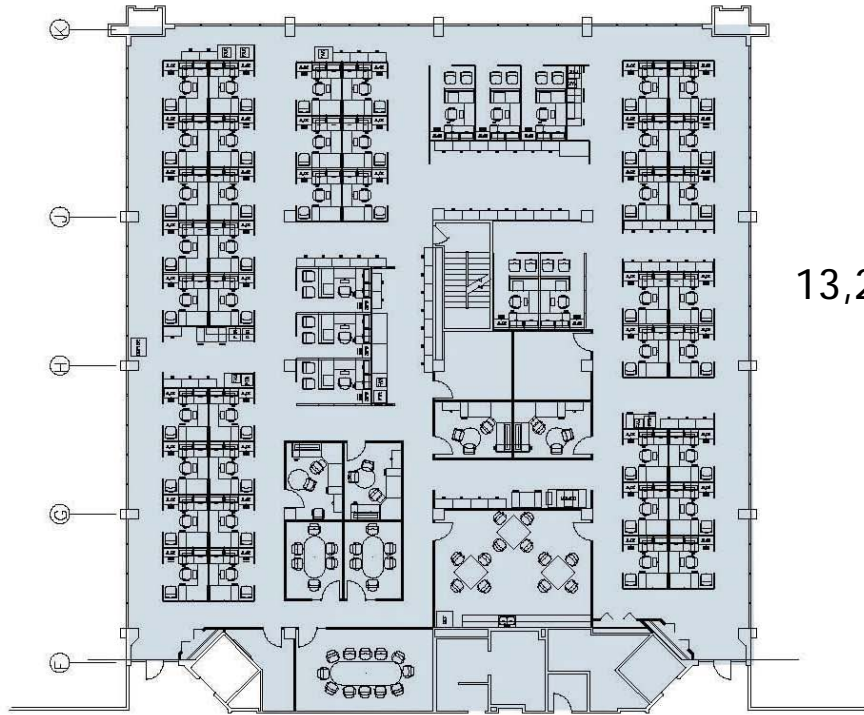
2,197 Square Feet

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17380 Laurel Park Dr – 2nd Floor

Laurel Park Place
Office Center



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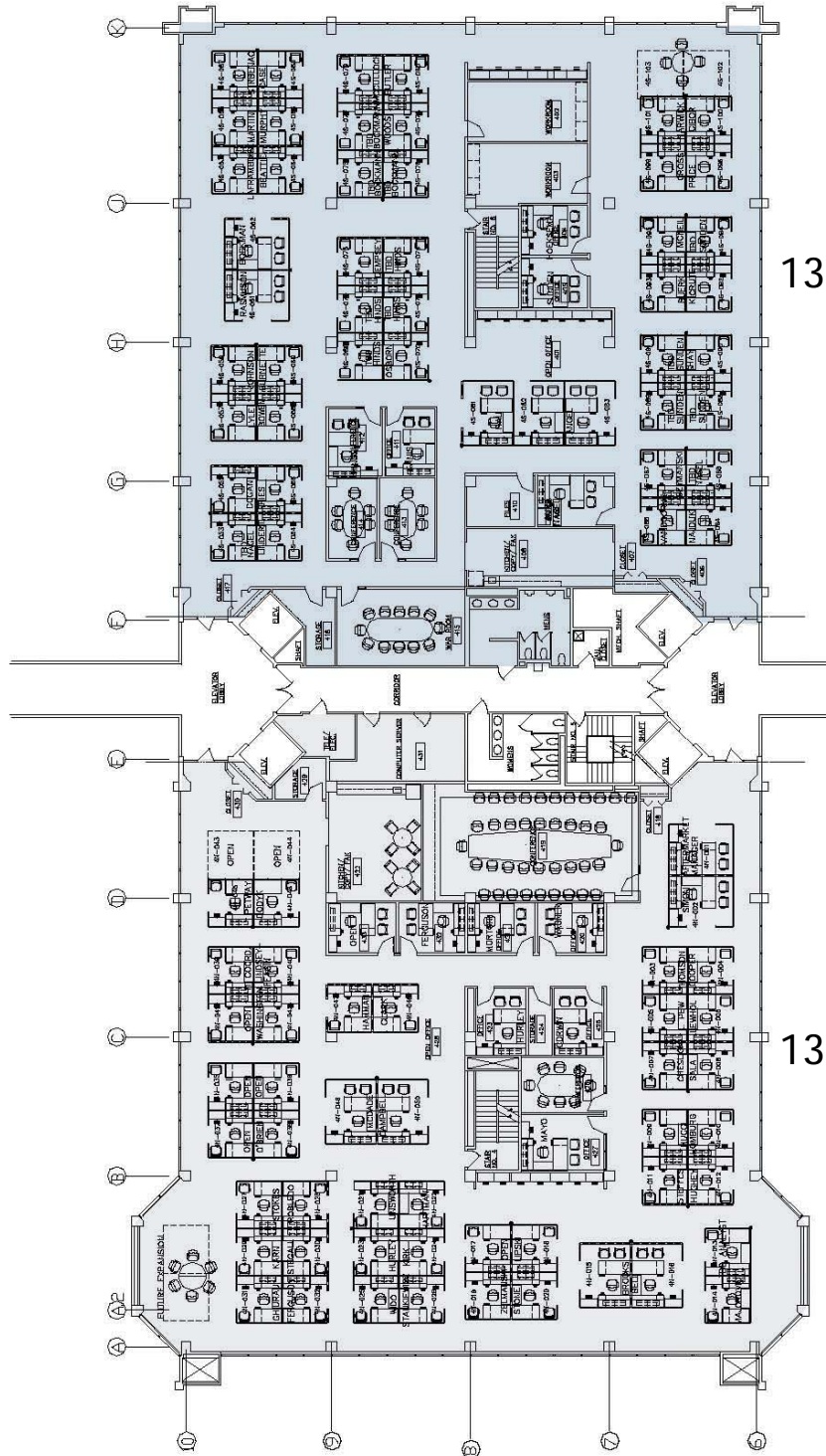
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17380 Laurel Park Dr – 4th Floor

Laurel Park Place
Office Center



400C
13,100 sq.ft.

410C
13,286 sq.ft.

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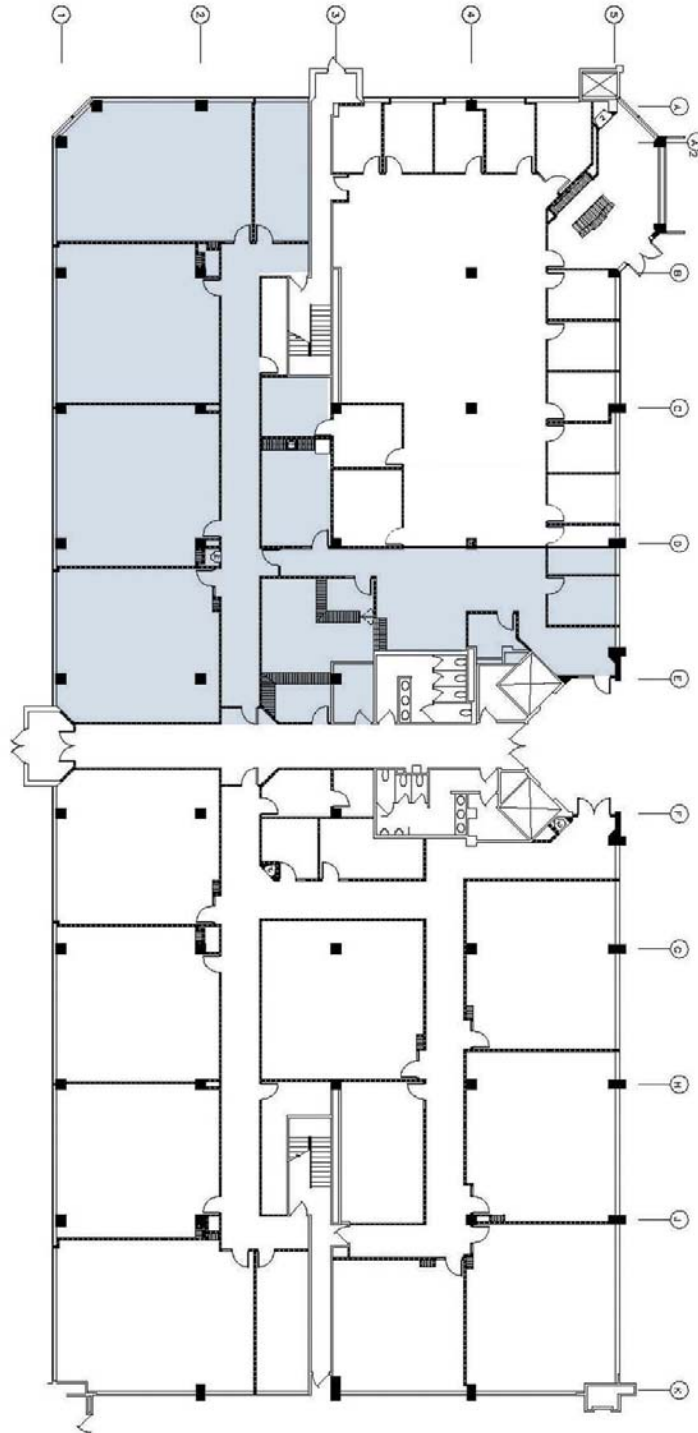
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17390 Laurel Park Dr – Suite 100W

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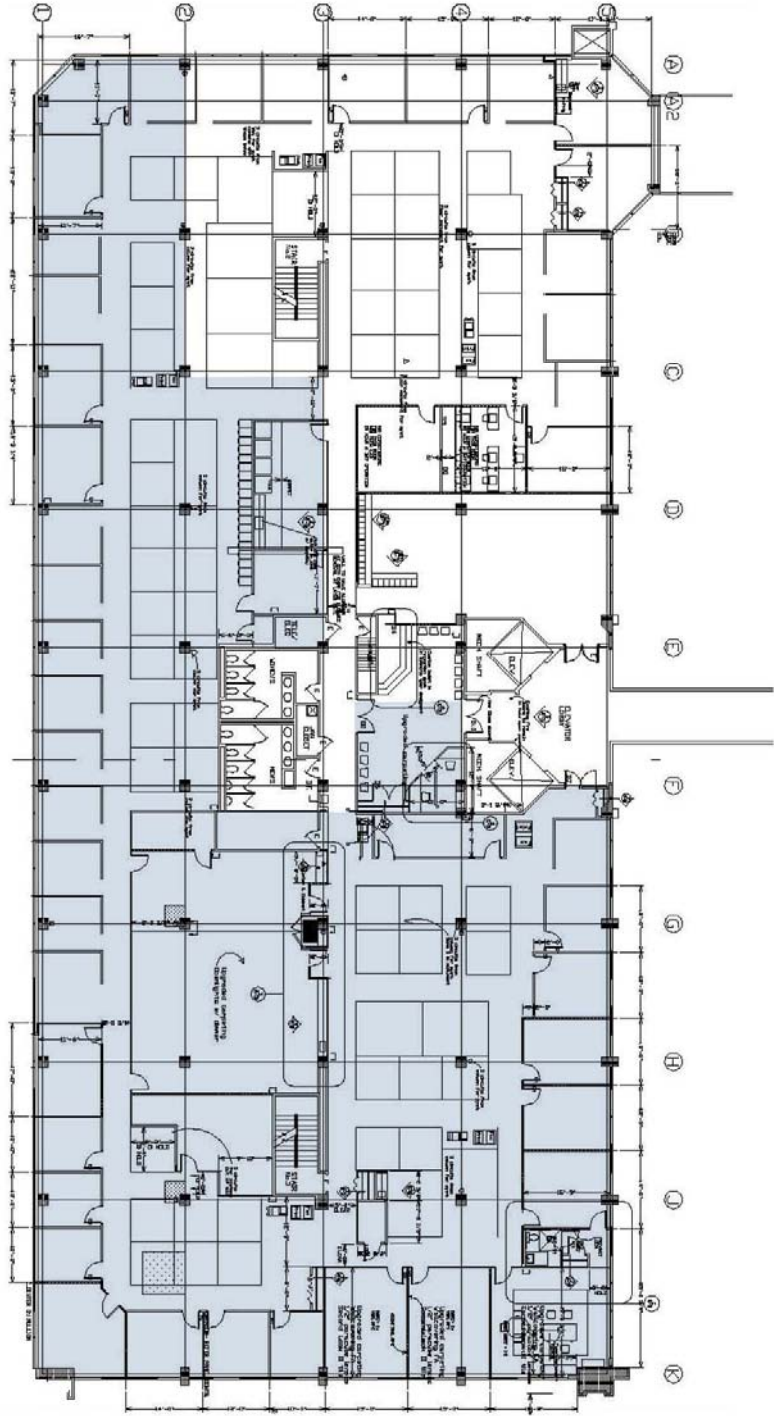
7,241 Square Feet

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17390 Laurel Park Dr – Suite 400W

Laurel Park Place
Office Center



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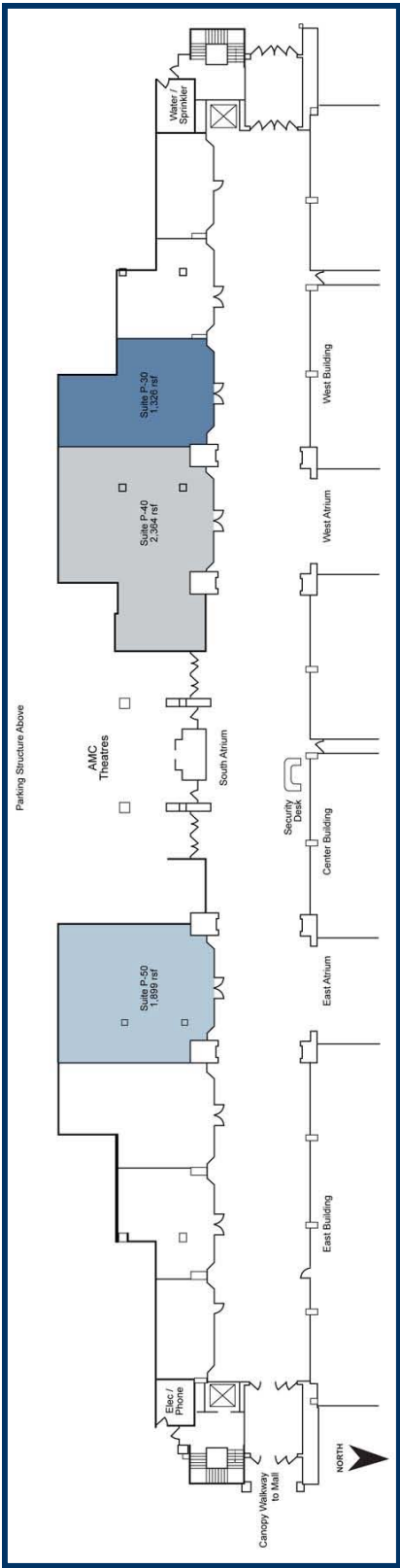
17,154 Square Feet

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Retail

Laurel Park Place Office Center



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Amenities

Laurel Park Place Office Center

Welcome to Laurel Park Place!

At Laurel Park Place, we take customer service to a whole new level. Sales staff who truly go that extra mile, special in-center promotions that celebrate you — our customers — and a terrific selection of merchandise so your shopping experience is enjoyable, efficient...and easy.

With over 70 exceptional stores, services and Livonia's finest collection of restaurants, Laurel Park Place is truly a find...large enough to have your favorite store, yet intimate enough to offer ease of shopping in a relaxing, pleasurable atmosphere.

Find the red carpet treatment — only at Laurel Park Place.



Laurel Park Place

Shop the difference

Directory

of Stores, Services and Restaurants



Shopping Hours

Monday through Saturday
10:00 am-9:00 pm

Sunday
Noon-6:00 pm

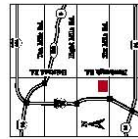
Don't miss Livonia's finest selection of restaurants!

Please note: Hours for department stores, restaurants and theaters may vary.



37700 West Six Mile Road, Livonia, Michigan 48150
Located in Livonia on Six Mile Road and Newburgh Road,
just one-quarter mile east of I-975.

734/462-1100



Laurel Park Place
Shop the difference

Laurel Park Place is private property. We reserve the right to ask patrons to leave when inappropriate behavior is observed. If you are in need of assistance or observe disruptive activity, please contact Security at 734/963-1077.

Leasing Information 484/460-1000



www.laurelparkplace.net

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For Your Convenience

Concierge Desk (M) — Our Concierge Desk in Center Court is available to help you with a variety of shopping amenities. Our Concierge can assist you with store and event information, gift certificates and gift bags, as well as strollers, wheelchairs and Walking Club sign-up.



Gift Cards — A gift card from Laurel Park Place makes gift giving easy. Gift cards are available at Laurel Park Place stores and restaurants, at adjoining AMC Theaters and at the Livonia Marriott Hotel. Gift cards may be purchased at the Concierge Desk at Center Court during regular shopping hours. Cash, MasterCard, Visa, Discover and American Express are accepted. See Concierge for further details.

The Walking Club — Get fit. Have fun. Join the Oh!d! Laurel Park Place and St. Mary Mercy Hospital invite you to join the Walking Club. As a member, you'll receive a FREE T-shirt and FREE monthly health screenings along with other valuable health information. See the Concierge Desk for further details.

ST. MARY MERCY HOSPITAL

Free Covered Deck Parking — Close and convenient covered parking is available in our deck, located adjacent to the Livonia Marriott.

Wheelchair and Stroller Availability — Wheelchairs and strollers are available for use in the mall free of charge at the Concierge Desk at Center Court.

Public Restrooms — Public restrooms are located in all restaurants and department stores and by the Management Office.

Visit the Concierge Desk or our web site at www.laurelparkplace.net for a list of our new Red Carpet services!



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Amenities

Laurel Park Place Office Center

- Special Services & Shops (Office Building)**
- Morgan Stanley Dean Witter 432-7500 ... 81
 - O'Daniel Insurance Agency 462-1605 ... 72
 - Personal Touch Trophy 464-8009 ... 80
 - Alexander's (Poo Tailor) 464-6166 ... 78
 - Randstad 542-0000 ... 75
 - Staffing Services 542-9500 ... 79
 - Sweet Hour, Snacks and Gifts 432-6020 ... 74
- Specialty Kiosks**
- Sunny Day Shades A
 - StarLentes B
 - Chelsea Teddy Bears C
 - Wireless Store D
 - Lime Tree E
 - Sonix Showcase F

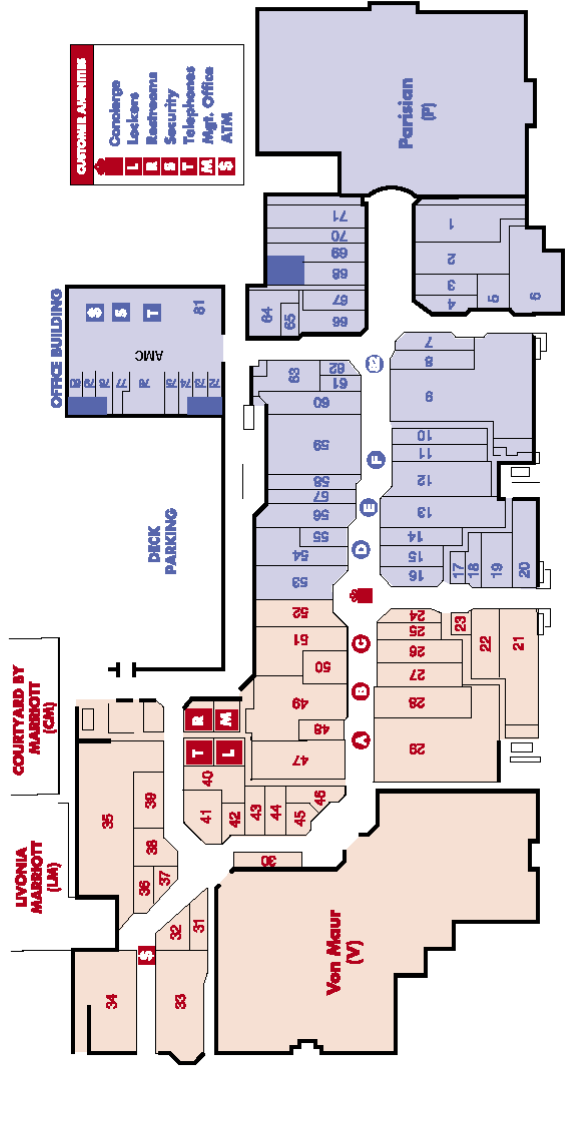
Ave code for all phone numbers is 754, unless otherwise noted.

- Restaurants & Specialty Foods**
- California Pasa Kitchen 531-0476 ... 6
 - The Coffee Beanery 462-4471 ... 61
 - Lee's Coney Island 462-0131 ... 63
 - Little Caesars/Deliziosa 462-9545 ... 64
 - Max & Erma's 462-9670 ... 33
 - Michigan Wild 432-9559 ... 44
 - Mrs. Fridr. Cookies 432-5183 ... 62
 - O'st's Kitchen 464-1400 ... 66
 - Sanders Candy & Desert Shop 531-2147 ... 31
 - Subway 492-0688 ... 65
 - Sweet Lorraine's 432-3100 ... LM
 - Tony Romà's 432-5120 ... 34
- Shoes & Accessories**
- August Max 542-3212 ... 56
 - Easy Spirit 953-6920 ... 68
 - Foot Locker 464-0910 ... 60
 - Johnston & Murphy 953-9514 ... 4
 - Jos. A. Bank Clothiers 464-4390 ... 41
 - NineWest 432-0884 ... 16
 - Underground Station 632-0060 ... 50
 - Sole Outdoors 464-1236 ... 15

- Home Furnishings & Accents**
- Bombay 591-1220 ... 19
 - Brookstone 632-0105 ... 54
 - DA Home Improvement 285-3950 ... 30
 - Jupiter Emporium 432-9559 ... 17
 - Michigan Wild 432-9559 ... 44
 - Select Comfort 542-1401 ... 25
 - Williams-Sonoma 933-0515 ... 33
- Jewelry & Accessories**
- Anthony's Jewelry 464-0203 ... 7
 - Clare's Accessories 462-3970 ... 48
 - Club Libby Lu 933-7667 ... P
 - Mastercraft Jewelers 464-3555 ... 45
- Lodging**
- Courtyard by Marriott 462-2000 ... OM
 - Livonia Marriott 462-3100 ... LM
- Music, Entertainment, Travel & Camera**
- AMC Theaters 462-6200 ... 76
 - Cinemark 632-9999 ... 18
 - Ritz Camera 591-0112 ... 8
 - Travel 2000 933-1760 ... 67

- Apparel—Women's**
- American Eagle Outfitters 953-0044 ... 49
 - Ann Taylor 591-6000 ... 26
 - Casual Corner 593-0480 ... 58
 - Casual Corner Woman 542-1112 ... 56
 - Chico's 432-9105 ... 10
 - Eddie Bauer 462-9955 ... 9
 - Express 591-0962 ... 29
 - Gap 462-3610 ... 28
 - Lincoln 953-9577 ... 51
 - M-Den 953-0531 ... 1
 - Petite Sophisticate 953-2480 ... 57
 - Talbot Fates 462-3610 ... 14
 - Victoria's Secret 462-3610 ... 47
- Apparel—Men's**
- After Hours Formal Wear 462-8851 ... 5
 - American Eagle Outfitters 953-0044 ... 49
 - Eddie Bauer 462-9955 ... 9
 - Express 591-0962 ... 29
 - Gap 462-3610 ... 28
 - Jos. A. Bank Clothiers 464-4390 ... 41
 - M-Den 953-0531 ... 1

- Apparel—Children's**
- Gap Kidz/Baby Gap 591-3830 ... 27
 - Cymboris 462-9272 ... 8
 - Limited Top 464-4291 ... 2
 - Talbot Kids 462-2243 ... 22
- Beauty & Optical**
- Bath & Body Works 462-0970 ... 52
 - Charmix Salon & Day Spa 464-8686 ... 40
 - LensCrafters 542-1086 ... 70
 - Natural Cosmetics 462-6211 ... 23
 - People Vision 464-7010 ... 38
 - Sunglass Hut/Watch Station 591-6950 ... 24
 - Victoria's Secret 462-3121 ... 47
- Books, Cards & Gifts**
- The Disney Store 464-1740 ... 59
 - Franklin Covey 432-0783 ... 46
 - Godiva Chocolatier 953-6960 ... 82
 - McDewitt's Hallmark 953-4060 ... 71
 - Things Remembered 542-9064 ... 55
 - Waldenbooks 464-2750 ... 12
 - Wicks 'n' Sticks 542-4319 ... 69
 - Street Corner News 432-3876 ... 43
- Department Stores**
- Von Maur 432-6949 ... V
 - Parisian 953-7500 ... P
- Health & Fitness**
- Vitamin World 464-3880 ... 32



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