

# FOR SALE/LEASE

LANSING OFFICE CAMPUS  
4300 WEST SAGINAW HIGHWAY  
LANSING, MI 48917



## PROPERTY FEATURES:

- ±140,695 SF high-tech/data office campus located in the heart of Lansing, Michigan
- Significant upside / value-add potential in one of the lowest vacancy submarkets in Michigan (±4.7%)
- Previously a data and call center for the State of Michigan and former bank corporation
- Permitted zoning uses include office, retail, entertainment, industrial, cultural/religious and residential
- Located within minutes from downtown Lansing (state capitol) and East Lansing (Michigan State University)
- • ±135,000 people reside within 5 miles of the subject property
- Situated on ±25 acres with ±580 free surface parking spaces
- **Sale Price: \$2,800,000**
- **Lease Rate: \$14.50/SF Gross**



## FOR MORE INFORMATION PLEASE CONTACT:

**STEVE EISENSHTADT**

steve.eisenshtadt@freg.com

**STEVEN SILVERMAN**

steven.silverman@freg.com

**248.324.2000**

**eCODE 995**

# FOR SALE/LEASE

LANSING OFFICE CAMPUS  
4300 WEST SAGINAW HIGHWAY  
LANSING, MI 48917



## TRAFFIC COUNTS

CROSS STREETS	DAILY TRAFFIC
I-69 & N Dibble Blvd	34,800 VPD
I-69 Bus & Iris Ave E	30,700 VPD
Elmwood Rd & Dormet Drive	11,868 VPD

## DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
Total Households	24,725	55,047	134,488
Total Population	56,695	128,492	338,897
Average HH Income	\$60,137	\$53,510	\$56,382

FOR MORE INFORMATION PLEASE CONTACT:

**STEVE EISENSHTADT** [steve.eisenshtadt@freg.com](mailto:steve.eisenshtadt@freg.com)

**STEVEN SILVERMAN** [steven.silverman@freg.com](mailto:steven.silverman@freg.com)

**248.324.2000**

**eCODE 995**

# FOR SALE/LEASE

LANSING OFFICE CAMPUS  
4300 WEST SAGINAW HIGHWAY  
LANSING, MI 48917



FOR MORE INFORMATION PLEASE CONTACT:

**STEVE EISENSHTADT** [steve.eisenshtadt@freg.com](mailto:steve.eisenshtadt@freg.com)

**STEVEN SILVERMAN** [steven.silverman@freg.com](mailto:steven.silverman@freg.com)

**248.324.2000**

**eCODE 995**