# FOR SALE/LEASE

LANSING OFFICE CAMPUS 4300 WEST SAGINAW HIGHWAY LANSING, MI 48917





- ±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

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TRAFFIC COUNTS		DEMOGRAPHICS			
CROSS STREETS	DAILY TRAFFIC		3 MILE	5 MILES	10 MILES
I-69 & N Dibble Blvd	34,800 VPD	Total Households	24,725	55,047	134,488
I-69 Bus & Iris Ave E	30,700 VPD	Total Population	56,695	128,492	338,897
Elmwood Rd & Dormet Drive	11,868 VPD	Average HH Income	\$60,137	\$53,510	\$56,382

#### FOR MORE INFORMATION PLEASE CONTACT:

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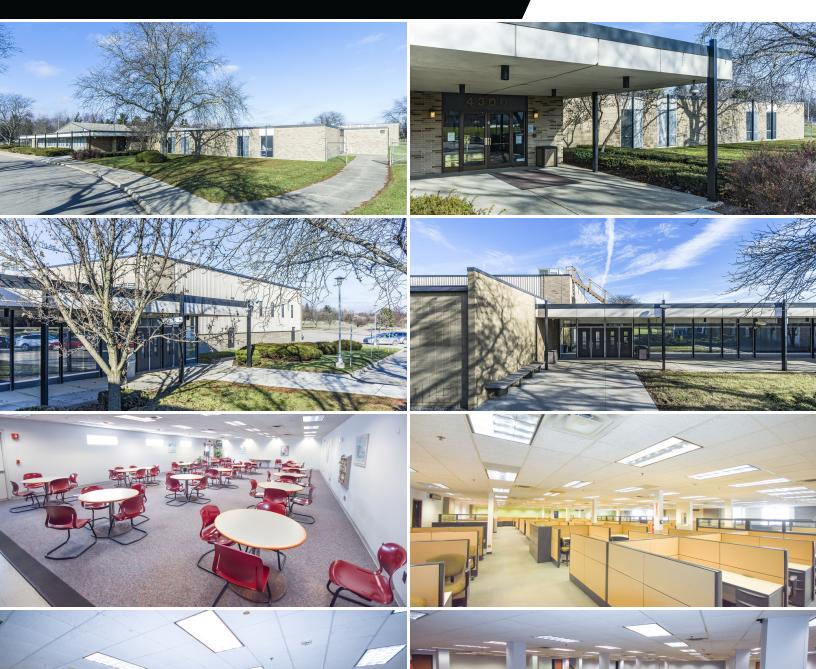
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