



FOR SALE

1755

ABBEY ROAD

EAST LANSING, MICHIGAN

CBRE

PROPERTY OVERVIEW

CBRE, Inc., as the exclusive advisor, is pleased to present 1755 Abbey Road, East Lansing, Michigan (“Property” or “Building”) for your acquisition consideration. Constructed as a build-to-suit for a single-tenant, the 30,000 square foot Property contains three floors of office space including a finished lower level with direct access from the exterior. Boasting a market occupancy rate of 96%, the Building is

situated within Greater Lansing Area’s desirable east submarket. Further augmenting the Property’s appeal is its close proximity to area highways and a vast amenity base, which includes restaurants, hotels and single and multi-tenant office buildings. Completed in 2000, the Building has been impeccably maintained and presents a unique single or multi-tenant office opportunity for owners and investors.



PROPERTY FEATURES



30,000 SQUARE FOOT OFFICE BUILDING WITH FUNCTIONAL LOWER LEVEL



SITUATED WITHIN LANSING'S CHOSEN EAST SUBMARKET



ESTEEMED CORPORATE NEIGHBORS SUCH AS MSUFCU (HEADQUARTERS), MERCANTILE BANK OF MICHIGAN, SET SEG, AND GREEN STONE FARM CREDIT SERVICES



FUNCTIONAL SINGLE OR MULTI-TENANT OFFICE BUILDING



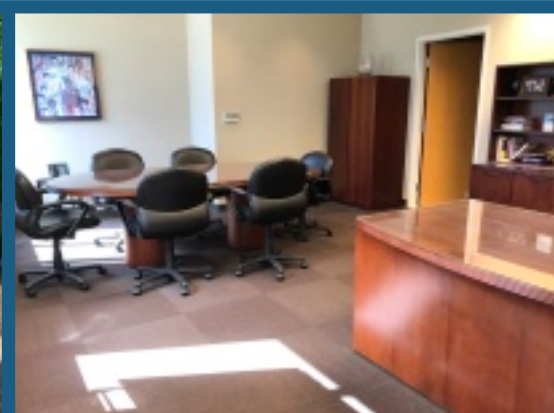
STRONG RETAIL AND HOTEL AMENITY BASE IN THE IMMEDIATE AREA



MONUMENT SIGNAGE IN FRONT OF THE PROPERTY



SITUATED IN A PARK-LIKE SETTING WITH CLOSE PROXIMITY TO AREA HIGHWAYS

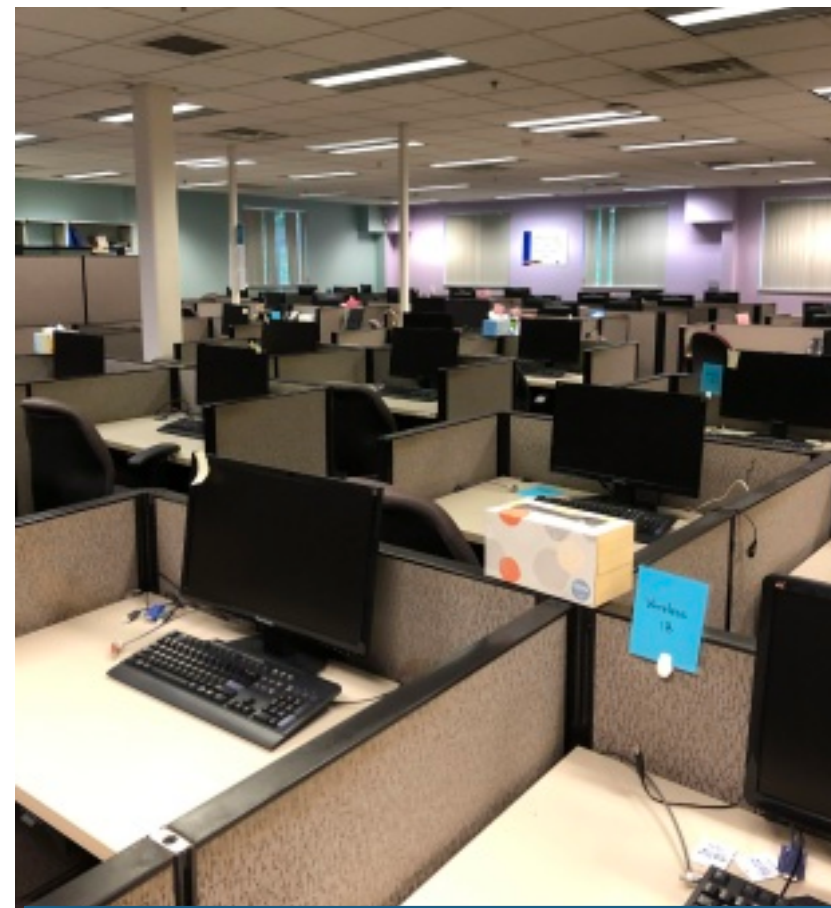


OFFERING SUMMARY

- **Purchase Price:** \$2,575,000
- **Building Size:** 30,000 square feet
- **Number of Floors:** Three (3) including the lower level
- **Average Floor Plate:** 10,000 square feet
- **Year Built:** 2000
- **Parking:** 91 spaces, equating to a ratio of three spaces per 1,000 square feet (est)
- **Elevators:** One (1)- Otis Elevator
- **Roof:** Original
- **Other:** Onsite back-up generator
- **Parcel Size:** 2.51-acres (estimate)
- **Tax Parcel I.D.:** 33-01-02-251-103
- **Zoning:** Restricted Office Business District, B-4



PROPERTY PHOTOS



PROPERTY PHOTOS

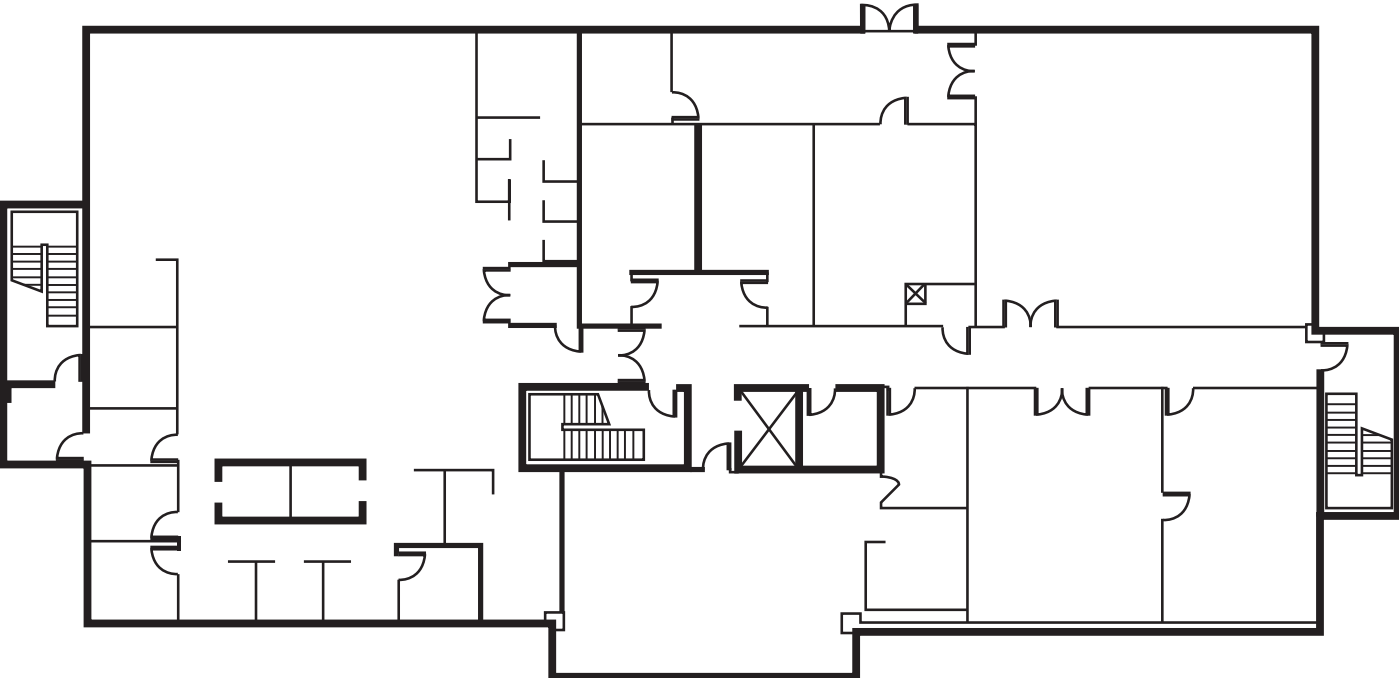


AMENITY MAP

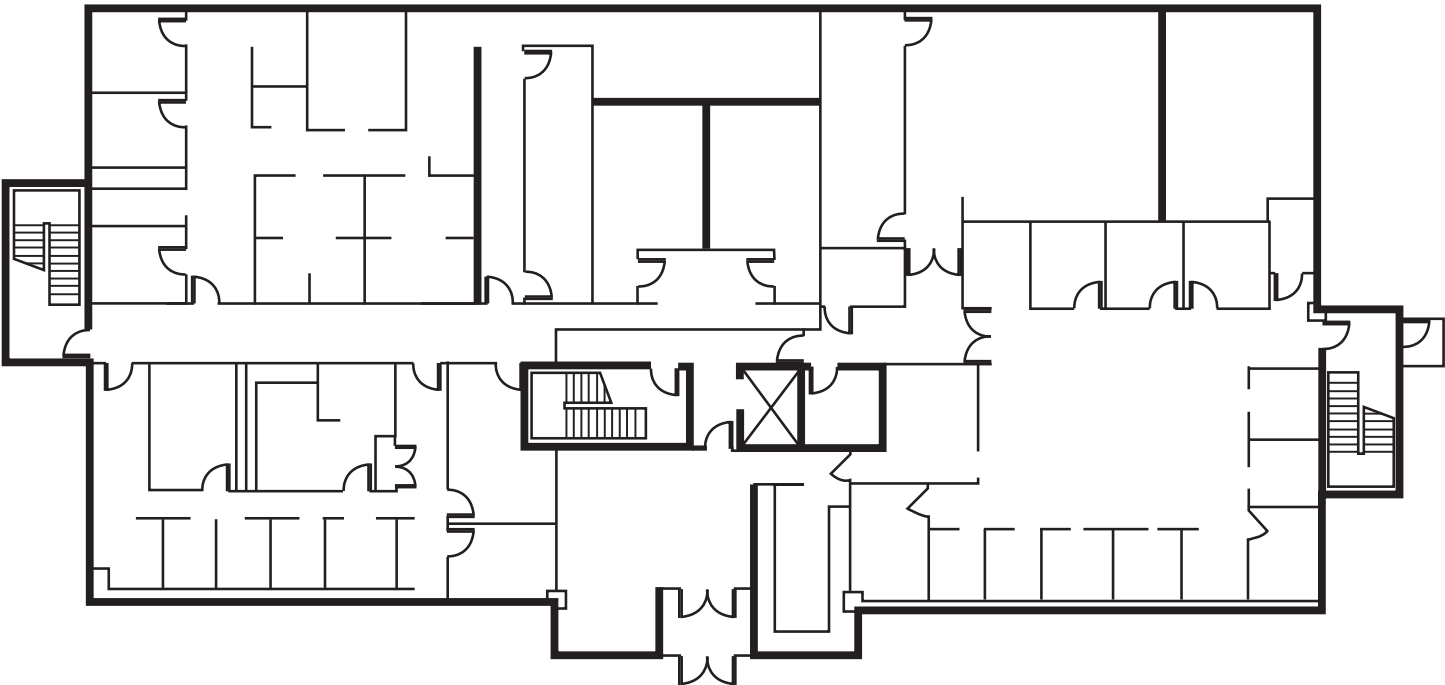


FLOOR PLANS

GROUND FLOOR



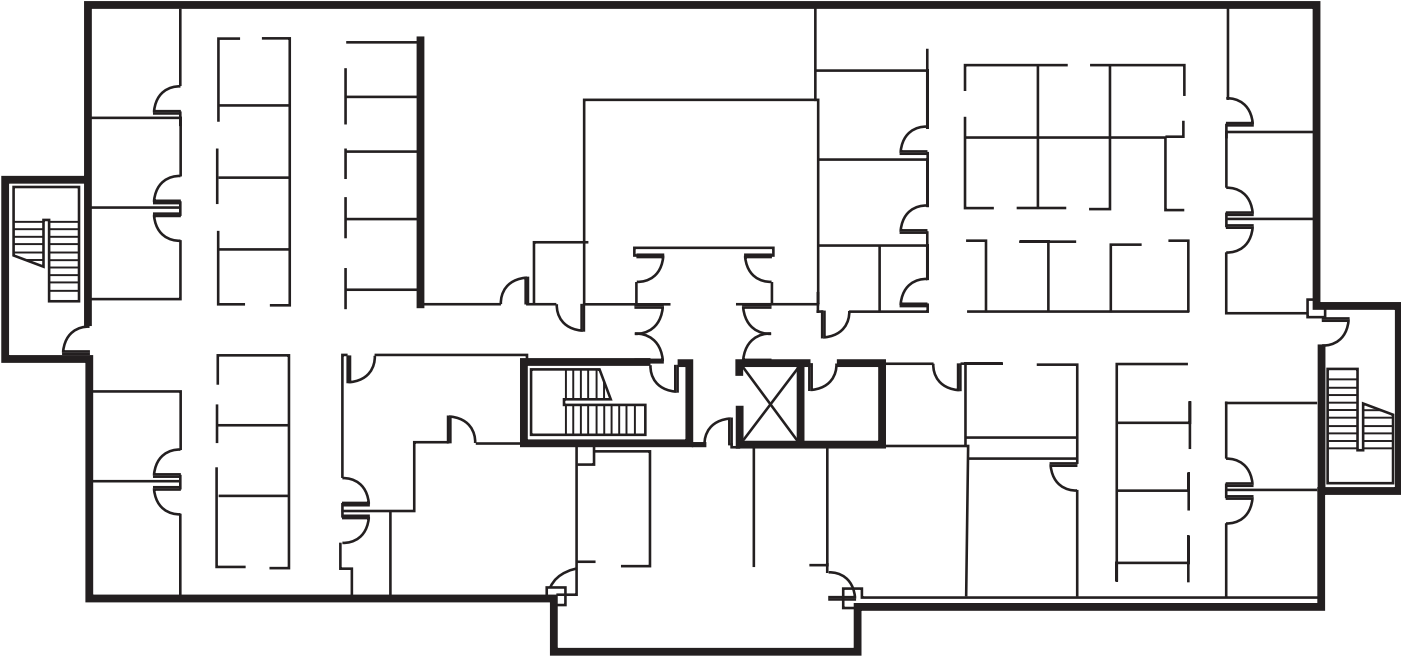
FIRST FLOOR



FLOOR PLANS ARE NOT TO SCALE

FLOOR PLANS

SECOND FLOOR



FLOOR PLANS ARE NOT TO SCALE



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