

# FOR SALE OR LEASE

511 S. Washington Avenue, Lansing



## Professional Office Space in Downtown Lansing

### PROPERTY INFORMATION:

- 10,665 SF two-story building
- 24 on-site parking spaces on 0.538 Acres site
- Built in 1950, renovated in 2001
- Zoned office
- 1st floor features: several conference rooms, training room, open area for cubicles, 14 enclosed offices, reception area, IT room, and work room
- 2nd floor features: breakroom, executive offices with view overlooking Washington Avenue, and skylights for extra daylight
- Cubicle furniture could be available
- Great signage options
- Conveniently located near downtown Lansing with easy access to 2 interchanges of I-496

### SALE PRICE:

**\$1,400,000**

CASH OR NEW MORTGAGE

### LEASE RATE:

**\$20.00**

PSF/YR, + UTILITIES & JANITORIAL

### FOR MORE INFORMATION:

#### **Thomas Jamieson, SIOR**

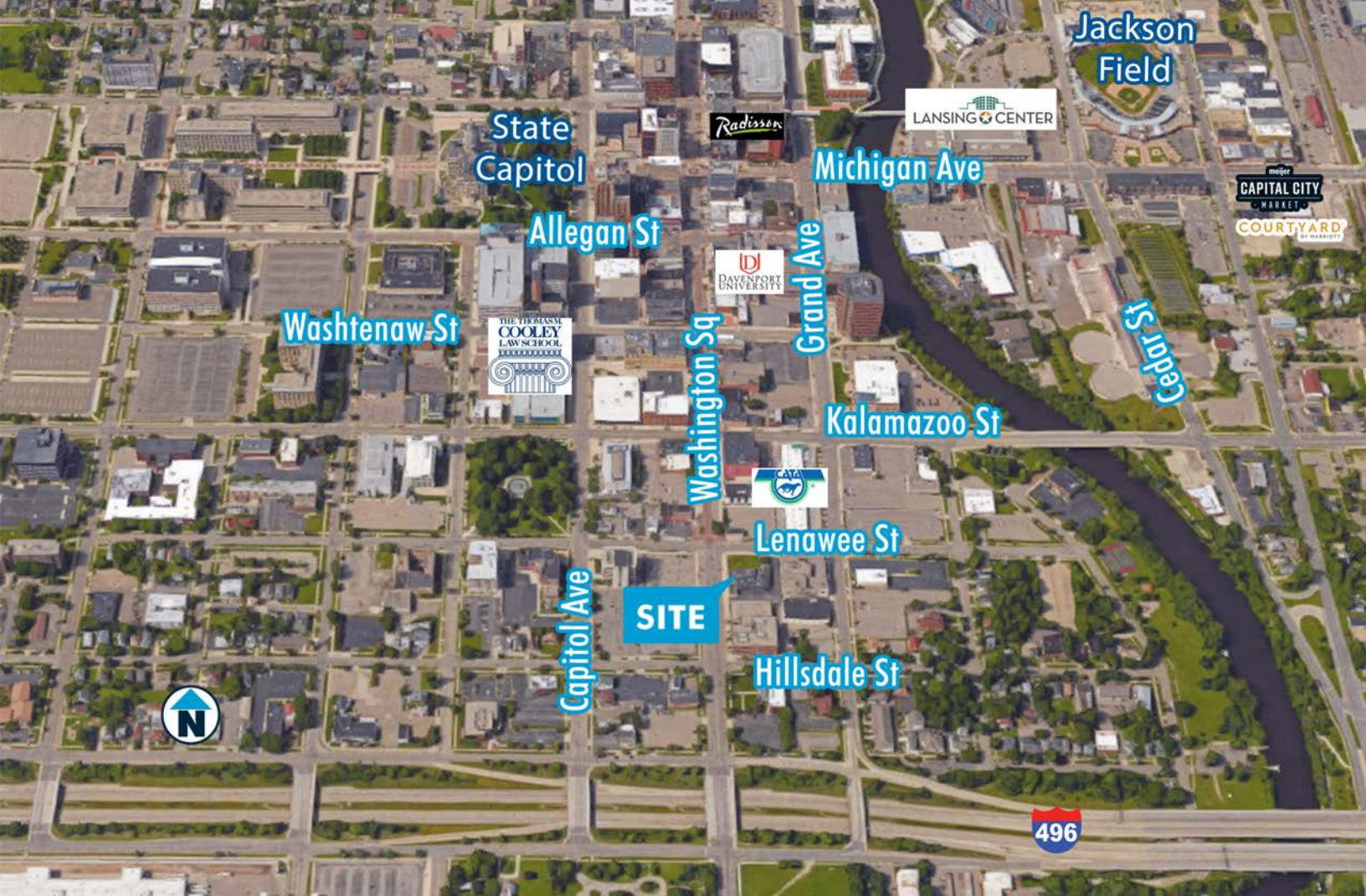
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AREA INFORMATION:

**0.3 Mile**  
I-496 Highway Entrance

**0.5 Mile**  
State Capitol

**0.8 Mile**  
Lansing Community College

**3.5 Miles**  
Michigan State University

**Walking Distance**  
To Restaurants, entertainment  
and lodging

ESTIMATED EXPENSE DATA	
2022 Taxes	\$22,971±
Utilities	\$34,500
Janitorial & Building Maintenance	\$21,000

TAX DATA	
Municipality	City of Lansing
Parcel #	33-01-01-16-455-031
2023 SEV	\$407,800
2023 Taxable Value	\$312,934
2022 Taxes	\$22,971±



## FLOOR PLANS

