

# Multi-Tenant Office Investment Property

## Corner of Oakland Avenue and Center Street



**FOR SALE**  
or **LEASE**

809 Center Street,  
Lansing, MI

**AVAILABLE  
SPACE:**  
125-1,560 SF

**BUILDING:**  
22,000 SF

**THOMAS JAMIESON, SIOR**

Senior Vice President, Office Advisor  
Direct: 517 319-9235  
[thomas.jamieson@martincommercial.com](mailto:thomas.jamieson@martincommercial.com)

**ERIC F. ROSEKRANS, CCIM, CPM**

Executive Vice President  
Direct: 517 319-9209  
[eric.rosekrans@martincommercial.com](mailto:eric.rosekrans@martincommercial.com)

  
**Martin**

1111 Michigan Ave., Ste 300  
East Lansing, MI 48823  
[martincommercial.com](http://martincommercial.com)



## Office Building with Ample Parking near Downtown Lansing

22,200 SF professionally managed office building on 2 parcels totaling 1.46 acres. Built in 1966 and renovated in 1996 the building is located on Oakland Avenue less than 5 minutes to the State Capitol. The lower level has a variety of single office spaces up to 1,200 SF. The corner site has easy access to Saginaw Street with monument and building signage available.

**SALE PRICE:**  
**\$450,000**

Expenses/Rent Roll available upon request

**LEASE RATE:**  
**\$14.00**

PSF/YR, +Janitorial  
Lower Level Rates see page 3

### PROPERTY HIGHLIGHTS

**AVAILABLE SPACE:**  
↖ ↗ Ground Floor: 1A: 1,560 SF  
↘ ↙ Lower Level 125-1,200± SF



**SIGNAGE:**  
Monument/  
Building



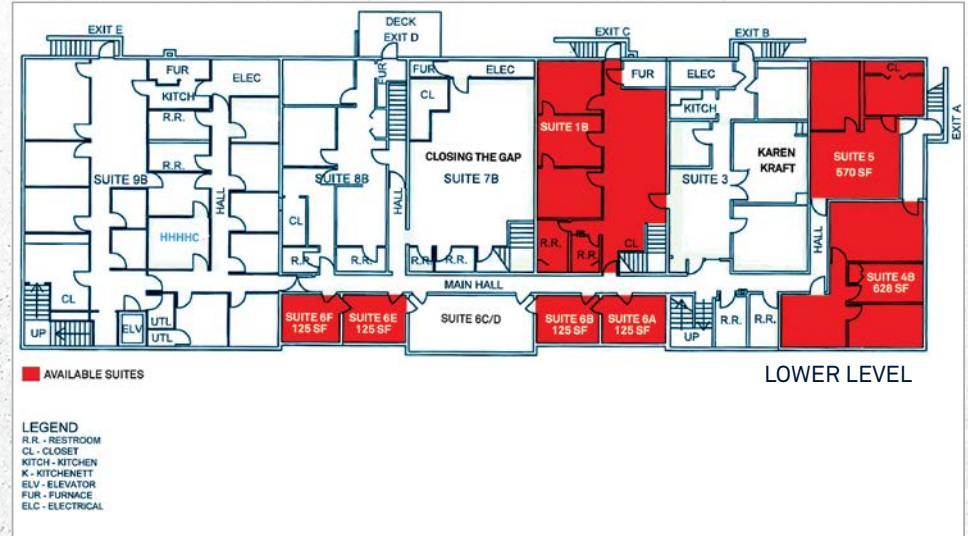
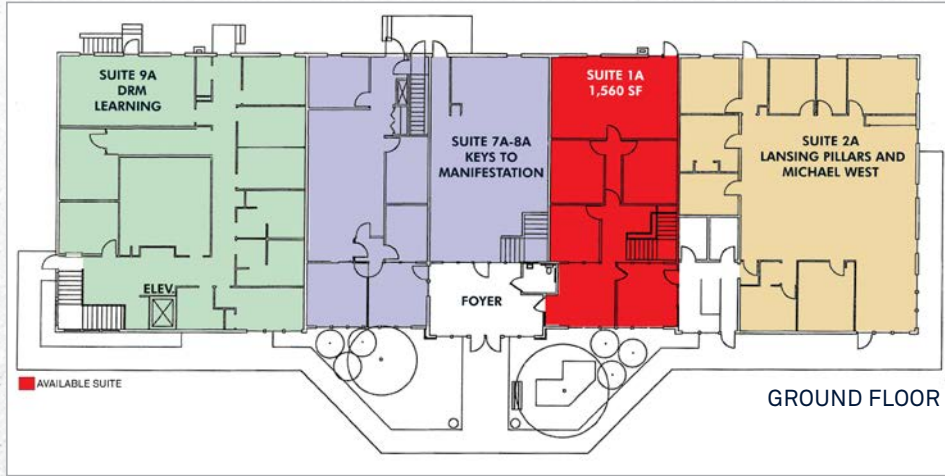
**PARKING:**  
74± Parking spaces



**LOCATION:**  
Less than 5 minutes to Capitol

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# FLOOR PLANS



## CITY OF LANSING TAX DATA

Parcel Number:	33-01-01-09-452-035	33-01-01-09-452-042
Acres:	0.38	1.07
Zoning	H LT IN	H LT IN
Form-Based Zoning:	DT-2-Urban Flex	DT-2-Urban Flex
SEV & Taxable:	\$43,500	\$523,700
2023 Taxes:	±3,986	±42,400

## LOWER LEVEL RATES

Suite	Monthly Rent
1B	\$1,000.00
4B	\$700.00
5	\$600.00
6A	\$200.00
6B	\$200.00
6E	\$200.00
6F	\$200.00

## AREA INFORMATION

**0.2 Mile**  
to E. Saginaw Street

**0.9 Miles**  
to Lansing Community College

**1.9 Miles**  
to I-496 Highway Entrance

**3.4 Miles**  
to Michigan State University

**Convenient**  
to restaurants, services,  
and lodging



**AERIAL VIEW**



**OAKLAND AVE.**

**809 CENTER ST.**

**33-01-01-09-452-042  
1.07 ACRE**

**33-01-01-09-452-035  
0.38 ACRE**

**CENTER ST.**