

PROFESSIONAL OFFICE SPACE NEAR SAGINAW AND CEDAR STREETS



**FOR SALE
OR LEASE**

741 North Cedar Street
Lansing, MI

**AVAILABLE:
SECOND FLOOR:
4,000 - 7,565 SF**

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HIGH VISIBILITY OWNER-USER OPPORTUNITY NEAR SAGINAW & CEDAR

A compelling opportunity for an owner-user seeking a high-profile location with built-in investment income. Located near the intersection of Saginaw and Cedar Streets, this modern two-story, 16,000 SF building features a fully leased first floor occupied by four tenants and a 7,565 SF second-floor suite available for occupancy. The property offers outstanding visibility and convenient access to Lansing's primary business corridors, including Downtown and the Capitol area.

The second-floor space is predominantly open and designed for flexibility, with expansive windows that fill the suite with natural light—ideal for a variety of professional uses. The site includes up to 70 parking spaces along with excellent building and monument signage opportunities. The second-floor suite is also available for lease, and a rent roll is available upon request.

LEASE RATE: **SALE PRICE:**
\$18.00 **\$895,000**

PSF/YR, FULL SERVICE

PROPERTY FEATURES



BUILDING:
1.245 Acres,
16,000 SF, Two-Story



PARKING:
70 Spaces



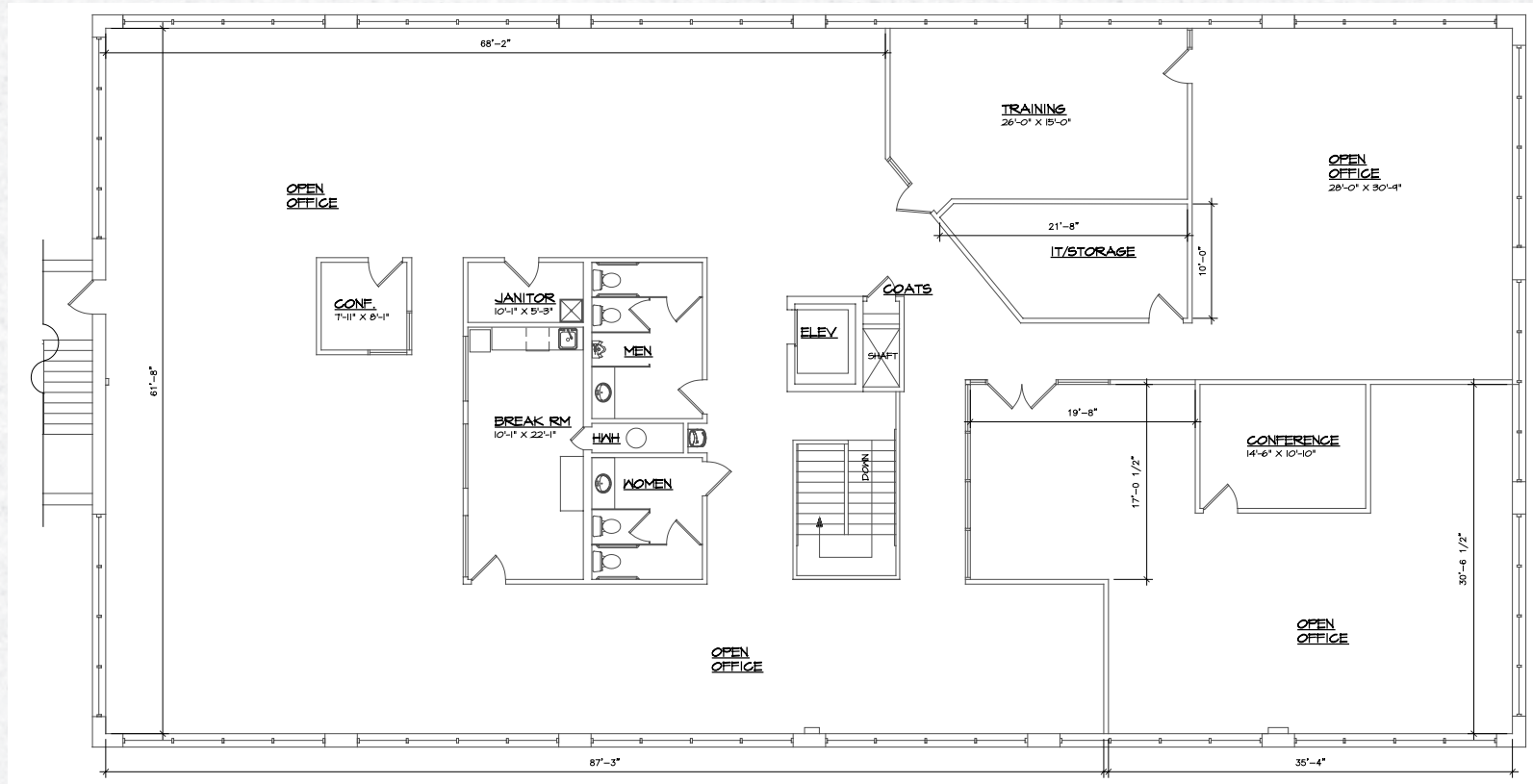
BUILT:
1989,
Renovated 1997



ZONING:
DT-2

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SECOND FLOOR - FLOOR PLAN



EXPENSES	2024	2023
Building Services & Repairs	\$22,634	\$43,961
Utilities	\$32,806	\$29,776
Landscaping	\$5,560	\$6,250
Lawn & Snow	\$10,881	\$4,076
Property Taxes	\$75,432	\$69,628
Insurance	\$3,980	\$9,192
TOTALS	\$151,293	\$162,883

AREA INFORMATION

0.1 Miles
to East Saginaw Street

0.7 Miles
to Lansing Community College

1.1 Miles
to I-496 Highway Entrance

3.2 Miles
to Michigan State University

Minutes From
Restaurants, services, lodging, and
Downtown Lansing



AERIAL VIEW OF PARCEL



CITY OF LANSING TAX DATA

Parcel #	33-01-01-09-479-243
2025 SEV	\$1,034,700
2025 Taxable Value	\$873,200
2025 Taxes	\$70,636±