

MULTI-TENANT OFFICE INVESTMENT PROPERTY

CORNER OF OAKLAND AVENUE AND CENTER STREET



**FOR SALE
OR LEASE**
809 Center Street
Lansing, MI

**AVAILABLE:
125 - 1,560 SF**
**BUILDING:
22,000 SF**

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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 1,198 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:
\$15.00

PSF/YR, + JANITORIAL


SEE PAGE 3 FOR
LOWER LEVEL
RATES

PROPERTY HIGHLIGHTS

AVAILABLE SPACE:
Lower Level:
125-1,198± SF
1st Floor:
1A - 1,560 SF

 **SIGNAGE:**
Monument/
Building

 **PARKING:**
74± Paved Spaces

 **LOCATION:**
Less than 5 Mins.
to Capitol



AERIAL VIEW





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



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