

FOR SALE OR LEASE

511 S. Washington Avenue, Lansing



Professional Office Space in Downtown Lansing



<https://bit.ly/511SWashington>

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

Senior Associate, Office Advisor

Direct: 517 319-9235

thomas.jamieson@martincommercial.com

Eric F. Rosekrans, CCIM, CPM

Senior Vice President, Office Advisor

Direct: 517 319-9209

eric.rosekrans@martincommercial.com

© 2022 MARTIN COMMERCIAL PROPERTIES, INC. ALL RIGHTS RESERVED. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE BUT HAS NOT BEEN VERIFIED FOR ACCURACY OR COMPLETENESS. YOU SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY AND VERIFY ALL INFORMATION. ANY RELIANCE ON THIS INFORMATION IS SOLELY AT YOUR OWN RISK. MARTIN COMMERCIAL PROPERTIES AND THE MARTIN LOGO ARE SERVICE MARKS OF MARTIN COMMERCIAL PROPERTIES, INC. ALL OTHER MARKS DISPLAYED ON THIS DOCUMENT ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. PHOTOS HEREIN ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. USE OF THESE IMAGES WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER IS PROHIBITED.

1111 Michigan Ave., Ste 300

East Lansing, MI 48823

517 351-2200

martincommercial.com



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

2021 Taxes	\$22,610±
Utilities	\$34,500
Janitorial & Building Maintenance	\$21,000

TAX DATA

Municipality	City of Lansing
Parcel #	33-01-01-16-455-031
2022 SEV	\$372,800
2022 Taxable Value	\$298,033
2021 Taxes	\$22,610±

FLOOR PLANS



