

# AVAILABLE

OFFICE

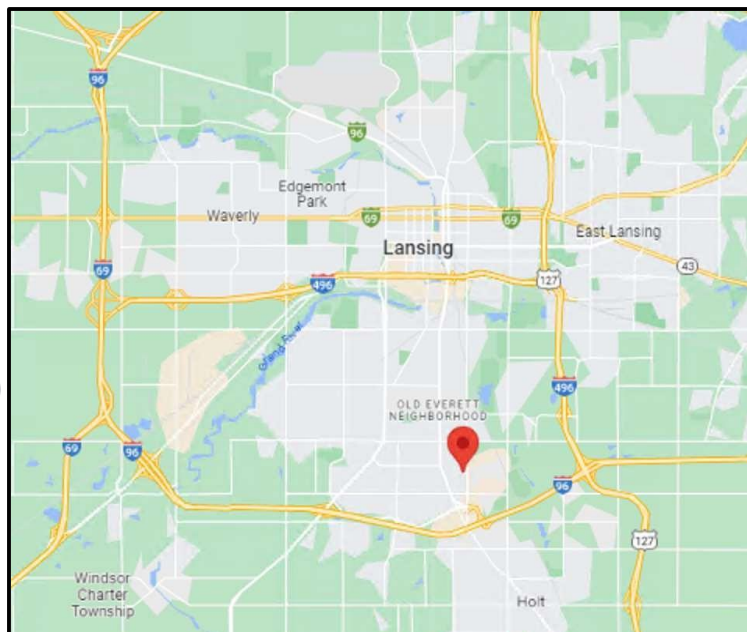
835 Louisa St.  
LANSING, MI 48911

16,000 SF



## PROPERTY FEATURES

- 100 to 8,200 SF Contiguous
- Up to 16,400 SF Office Available
- Fully Renovated in 2022
- Close to 2 Major Freeways (I-96 and I-496)
- 10 Minutes from MSU Campus



**BEAL**  
REAL ESTATE

**734.602.5700**  
**Listings@GoBeal.com**

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## BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b>	16,400 SF	<b>Total Available Sq. Ft.:</b>	12,000 SF	<b>Class:</b>	C
<b>Typical Floor Plate:</b>	8,200 SF	<b>Min / Max Cont. Sq. Ft.:</b>	100 / 8,200	<b>No. of Floors:</b>	2

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## PROPERTY INFORMATION

<b>Zoning:</b>	S-C (Suburban Commercial)	<b>Parking:</b>	60 (3.7/1,000 SF)
<b>Exterior Construction:</b>	Brick	<b>Power:</b>	Standard
<b>Structural System:</b>	Steel	<b>Security Systems:</b>	N/A
<b>Roof:</b>	Flat EDPM	<b>Restrooms:</b>	Yes
<b>Floors / Covering:</b>	LVP, Carpet	<b>Sprinklers:</b>	N/A
<b>Heating:</b>	Forced Air; Upgraded in 2022	<b>Signage:</b>	Marquee Signage faces Louisa St
<b>Air-Conditioning:</b>	Forced Air; Upgraded in 2022	<b>Delivery Area:</b>	N/A
<b>Ceiling Height:</b>	8' to Drop-In Panels	<b>Date Available:</b>	Immediate Occupancy
<b>Year Built:</b>	1973	<b>Acreage:</b>	N/A

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## OCCUPANCY

**Current Tenants:** Beal Properties (Landlord willing to vacate if incoming occupant requires additional space)

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## PRICING INFORMATION

<b>Lease Rate:</b>	Negotiable	<b>Rentable/Usable:</b>	75.89%	<b>Impr Allowance:</b>	Flexible 1.0x
<b>Lease Term:</b>	Flexible	<b>Total Taxes:</b>	N/A;GrossLease	<b>Deposit:</b>	Rent
<b>Options:</b>	Flexible	<b>Parcel #:</b>	N/A		
<b>Tenant Responsibility:</b>	N/A				

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**Comments :** Multiple layouts, finishes, and floor plans possible. Conveniently located close to downtown Lansing and with access to multiple major freeways. Plenty of room for employees and vehicles with the large, brand-new parking lot; well-suited for heavy parking users. See attached Permitted Use Schedule, Contact Property Manager for further details.



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## INTERIOR PHOTOS



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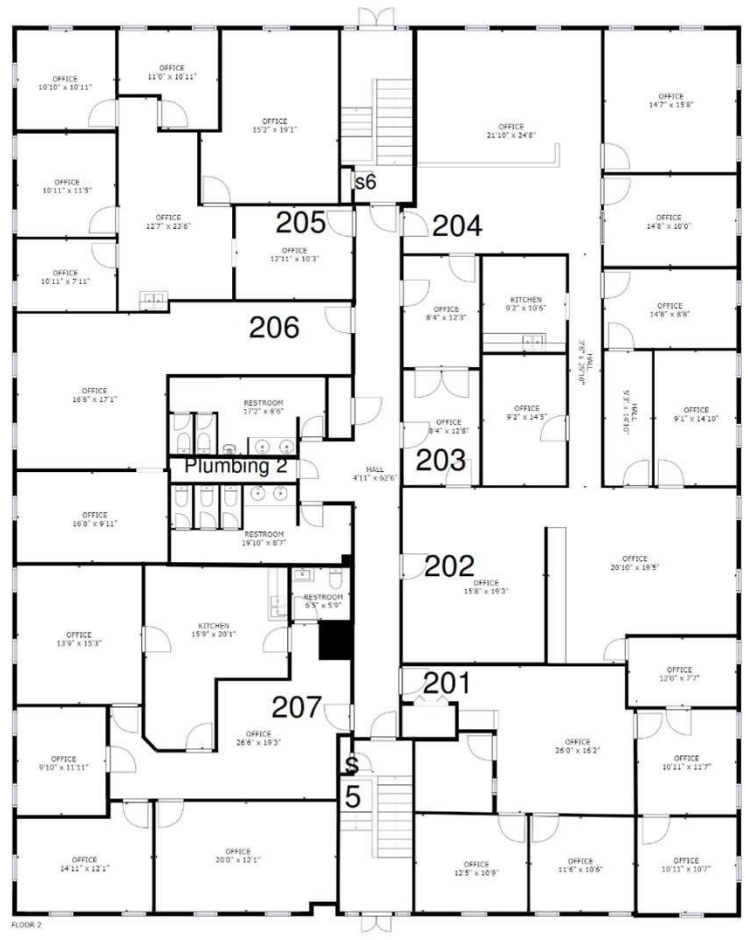
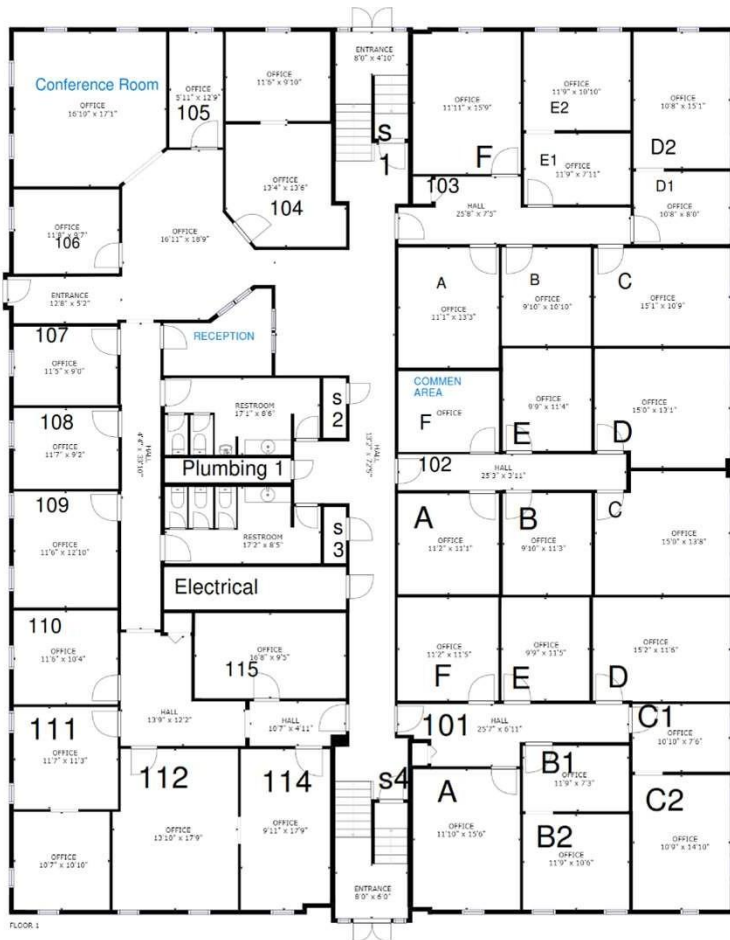
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### FLOOR PLAN



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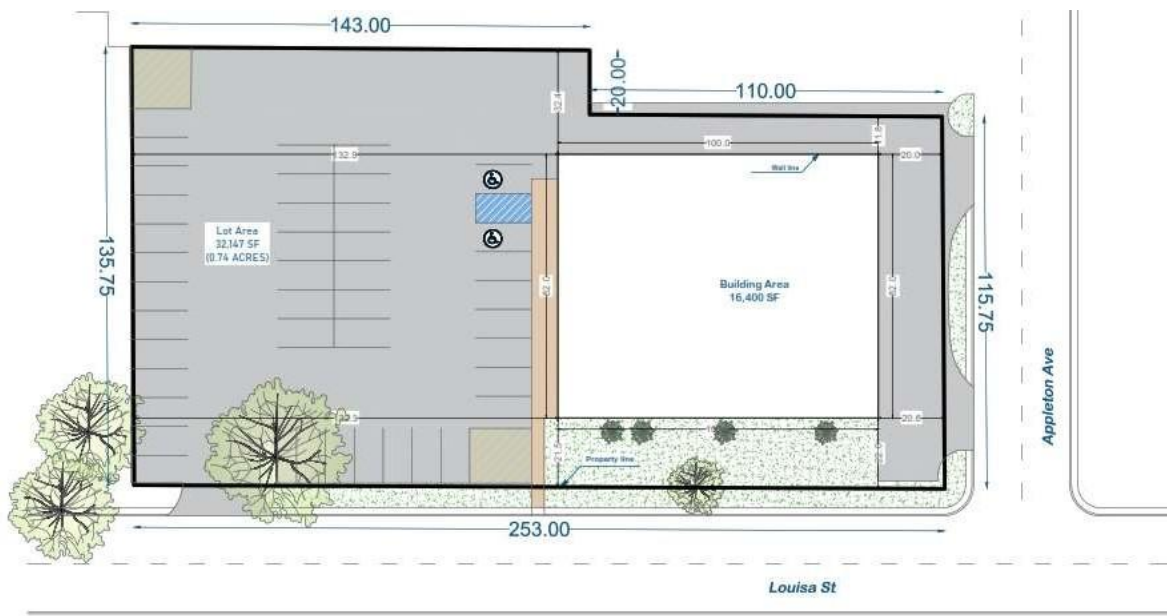
# AVAILABLE

OFFICE

369 1<sup>st</sup> Ave  
YPSILANTI, MI 48197

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## SITE PLAN



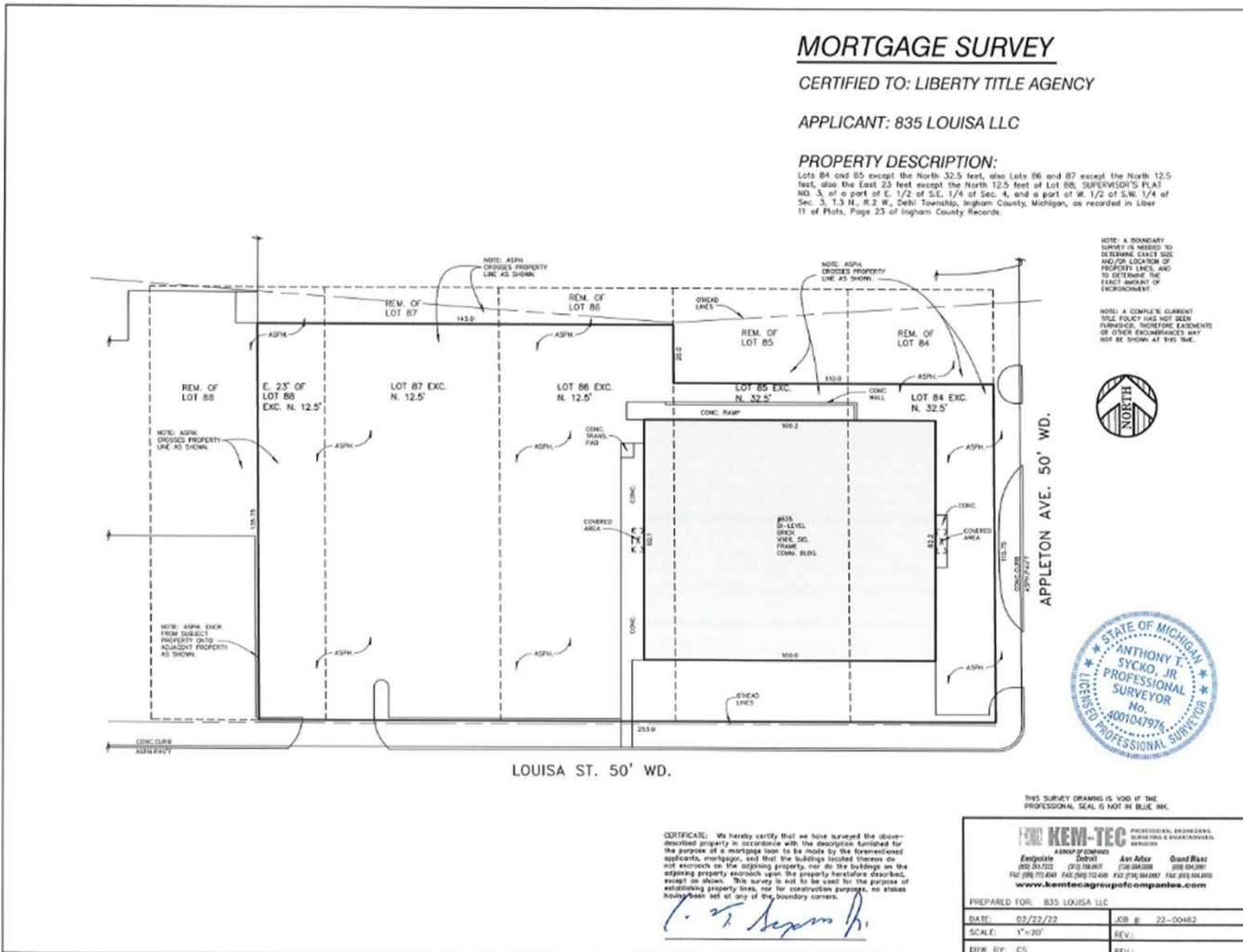
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## SURVEY



1243.03. - Commercial mixed-use permitted uses.

In the Commercial Mixed-Use Districts, the following principal uses are permitted. Permitted uses shall be subject to site plan review. Conditional uses shall adhere to the conditions noted in the section referenced. Special land uses may be permitted by Council in accordance with the procedures and conditions described in \_\_\_\_\_, Special Land Use Permits, if the conditions described in this section for each use are met, and if all Federal, State and local laws are met. Permitted and approved uses may be mixed both horizontally and vertically, subject to conditions and regulations in the district sections that follow.

Table\_\_\_\_\_: Commercial Mixed-Use Districts Master Use Table

P = PRINCIPAL PERMITTED C = CONDITIONAL USE S = SPECIAL LAND USE	SC	M ×	M ×	M ×	M ×	D †	D †	D †	Conditions
Commercial/Office									
Retail sales and personal services	C	C	C	C	C	C	C	C	Permitted on non-local streets. Permitted on local street only within 50' of a non-local street.
Professional/businesses	P	P	P	P	P	P	P	P	
Active/recreational commercial	P	P	P	P	P	C	P	P	Permitted on non-local streets.
Animal hospital	C	C	C	C	C	C	C	C	No kennels.

Bank	P	P	P	P	P	P	P	P	
Brewpub	C	C	C	C	C		C	C	Permitted on non-local streets. Permitted on local street only within 50 feet of a non-local street.
Clinic	C	C	C	C	C	C	C	C	At least one property line abutting and all points of ingress/egress directly to an arterial, suburban or activity corridor.
Funeral home	C	C		C			C		<ol style="list-style-type: none"> <li>1. Assembly area for funeral procession shall be provided in addition to on-street parking requirements.</li> <li>2. At least one property line abutting and all points of ingress/egress directly to an arterial, suburban or activity corridor.</li> </ol>

Kennel	C	C	C	C	C		C	<ol style="list-style-type: none"> <li>1. Structures must be setback at least 50 feet from each adjacent residential lot line.</li> <li>2. Lot size of at least three acres for a kennel having an outside exercise run or treatment area.</li> <li>3. Outside exercise run or treatment area must be located at least 100 feet from all lots lines and at least 400 feet from an adjacent residential lot line.</li> </ol>
Laundromat, dry cleaner	P	P	P	P	P		P	
Lodging facility	P	P	P	P	P		P	P
Mobile food vending (food trucks and carts)	C	C	C	C	C		C	See _____ for conditions.

Motor vehicle service station	C	C	C	C	C		C	<ol style="list-style-type: none"><li>1. The building shall meet the district placement standards.</li><li>2. For a building located on a corner lot, the secondary front facade may occupy no less than 50 percent of the frontage. The remainder of the frontage not occupied by the building shall be screened per the parking standards of the district.</li><li>3. The fueling pumps shall be located a minimum of 20 feet behind the build-to line.</li><li>4. The canopy over the fueling pumps shall have a roof with the same slope as the principal building. Canopy clearance should not exceed 14 feet from the ground to the bottom of the canopy. Maximum canopy height is limited to 20 feet.</li><li>5. One access per street frontage however a second access may be approved by City staff upon a finding that the additional access is essential for convenient access, and that the access is spaced adequately and designed to minimize conflicts per _____. A secondary access drive is permitted for shared access with adjacent parcels.</li></ol>
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<p>Nursery, commercial greenhouse</p>	<p>C</p>	<p>C</p>					<p>C</p>	<ol style="list-style-type: none"> <li>1. The lot on which the nursery or commercial greenhouse is located contains not less than three acres.</li> <li>2. The lot on which the nursery or commercial greenhouse is located has not less than one property line which abuts and has primary access to a major or minor arterial.</li> <li>3. The outdoor storage of landscape materials, other than plants, shall be screened from view of all public rights-of-way and residential parcels of land by a six-foot high opaque wood or vinyl fence, decorative screen wall or landscaped berm.</li> </ol>
<p>Outdoor mini-golf</p>	<p>P</p>	<p>P</p>						

Parking facility	S	S	S	S	S	S	S	S	<p>1. On activity corridors, the first floor of the structure shall have a minimum depth of 20 feet to be occupied by active uses permitted in the district.</p> <p>2. Access drives shall be permitted on the ground level, provided they are collectively no more than 25 percent of the frontage.</p> <p>3. The facade of the parking structure shall be integrally designed with the architecture of the overall building, utilize the same building materials, provide an architectural treatment at the top of the structure, such as a cornice, and have wall openings with proportions that comply with the fenestration requirements in _____</p> <p>4. New parking structures shall be designed with an upper story minimum clear height of nine feet.</p>
Restaurant, bar, tavern	C	C	C	C	C		C	C	Permitted on non-local streets. Permitted on local street only within 50 feet of a non-local street
Self-storage rental	S								

Studio (dance, health, music, etc.)	P	P	P	P	P	P	P	P	
Vehicle sales, vehicle leasing, and other outdoor sales facility	C	C		C				S	<ol style="list-style-type: none"> <li>1. The area of the lot on which the items described in this subsection are located shall be covered with Portland cement or asphaltic concrete.</li> <li>2. Each point of vehicular ingress and egress to the lot shall be not less than 60 feet from the intersection of any two streets.</li> <li>3. Any repair or re finishing which is done on the lot shall be done within the con nes of an enclosed structure.</li> <li>4. Lighting shall be con ned within and directed onto the parking area only.</li> <li>5. The portion of the lot on which the items described in this subsection are located shall have a bu er zone of at least eight feet from all lot lines adjacent to the public right-of-way excluding approved driveways, and any residentially zoned property. The bu er zone shall be landscaped, screened and bu ered in accordance with the requirements of _____.</li> </ol>

Drive-thru, as accessory use	C	C	C	C	C	S	C	<ol style="list-style-type: none"> <li>1. A drive-thru business may have a front setback greater than the build-to-line required in the zoning district only to accommodate a travel lane for safe and efficient interior circulation.</li> <li>2. No parking is allowed in the front yard.</li> <li>3. The drive-thru window shall be on the side or rear of the building.</li> <li>4. Methods to minimize the impact of noise from outdoor speakers on adjacent residential are required.</li> <li>5. The site will be adjacent to a suburban corridor, arterial corridor, prime connector, or activity corridor and all points of ingress and egress shall be directly onto one of the aforementioned street types.</li> <li>6. Adequate waiting or standing areas for vehicles shall be provided on-site so that no vehicle is required to wait, stand, or be stored within a right-of-way, in accordance with the parking requirements of _____.</li> </ol>
Residential Uses								

Single-family detached	C	C	C	C	C	P			PERMITTED ONLY ON LOCAL STREET.
Two-family dwelling						P	P		
Multi-family dwelling	P	P	P	P	C	P	P	C	Ground floor multiple-family dwelling units are not permitted on the frontage of buildings along activity corridor and arterial corridor street types.
Mobile home park									
Bed and breakfast					C	C	C		<ol style="list-style-type: none"> <li>1. Must be the principal residence of the owner and the owner shall live on the premises when in operation.</li> <li>2. Must provide one surfaced off-street parking spot per guest room in addition to standard parking for residence. In MX-3 these parking requirements are not exempt under _____(f).</li> </ol>
Human Care Facilities									
Adult day care facility						P	P		
AFCsmall group home (≤ 12)						P	P		

AFC large group home (13—20)						S	S		
Child care centers, preschools, and commercial day care	C	C	C	C	C	C	C	C	At least one property line abutting an arterial, suburban or activity corridor.

<p>Group day care home (7— 12 children, &lt;24 hours/day)</p>	<p>C</p>	<p>C</p>	<p>C</p>	<p>C</p>	<p>C</p>	<p>C</p>	<p>C</p>	<ol style="list-style-type: none"> <li>1. The facility provides and maintains on the lot not less than 900 square feet of outdoor play space.</li> <li>2. The use of the structure as a group day care home shall be clearly incidental to the principal residential use.</li> <li>3. One person, other than a member of the family residing in the dwelling, may be employed, so long as that person is not the primary caregiver.</li> <li>4. No change occurs in the outside appearance of the dwelling.</li> <li>5. No signs are permitted.</li> <li>6. The outdoor play space shall be fenced. This requirement can be waived by approval of the Planning Office if the specified outdoor area is common open space shared with other dwelling units.</li> </ol>
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Sheltered care facility		S					S		<ol style="list-style-type: none"> <li>1. At least one property line abutting a major arterial street type.</li> <li>2. The proposed sheltered care facility is located more than 1,500 feet from an existing sheltered care facility which provides care for more than six persons.</li> </ol>
Institutional									
Places of assembly	C	C	C	C	C	S	C	C	<ol style="list-style-type: none"> <li>1. At least one property line abutting an arterial, suburban or activity corridor.</li> <li>2. Methods to minimize the impact of potential, excessive noise on adjacent residential are required.</li> </ol>
Places of worship	S	S	S	S	S	S	S	S	
Hospital	C	C	C	C	C	C	C	C	At least one property line abutting an arterial, suburban or activity corridor.
Library	P	P	P	P	P	P	P	P	
Museum						P	P	P	

Schools			C	C	C	C	C	C	All education facilities, except elementary or middle schools, must have at least one property line abutting and all points of ingress/egress directly to an arterial, suburban or activity corridor.
Trade school	C	C	C	C	C	C	C	C	
Park, open space, plaza	P	P	P	P	P	P	P	P	
Industrial									
Cleaning, processing, servicing, or repair of any product	P	P	C	C	C		P	C	<ol style="list-style-type: none"> <li>At least one property line abutting an arterial, suburban or activity corridor.</li> <li>Methods to minimize the impact of potential, excessive noise on adjacent residential are required.</li> </ol>
Manufacture of already processed components (bakeries, cosmetics, candies, etc.)	P	P					P		
Manufacture of toys, furniture, appliances, etc.							P		

Metal forming							C		<p>1. All activities conducted and materials stored shall be within an enclosed structure.</p> <p>2. Methods to minimize the impact of potential, excessive noise on adjacent residential are required.</p>
Motor vehicle repair station	C						S		<p>1. At least one property line abutting an arterial, suburban or activity corridor.</p> <p>2. Methods to minimize the impact of potential, excessive noise on adjacent residential are required.</p>
Production of consumer goods, with 20 percent GFA retail sales	P	C	C	C	C		P	C	<p>1. At least one property line abutting an arterial, suburban or activity corridor.</p> <p>2. Methods to minimize the impact of potential, excessive noise on adjacent residential are required.</p>
Research laboratory	S	S	S	S	S	S	P	S	
Wholesale and warehouse uses							S		
Adult business uses	S	S							See _____.

Accessory uses customarily incidental to any of the above principal uses are allowed provided the Zoning Administrator may require additional parking or compliance with other standards upon a determination that such use may impact site operations beyond that of the principal use.

(Ord. No. 1295, § 1, 11-29-21)