

MULTI-TENANT OFFICE INVESTMENT PROPERTY

CORNER OF OAKLAND AVENUE AND CENTER STREET



**FOR SALE
OR LEASE**

809 Center Street
Lansing, MI

AVAILABLE:
125 - 1,198 SF

BUILDING:
22,000 SF

THOMAS JAMIESON, SIOR

Senior Vice President, Office Advisor

Direct: 517 319-9235

thomas.jamieson@martincommercial.com

ERIC F. ROSEKRANS, CCIM, CPM

Executive Vice President

Direct: 517 319-9209

eric.rosekrans@martincommercial.com


Martin
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 1,198 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:
SEE PAGE 3 FOR
LOWER LEVEL
RATES

PROPERTY HIGHLIGHTS



AVAILABLE SPACE:
Lower Level:
125-1,198± SF



SIGNAGE:
Monument/
Building



PARKING:
74± Paved Spaces

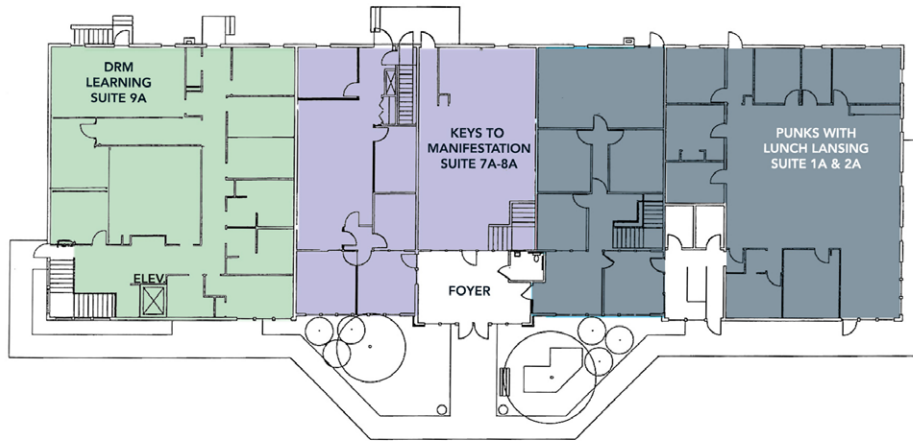


LOCATION:
Less than 5 Mins.
to Capitol

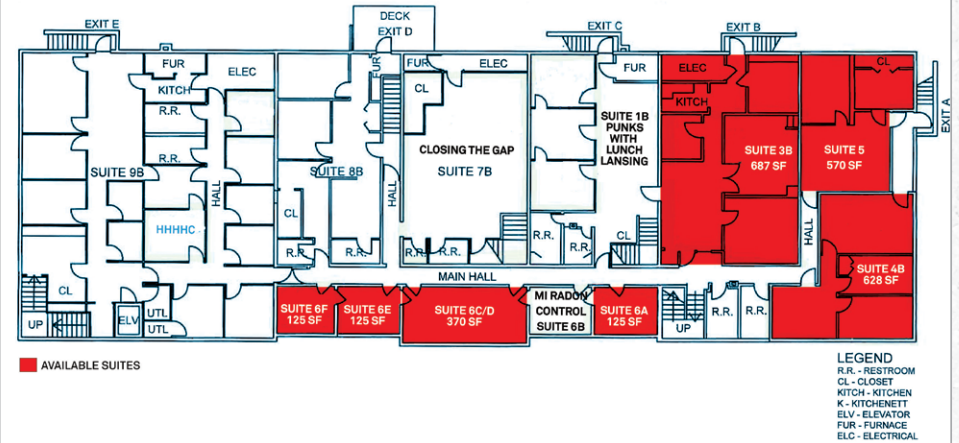


FLOOR PLANS

GROUND FLOOR



LOWER LEVEL



CITY OF LANSING TAX DATA

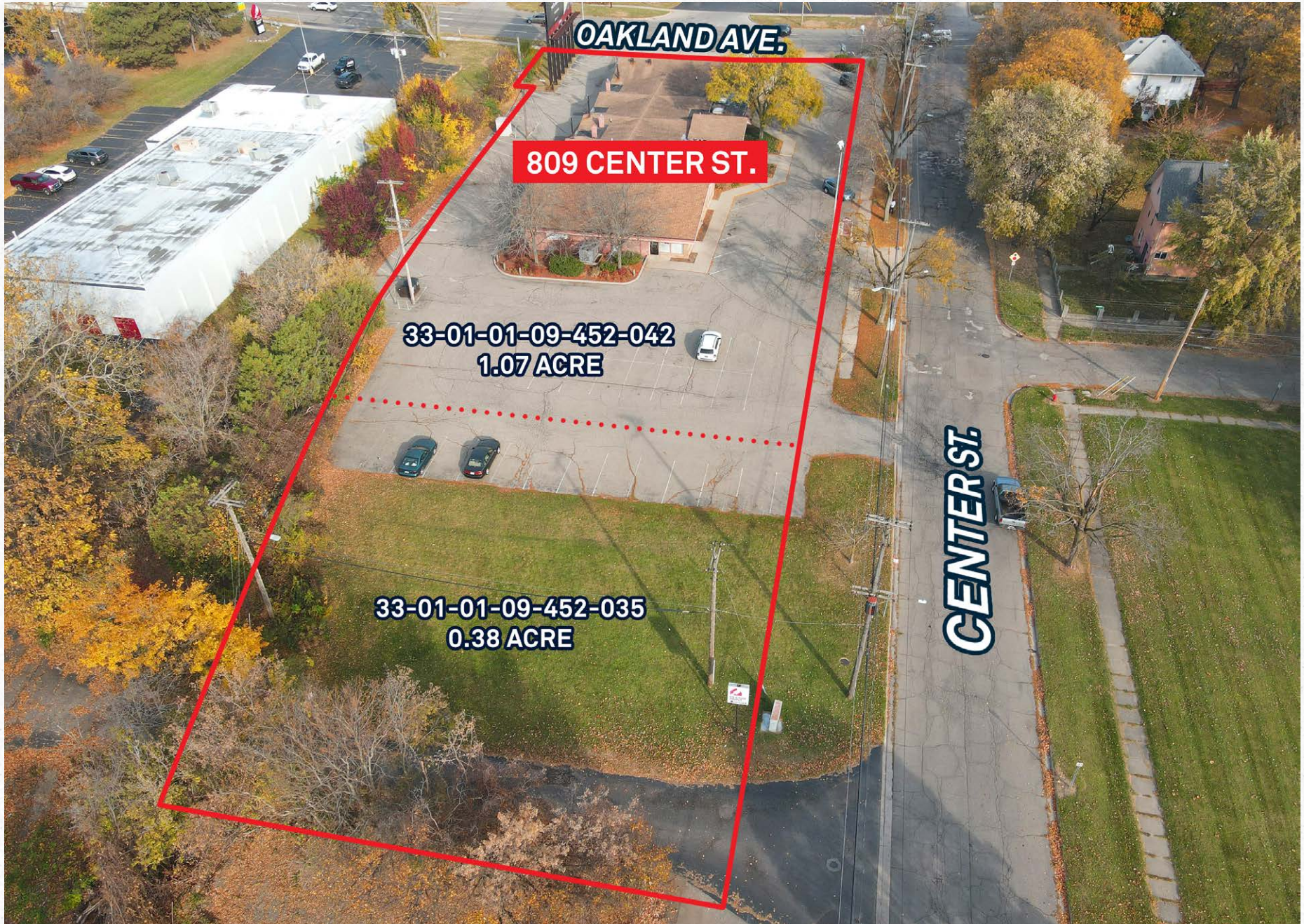
Parcel Number:	33-01-01-09-452-035	33-01-01-09-452-042
Acres:	0.38	1.07
Zoning	H LT IN	H LT IN
Form-Based Zoning:	DT-2-Urban Flex	DT-2-Urban Flex
2026 SEV:	\$39,000	\$565,500
2026 Taxable Value	\$39,000	\$291,180
2025 Taxes:	±\$4,057	±\$24,222

LOWER LEVEL RATES

Suite	Monthly Rent (Plus Janitorial)
3B	\$500.00
4B	\$700.00
5	\$600.00
6A	\$300.00
6C/D	\$400.00
6E	\$300.00
6F	\$300.00



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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Martin Commercial Properties is a vertically integrated commercial real estate firm with an established track record of delivering superior service and unparalleled results to clients since 1962. Our experienced team efficiently serves clients nationally by combining big business benefits with the attentiveness to detail and insight that you would expect from a local firm. With offices in Lansing, Grand Rapids, and Tampa, we provide strategic advice and execution in five core lines of business including brokerage services, investment services, property management, property development, and corporate services.



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