

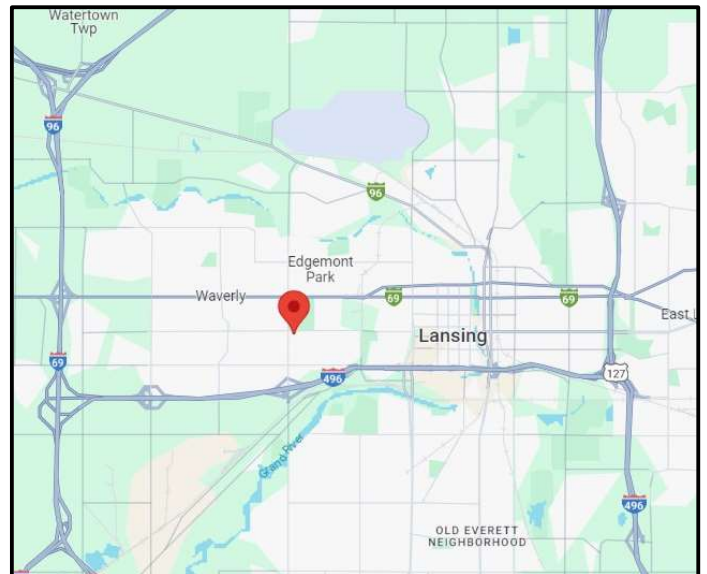
FOR LEASE

3721 W MICHIGAN
LANSING, MI 48917
OFFICE



PROPERTY FEATURES

- Renovated in 2023 (Parking, Paint, Flooring)
- 200 - 4,000 SF
- Zoned SC (Suburban Commercial)
- Parking Ratio 3.5/1000 SF
- Close to 2 Major Freeways (I-69 and I-496)
- 12 Minutes from MSU Campus
- 150' Frontage on Michigan Avenue



For more information, please contact:

Listings@GoBeal.com

BEAL REAL ESTATE
301 W MICHIGAN
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BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	17,500 SF	Total Available Sq. Ft.:	6,000 SF	Class:	C
Typical Floor Plate:	8,250 SF	Min / Max Cont. Sq. Ft.:	200 / 4,000 SF	No. of Floors:	2

PROPERTY INFORMATION

Zoning:	S-C (Suburban Commercial)	Parking:	60 (3.5/1,000 SF)
Exterior Construction:	Stucco	Power:	Standard
Structural System:	Steel	Security Systems:	N/A
Roof:	Flat EDPM	Restrooms:	Yes
Floors / Covering:	LVP, Carpet	Sprinklers:	N/A
Heating:	Forced Air	Signage:	Marquee Signage faces W Michigan
Air-Conditioning:	Forced Air	Delivery Area:	N/A
Ceiling Height:	8' to Drop-In Panels	Date Available:	Immediate Occupancy
Year Built:	1978	Acreage:	N/A

Current Tenants: Multiple tenants occupy space in the property; relocation to accommodate larger footprints possible.

PRICING INFORMATION

Lease Rate:	Negotiable	Rentable/Usable:	93.14%	Impr Allowance:	Flexible
Lease Term:	Flexible	Total Taxes:	N/A	Deposit:	1.0x Rent
Options:	Flexible	Parcel #:	N/A		
Tenant Responsibility:	N/A				

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.

For more information, please contact:

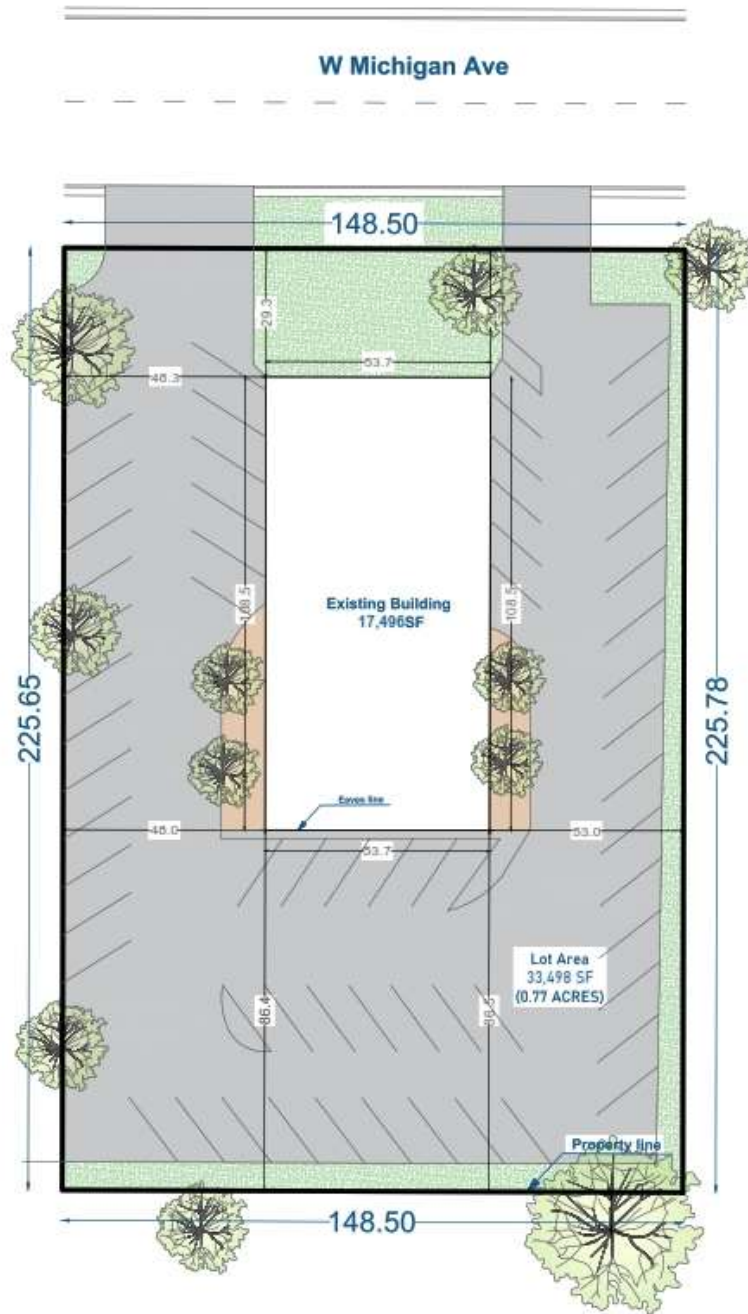
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SITE PLAN



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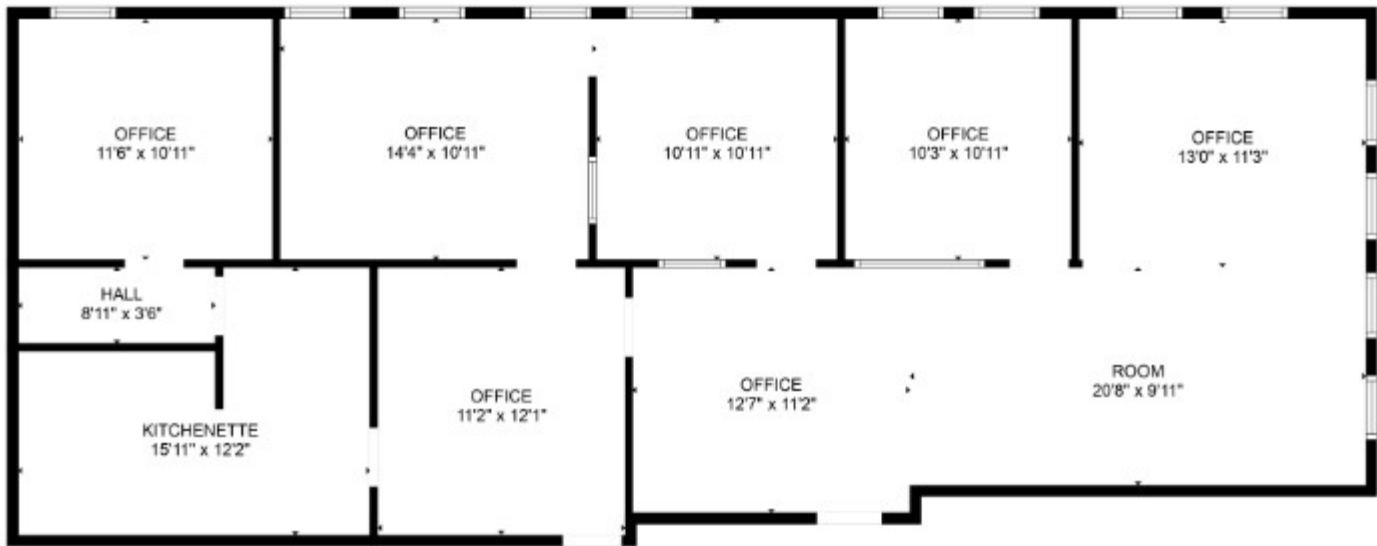
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FLOOR PLAN (SAMPLE)



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