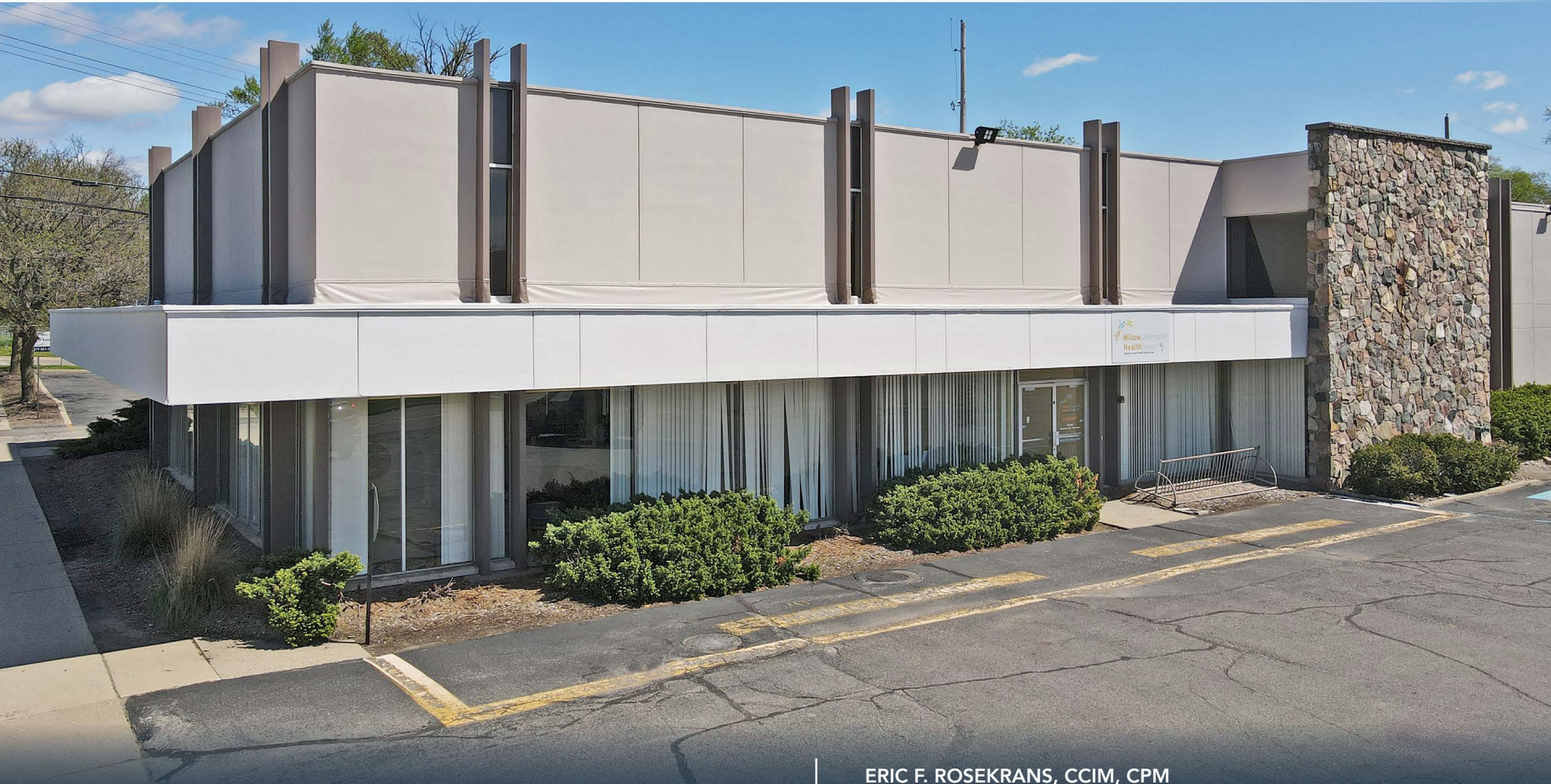


PENN BUILDING - PROFESSIONALLY MANAGED OFFICE SPACE

LOCATED JUST SOUTH OF I-496



FOR LEASE

1115 S. Pennsylvania Ave.
Lansing, MI

AVAILABLE:

329-3,935 SF

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OFFICE SPACE CENTRALLY LOCATED ON PENNSYLVANIA AVENUE

The Penn Building is a 49,000 SF two-story building with flex space in the back. 329-3,935 SF available on the second floor. Sign opportunities include large pylon and building signage along Pennsylvania Avenue.

The property has +240' of frontage on Pennsylvania Avenue and spans the lighted corner at Haco Drive and also Walsh Street, which gives access to supplemental parking to the north. The property is only 2 blocks south of I-496 with nearly 15,000 vehicles per day on Pennsylvania Avenue.

LEASE RATE:	AVAILABLE SPACE:
\$9.75	SECOND FLOOR OFFICE SPACE
PSF/YR, + JANITORIAL	Suite 202 3,935 SF
	Suite 204 329 SF

PROPERTY FEATURES



AVAILABLE:
329-3,935 SF



SIGNAGE:
Pylon and Building



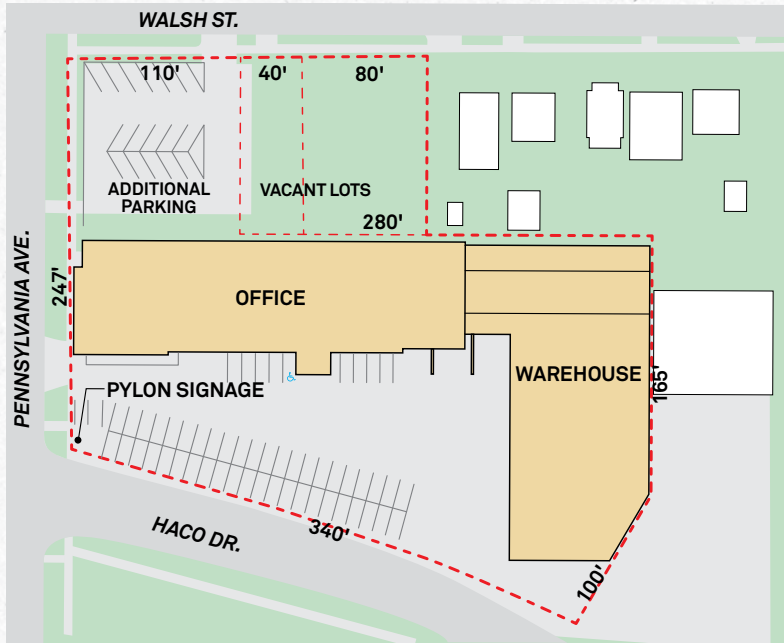
PARKING:
70 Paved Spaces



EASY ACCESS:
From Three Streets

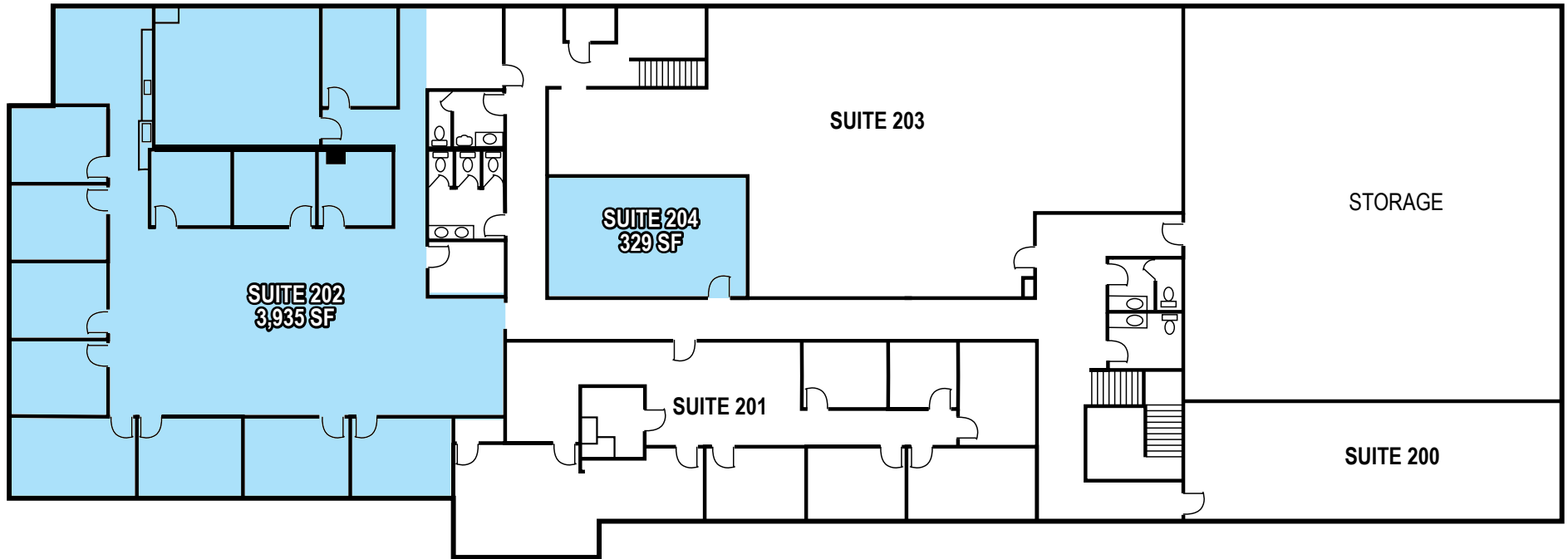


SITE





FLOOR PLAN





AREA INFORMATION

2 Blocks

to I-496 interchange

<0.5 Miles

to Lansing River Trail
and Potter Park Zoo

1 Mile

to UM Health-Sparrow

5 Minutes

to Downtown

1.5 Miles

to GM Lansing
Grand River Assembly

Conveniently

located on busy Pennsylvania
Avenue, near downtown and
interstates

Martin Your Vision. Our Mission.

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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