



1504 E Grand River Ave

East Lansing, Michigan 48823

Property Highlights

- Suite 101 is available September 1st
- Suite 200 3,185 SF of newly built out office space
- Strategically located near MSU, Downtown East Lansing, Trader Joes and Whole Foods
- Hard corner of Hagadorn and Grand River with daily traffic count of 23,115 VPD
- Flexible terms
- Ample onsite parking

Offering Summary

Lease Rate:	\$22.00 SF/yr (MG)
Building Size:	17,434 SF
Available SF:	3,185 - 3,498 SF
Lot Size:	30,406 SF

Spaces	Lease Rate	Space Size
Suite 101	\$22.00 SF/yr	3,498 SF
Suite 200	\$22.00 SF/yr	3,185 SF

For More Information

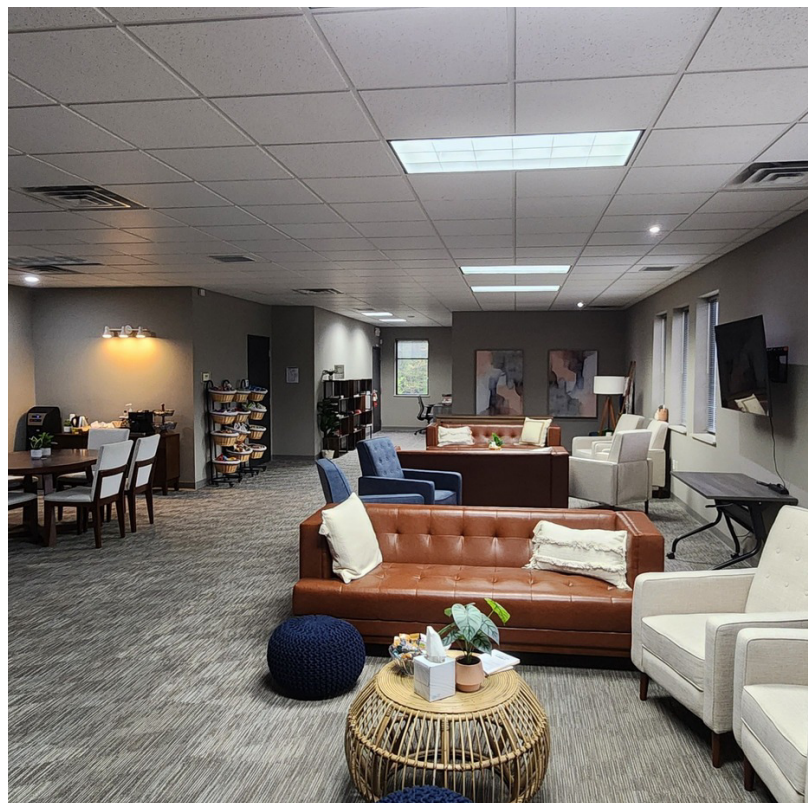
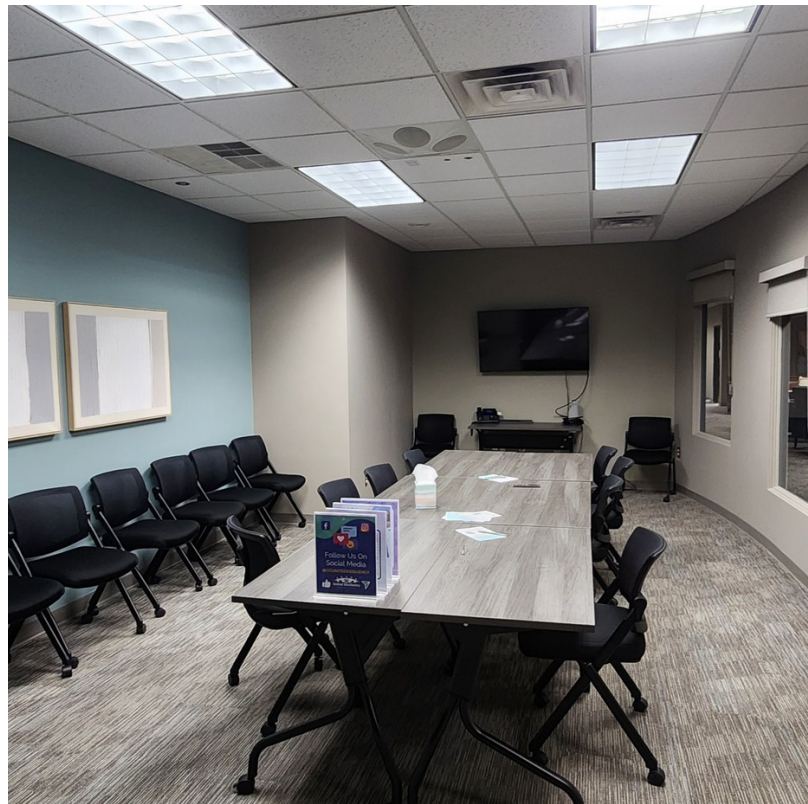


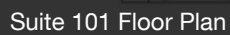
Jeffrey Branch

Associate Broker

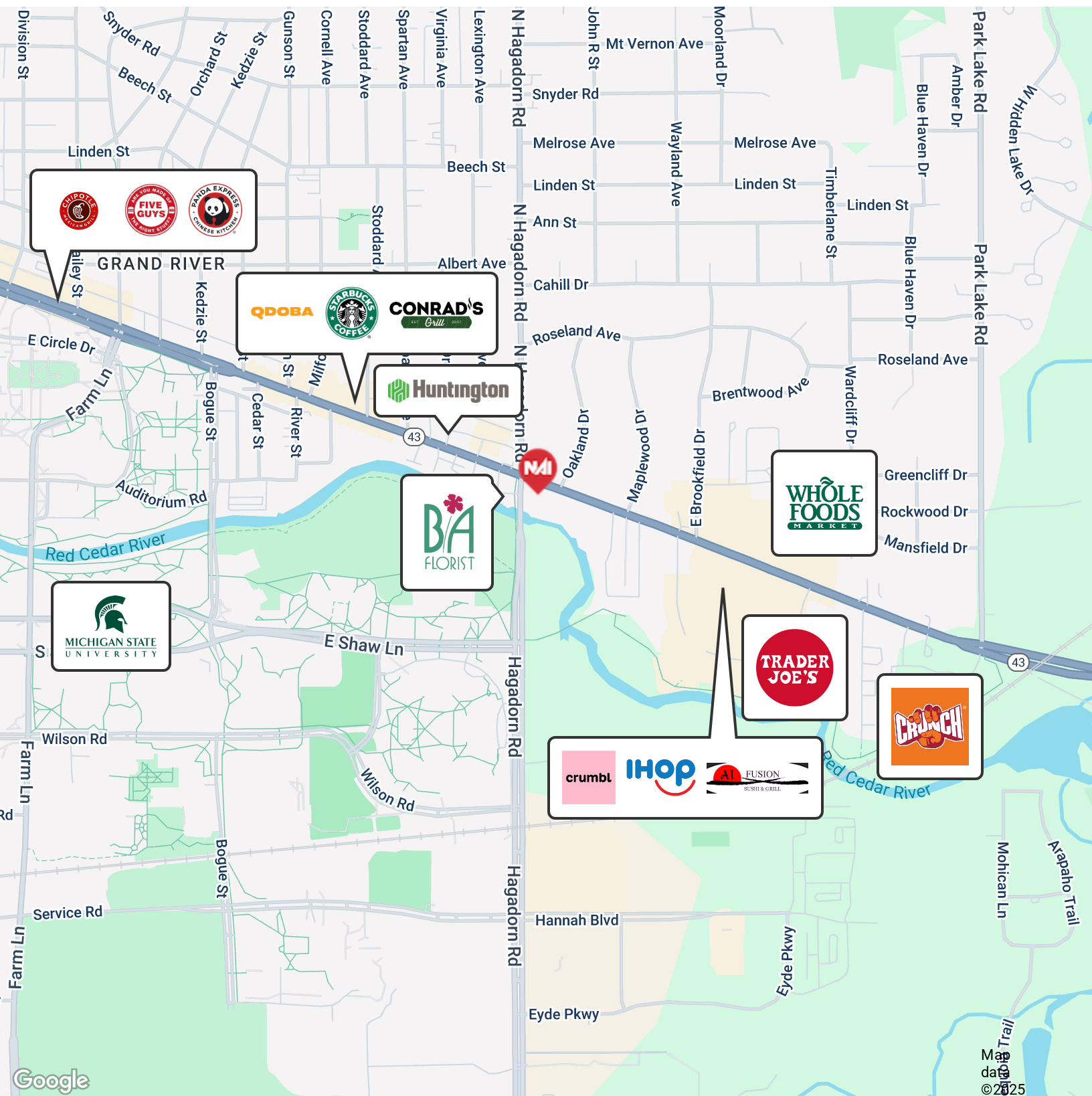
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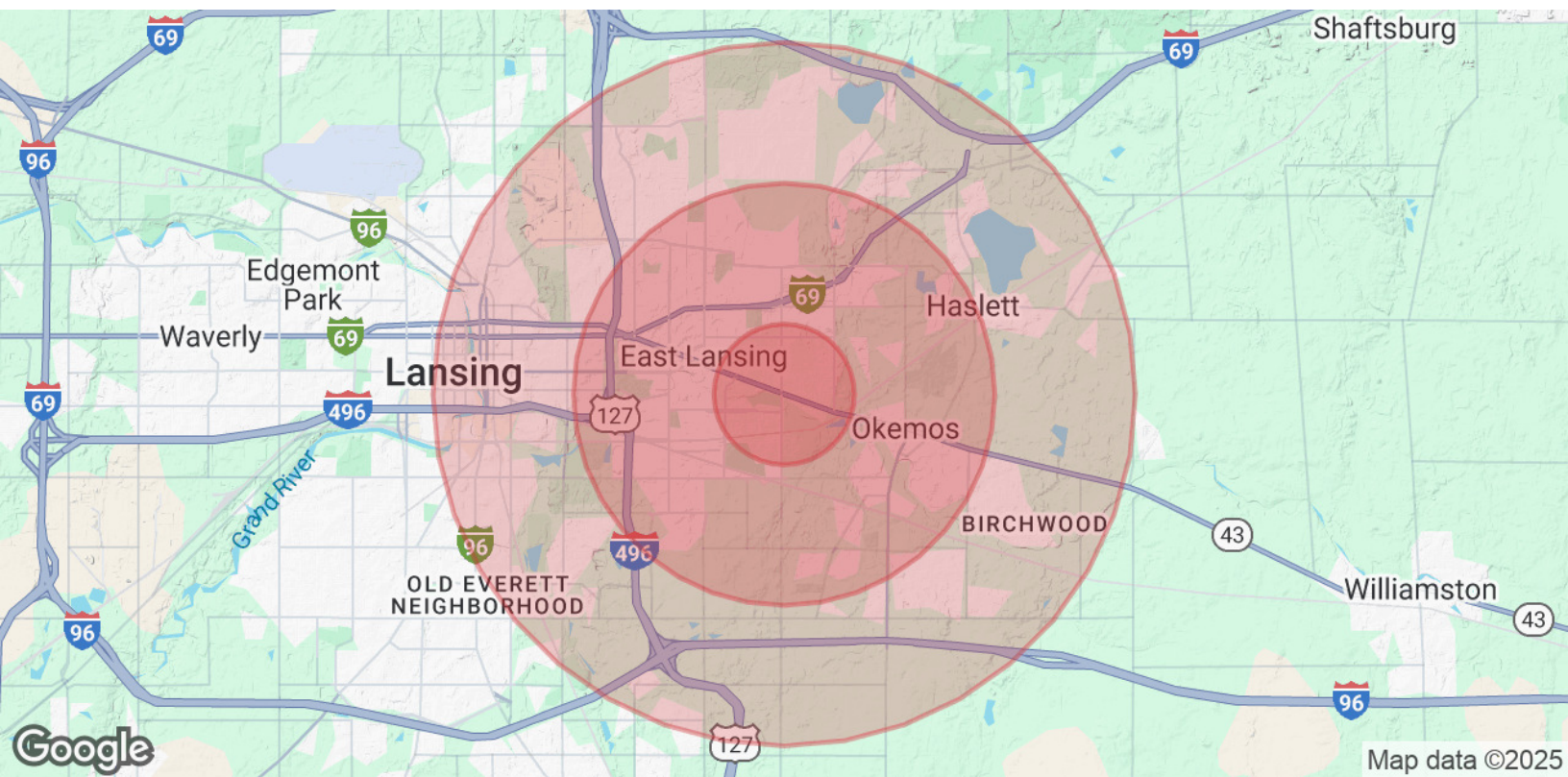
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Population	1 Mile	3 Miles	5 Miles
Total Population	18,196	80,228	153,532
Average Age	26	33	36
Average Age (Male)	26	32	35
Average Age (Female)	27	34	37
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,280	30,008	61,843
# of Persons per HH	3.4	2.7	2.5
Average HH Income	\$69,663	\$87,881	\$89,168
Average House Value	\$232,228	\$252,937	\$242,546

Demographics data derived from AlphaMap