



Colliers



For Sale & Lease

PRICE REDUCED!

\$5,000,000
(\$94.05/SF)

\$19.50/SF
+ Utilities & Janitorial

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2600 Professional Dr. Okemos, MI 48864

**Class A Office Building Available
within Woodlands Office Park**

Property Overview

Constructed and occupied by Proassurance as a corporate headquarters, this 53,162 square-foot freestanding, two-story brick building features numerous private offices, break rooms, various-sized conference rooms, and areas for workstations. Situated on 9.27 acres, the property includes over 200 surface parking spaces. The property is in an excellent location for businesses seeking high-quality office space in the Okemos area.

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Accelerating success.

Property Information

 **Virtual Tour**



Building SF	53,162 SF
Lot Size	9.27 AC
Parking Spaces	200+
Zoning	B-1 (General Business)
Year Built	1997
Water/Sewer	Municipal
Gas/Electricity	Consumer's Energy
Municipality	Alaiedon Township
County	Ingham County
SEV 2024	\$3,028,000
Taxes 2025	\$116,894.66
APN	33-06-06-04-101-022

Building Features

- › Potential sale-leaseback available on portion of the building
- › Building could be demised to allow for multiple tenants
- › Property equipped with back-up generator
- › Fiber at the building
- › Signage at Woods Edge Drive
- › Additional acreage for expansion
- › Existing furniture available upon request
- › Beautiful two-story atrium lobby



2600 Professional Dr. | For Sale & Lease

Property Photos

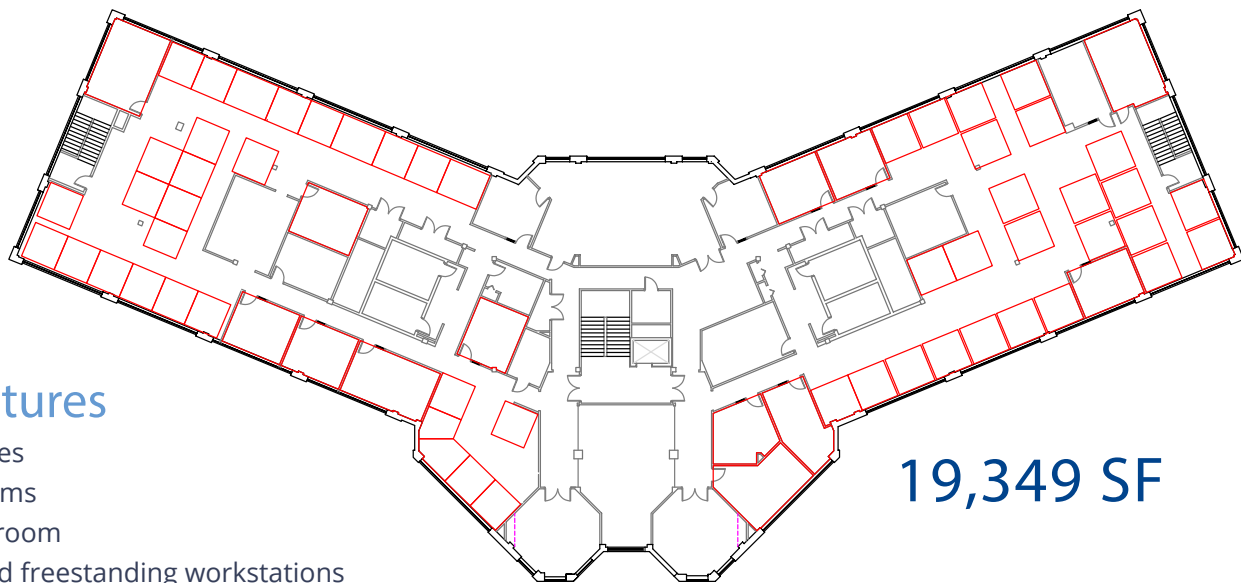
 | Virtual Tour



2

2nd Floor Features

- › 13 enclosed offices
- › 5 conference rooms
- › Executive board room
- › Mix of built-in and freestanding workstations

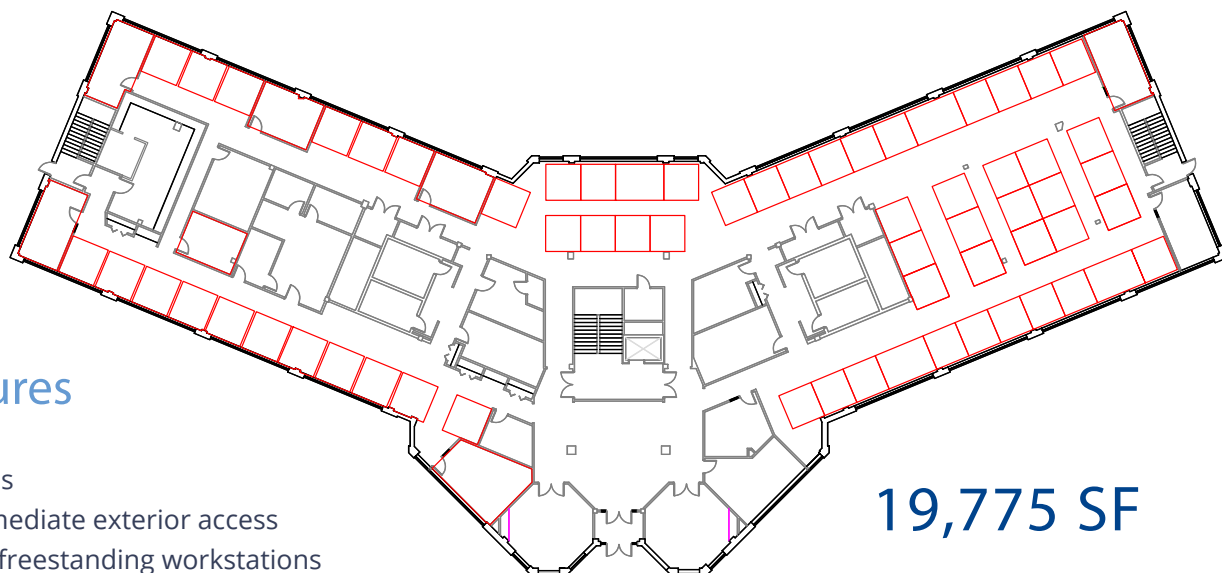


19,349 SF

1

1st Floor Features

- › 9 enclosed offices
- › 3 conference rooms
- › Mailroom with immediate exterior access
- › Mix of built-in and freestanding workstations

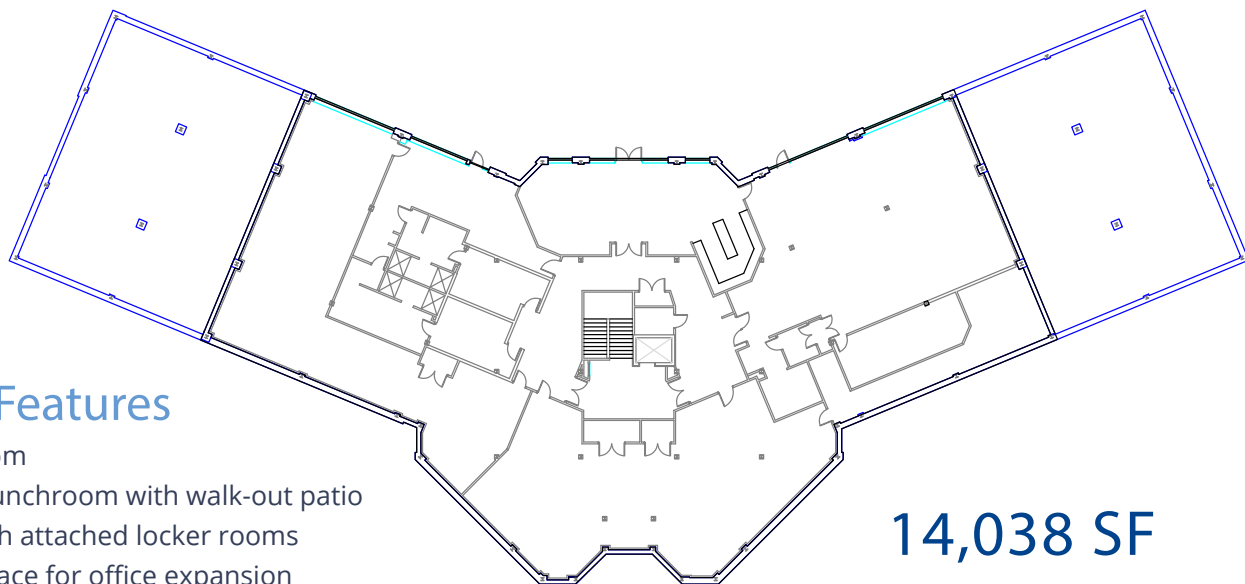


19,775 SF

LL

Lower Level Features

- › Large training room
- › Full kitchen and lunchroom with walk-out patio
- › Fitness center with attached locker rooms
- › Ample storage space for office expansion



14,038 SF

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Floor Plans & Features

 Virtual Tour

Location & Demographics

Travel Distances

East Lansing	4.3 mi
Downtown Lansing	6.5 mi
Capital Region Int. Airport	10.1 mi
Flint	44.8 mi
Grand Rapids	65.3 mi
Kalamazoo	66.1 mi
Detroit	75.4 mi

Highlights

- › Located in Woodlands Office Park
- › Less than 0.6 miles west of the I-96/Okemos Rd Interchange
- › Convenient access to banks, dining and lodging
- › Surrounding office users include: State of Michigan, Health Management Associates, Lansing Cardiovascular Consultants, and many more

Demographics

Population	Avg. HH Income	Workforce
1 mile 3,564	1 mile \$132,023	1 mile 5,383
3 miles 21,333	3 miles \$128,512	3 miles 16,964
5 miles 94,453	5 miles \$94,920	5 miles 60,483



Major Nearby Employers



Lansing
2501 Coolidge Rd. Suite 300
East Lansing, MI 48823
+1 517 662 3535
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Grand Rapids
333 Bridge Street NW Suite 1010
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