



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

Investment Sale - Office

Property Name:

Location: 920 N. Fairview Avenue

City, State: Lansing, MI

Cross Streets: Grand River Avenue

County: Ingham

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	18,100	Occupancy Rate:	100.00%	Class:	A
Typical Floor Plate:	9,050	No. of Floors:	2		

PROPERTY INFORMATION

Zoning:	N/A	Parking:	25
Exterior Construction:	N/A	Power:	N/A
Structural System:	Masonry	Security Systems:	No
Roof:	N/A	Restrooms:	Yes
Floors / Covering:	N/A / N/A	Sprinklers:	No
Heating:	Yes	Signage:	N/A
Air-Conditioning:	Yes	Delivery Area:	N/A
Ceiling Height:	N/A	Date Available:	Immediate
Year Built:	1966 (Retrofit: 2021)	Acreage:	0.75

Current Tenants: NeoPollard Interactive

PRICING INFORMATION

Sale Price:	\$3,000,000 (\$165.75/sqft)	Cap Rate:	13.41%	Deposit:	N/A
Options:	N/A	Total Taxes:	\$69,292.73 (2024)		
Parcel #:	21-01-11-360-001 & 002	Impr Allowance:	N/A		

Tenant Responsibility:

Comments: The subject property features 18,100 sf of recently renovated office leased to NeoPollard Interactive. The property is strategically positioned within immediate proximity to Highway 127, a major north/south thoroughfare in Michigan along with Grand River Ave, a major east/west thoroughfare in Michigan. The surrounding demographics are strong with more than 92,000 residents within a 3-mile radius of the property and approximately 2.8 miles to Michigan State University, the largest public university in the state with 52,000 students enrolled.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Jerome Abood, (517) 374-1100, jabood@signatureassociates.com