

PRICE REDUCED!

Asking Price:

$595,000

($86.04/SF)

FOR SALE

1550 Watertower Place, Suite 200 East Lansing, MI

Professional Office Space Available

Property Highlights

- 6,915 SF located in an 11,984 SF building
- Current tenant vacating the space January 2027
- Excellent space for professional office users or medical office; large office spaces could easily be converted to general office
- Build-out features: (12) exam rooms with sinks, numerous medical amenities, many other specialty rooms, suitable for staff of 17 members
- Neighboring tenant: Hall Matson Garver Thomas Law Office
- Ingress/egress: Multiple points from West Rd and Coolidge Rd
- Traffic: Moderate (9,591 VPD) in the immediate area; increases to 25,631 VPD on W Lake Lansing Rd
- Parking :±75 spaces
- HOA Dues: $1,891/month
- Taxes: 2026 Summer $23,375
2025 Winter $3,394
- 2026 SEV and Taxable Value: $404,000
- Parcel #: 33-20-01-02-226-401

CONTACT US



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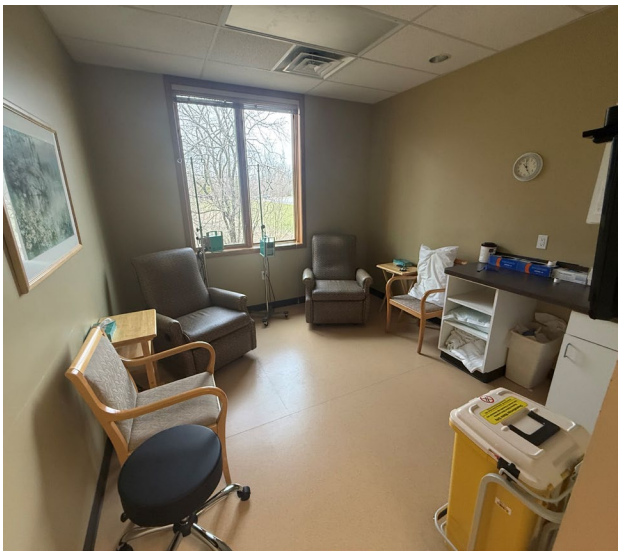
Interior Photos





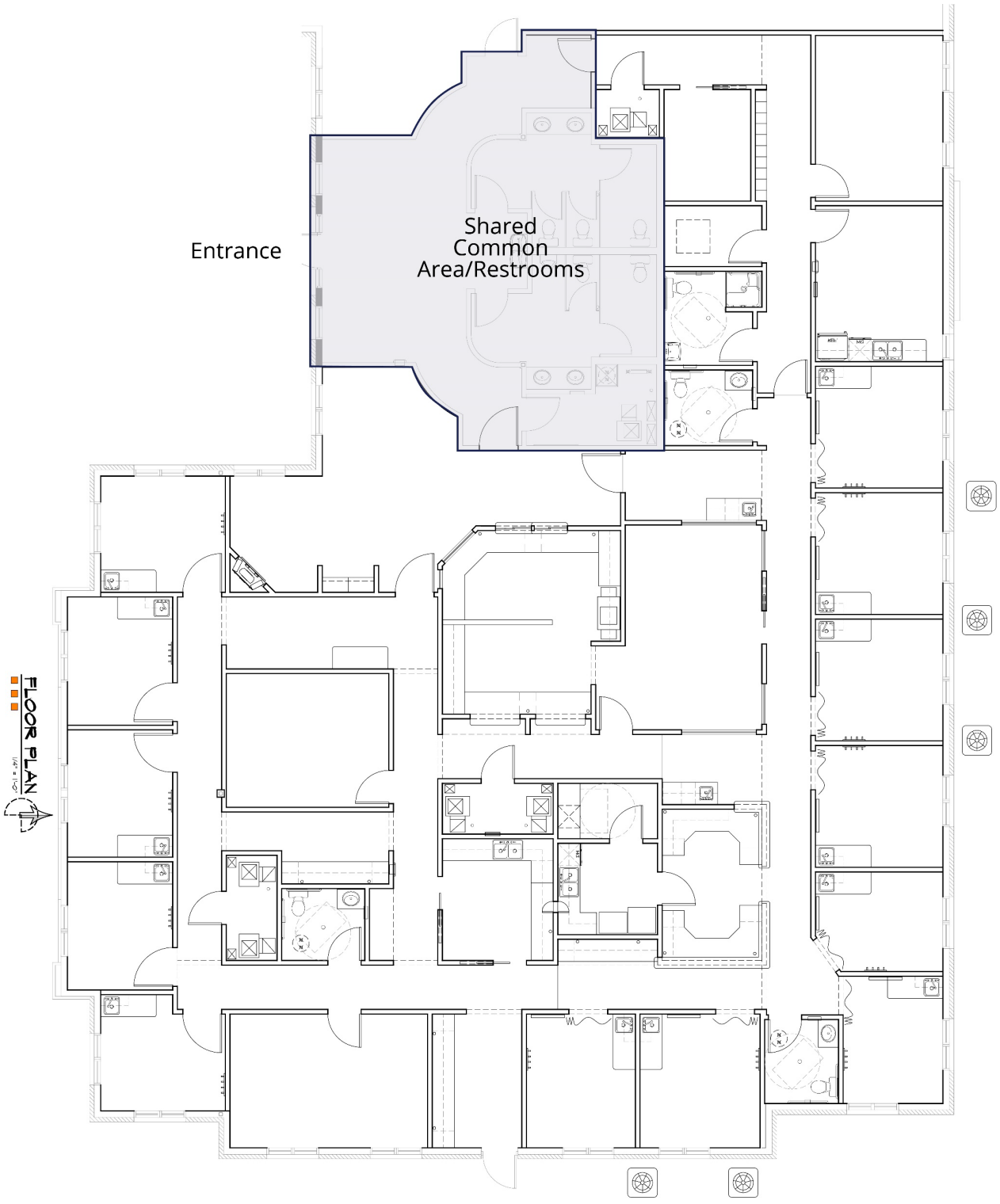








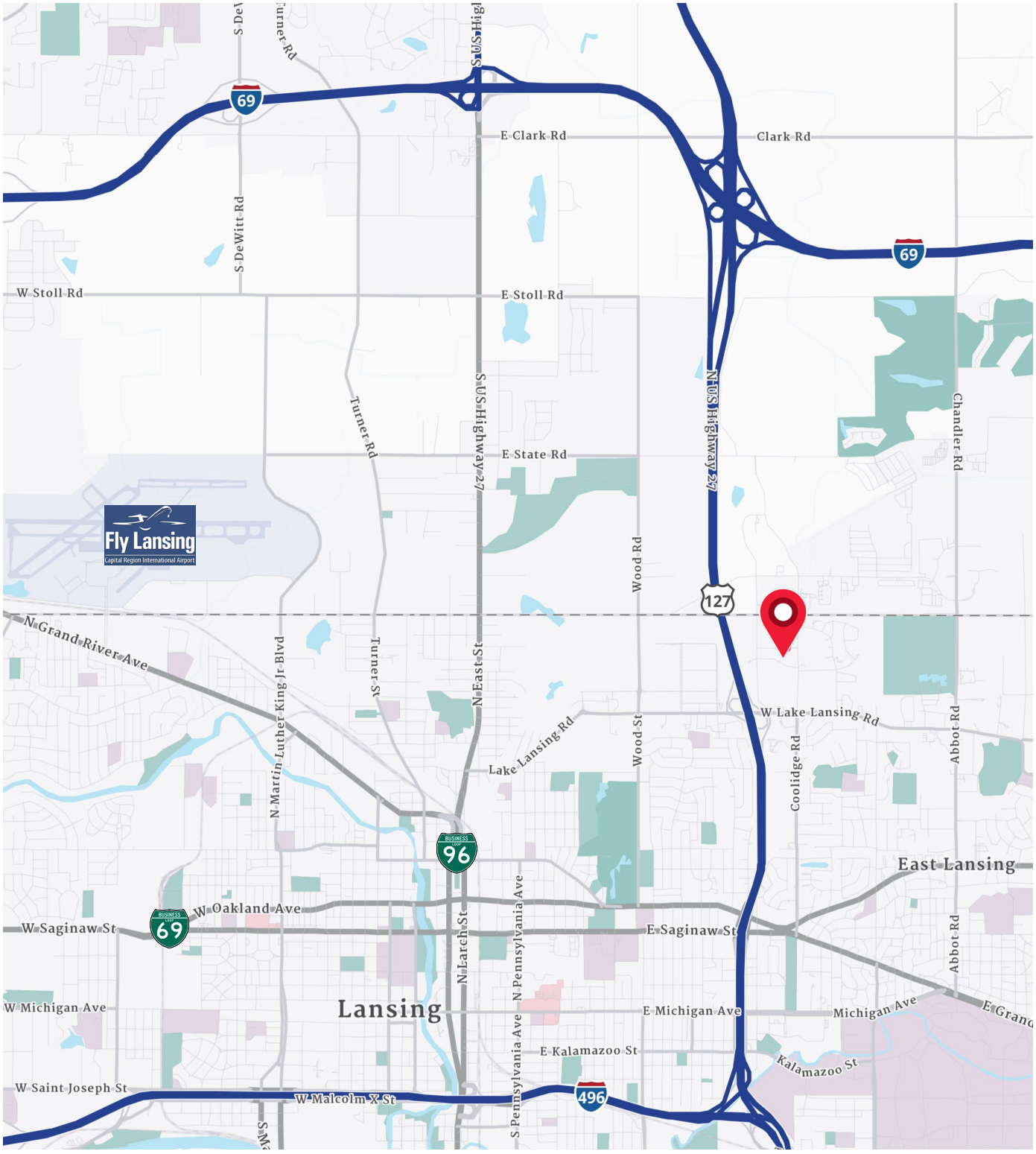
Floor Plan



Unit 1

6,915 SF

Location Map



Location:

- 0.6 Miles NW of US-127
- 2.4 Miles NE of US-127 and Business 69 Interchange
- 1.1 Miles from Eastwood Towne Center

Aerial Map


ATESTO North America Inc
Coolidge Rd
Skymint East Lansing
Hallo Matson Law
The Cancer & Hematology Centers
AdvisaCare Home Health & Hospice
Mid-Michigan Podiatry
Watertower Pl
Transnation Title Agency
Anderson Economic Group
Mercantile Bank
Abbey Rd
ABEM

Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	11,893	75,782	134,260
Total Households	4,000	27,553	54,118
Total Family Households	1,386	12,126	24,833
Average Household Size	2.06	2.13	2.15
Median Age	22.8	24.3	28.0
Population Age 25+	4,181	35,020	73,637
5 YEAR PROJECTED TRENDS	**1 MILE RADIUS**	**3 MILE RADIUS**	**5 MILE RADIUS**
Population	0.07%	0.02%	0.03%
Households	0.57%	0.48%	0.51%
Families	0.30%	0.22%	0.21%
Median Household Income	2.60%	2.00%	2.11%
CURRENT YEAR POPULATION BY SEX	**1 MILE RADIUS**	**3 MILE RADIUS**	**5 MILE RADIUS**
Male Population / % Male	49.1%	49.4%	49.6%
Female Population / % Female	50.9%	50.6%	50.4%
INCOME & HOUSEHOLDS SUMMARY	**1 MILE RADIUS**	**3 MILE RADIUS**	**5 MILE RADIUS**
2024 Median Household Income	$45,538	$65,202	$64,439
Average Household Income	$79,444	$102,483	$98,801
Per Capita Income	$27,277	$37,820	$40,282
SUMMARY BUSINESS DATA	**1 MILE RADIUS**	**3 MILE RADIUS**	**5 MILE RADIUS**
Total Businesses	444	2,672	5,187
Total Daytime Population	11,666	79,488	147,522
Daytime Population: Workers	4,807	42,502	85,208
Daytime Population: Residents	6,859	36,986	62,314

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.