

# FOR LEASE

5123 W. St. Joseph Highway, Lansing



## Available Office Space:

**Suite 102: 796 SF**

**Suite 103: 1,000 – 3,434 SF (divisible)**

**Suite 204: 1,650 SF**

## Property Information:

- Situated on 1.96 acres
- Originally built in 1979; renovated in 1994
- Approximately 80 on-site parking spaces
- Prominent exterior monument signage
- Zoned for Commercial Office use
- Prime location just minutes from major highways and shopping mall

## Lease Terms:

\$14.00/SF per year

Tenant is responsible for electricity

## For More Information:

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### AREA INFORMATION:

**1.5 Miles**

From two I-496 Interchanges

**1.4 Miles**

Lansing Mall

**3.9 Miles**

Downtown Lansing

**8 Miles**

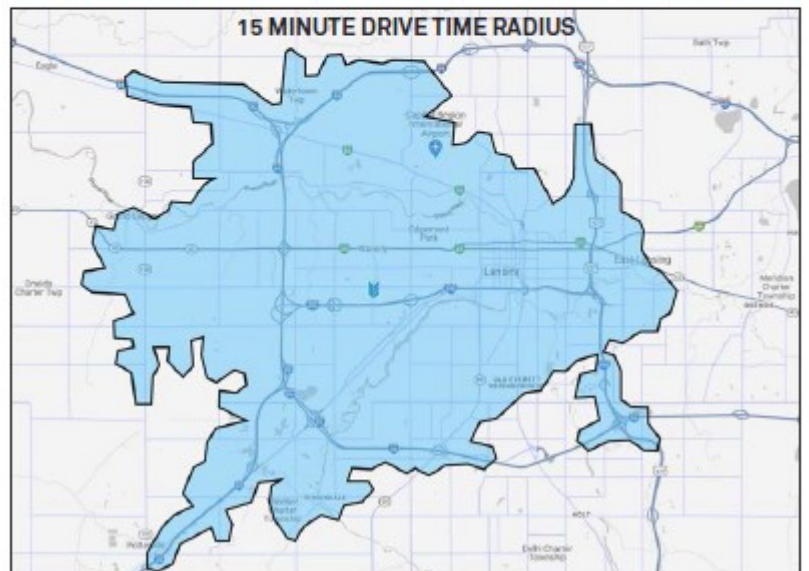
Michigan State University

**Convenient To**

Amenities, Restaurants and Shopping

### 2024 DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Total Population	7,767	55,916	130,796
Households	3,644	25,449	58,069
Average HH Income	\$92,927	\$84,682	\$73,528



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- **Suite 102**

First-floor office suite with 796 SF, featuring three private offices and a shared open area—perfect for a reception or collaborative workspace.

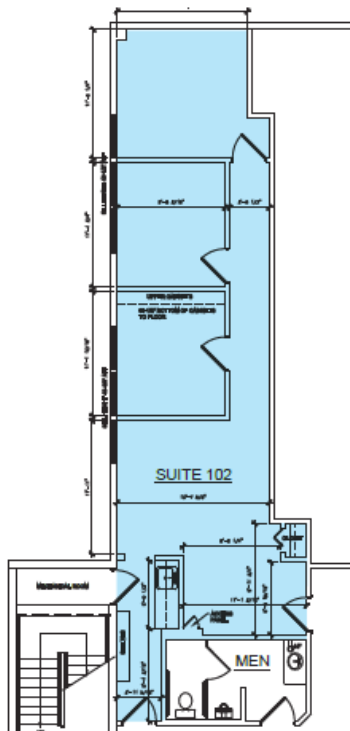
- **Suite 103**

Spacious first-floor suite with 3,434 SF, currently configured as two to three combined suites. Includes 11 private offices, a welcoming lobby, a break room, and a private restroom. The layout offers flexibility and can be easily re-divided into two or three separate suites to suit a variety of business needs.

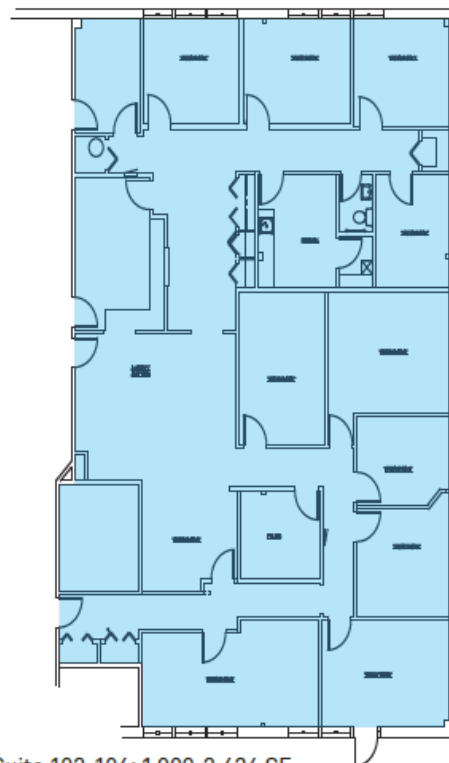
- **Suite 204**

Second-floor office suite with 1,650 SF of flexible, functional space. Features multiple private offices, a private restroom, and a shared open area ideal for a reception or collaborative workspace.

FLOOR PLANS:



Suite 102: 796 SF



Suite 103-104: 1,000-3,434 SF

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