

PRICE REDUCED: \$950,000!

OFFICE BUILDING IN LANSING AVAILABLE FOR SALE OR LEASE

PRIME LOCATION IN CAPITOL COMMERCE CENTER



**FOR SALE
OR LEASE**

822 Centennial Way
Lansing, MI

AVAILABLE:
SUITE 100: 4,000-9,500 SF
SUITE 250: 3,818 SF

BUILDING:
19,954 SF

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MOVE-IN READY PROFESSIONAL OFFICE SUITES WITH EXCEPTIONAL ACCESS TO LANSING'S KEY CORRIDORS

822 Centennial Way, Lansing, ideal for healthcare or general office use. Join Rosati, Schultz, Joppich & Amtsbuechler and Edward Jones. The property features a beautifully landscaped exterior with ample on-site parking.

Built in 1998, the building offers a large atrium with an open lobby, convenient common-area restrooms, and easy access to major interstates. Just 0.5 miles from I-496 and minutes from the Saginaw retail corridor and the State Capitol, Capitol Commerce Center provides a prime location for businesses seeking both accessibility and a professional environment.

SALE PRICE:

\$950,000

CASH OR NEW MORTGAGE

LEASE RATE:

SUITE 100: 4,000-9,500 SF

\$15.00

PSF/YR, + UTIL. & JANIT.

SUITE 250: 3,818 SF

\$17.00

PSF/YR, + UTIL. & JANIT.

PROPERTY FEATURES



ENTRANCE:
Large Atrium W/Open Lobby on First Floor



BUILT:
1998



EXTERIOR:
2-Story Brick
±19,954 SF



SITE:
3.12 Acres



ZONING:
Office



GROUNDS:
Nicely Landscaped with
±100 On-site Parking



SUITE 100:
Has Private Entrance to Wooded Break Area

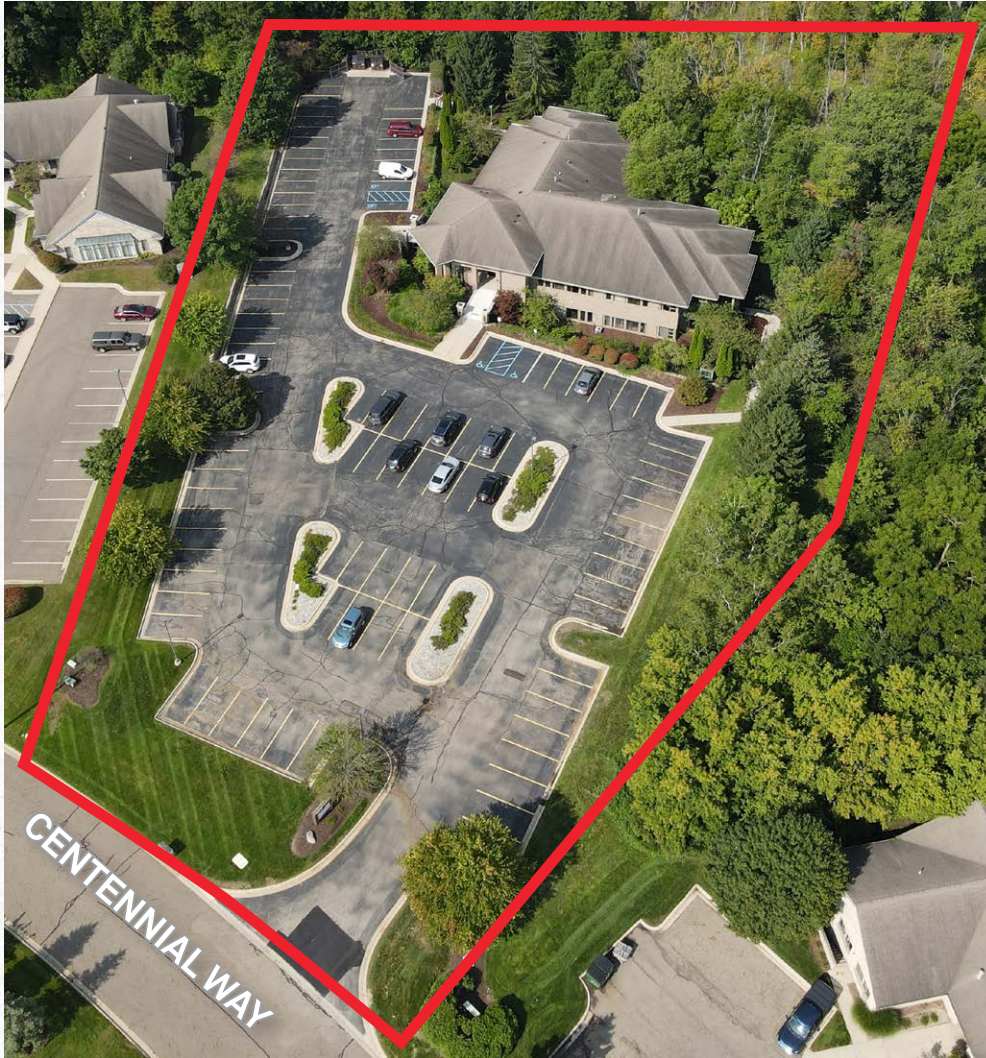


RESTROOMS:
Common Area



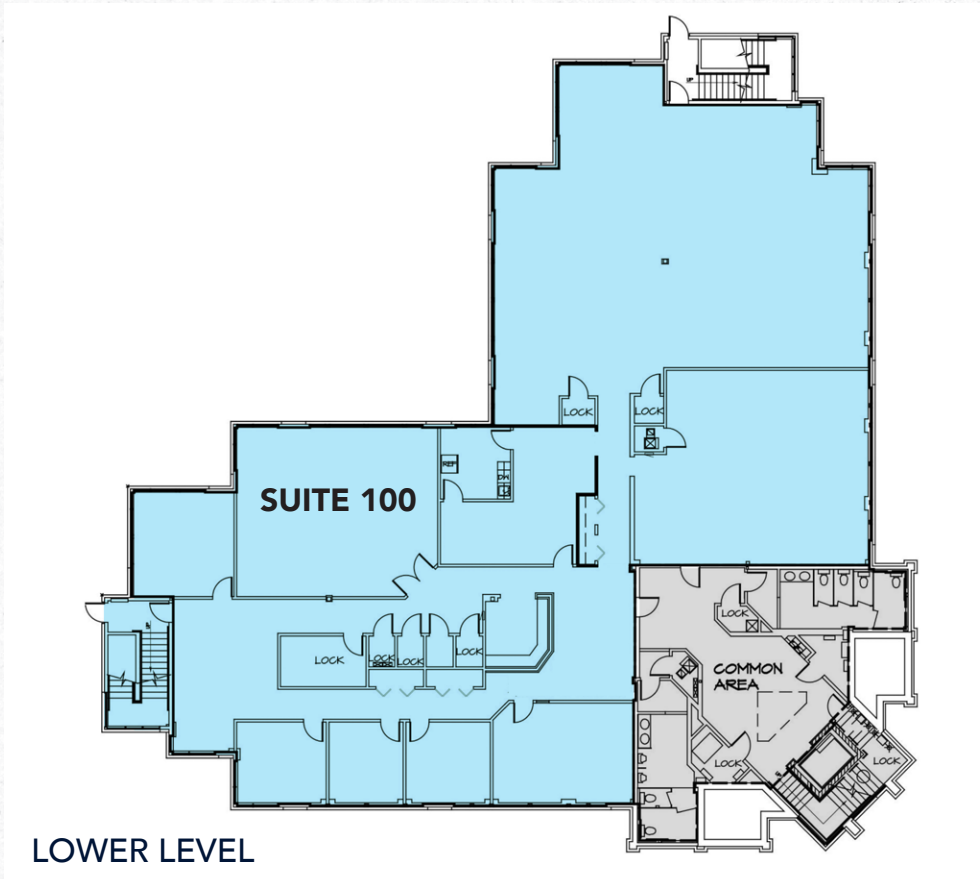


SITE



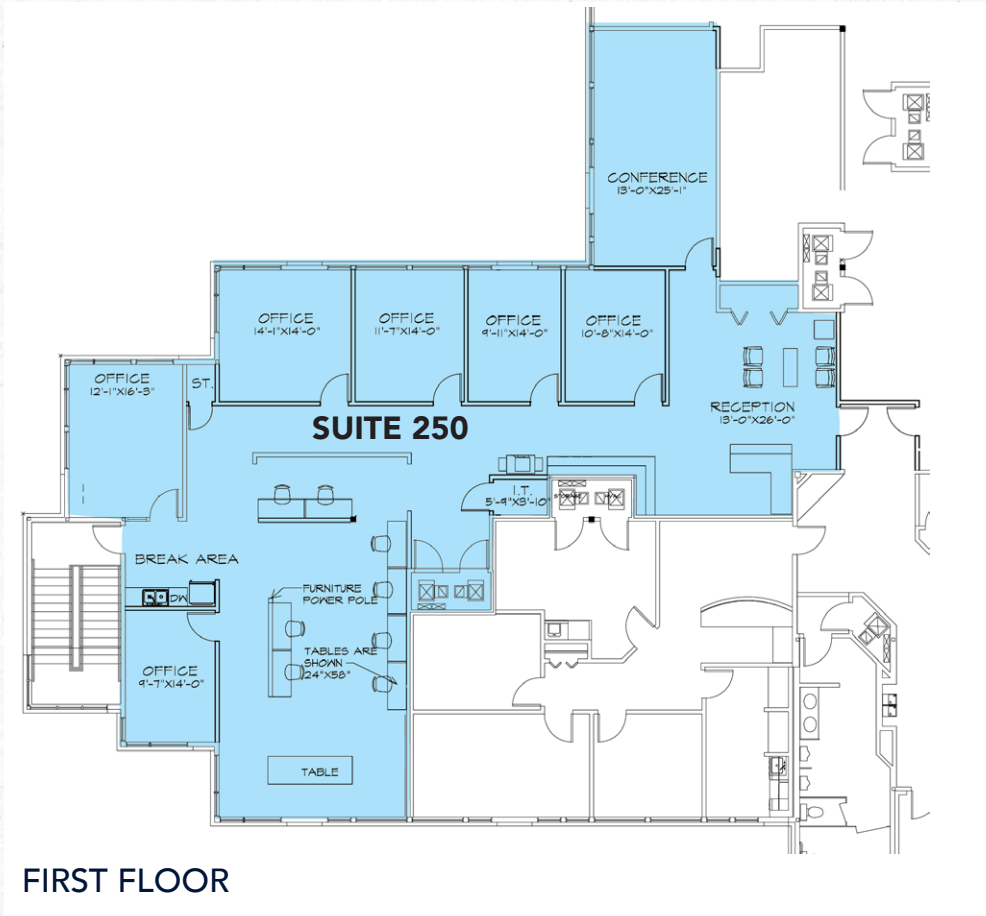


FLOOR PLAN - LOWER LEVEL





FLOOR PLAN - FIRST FLOOR





AREA INFORMATION

5 Minutes

to I-496 Highway Entrance

1.8 Miles

to I-96/I-69

1.9 Miles

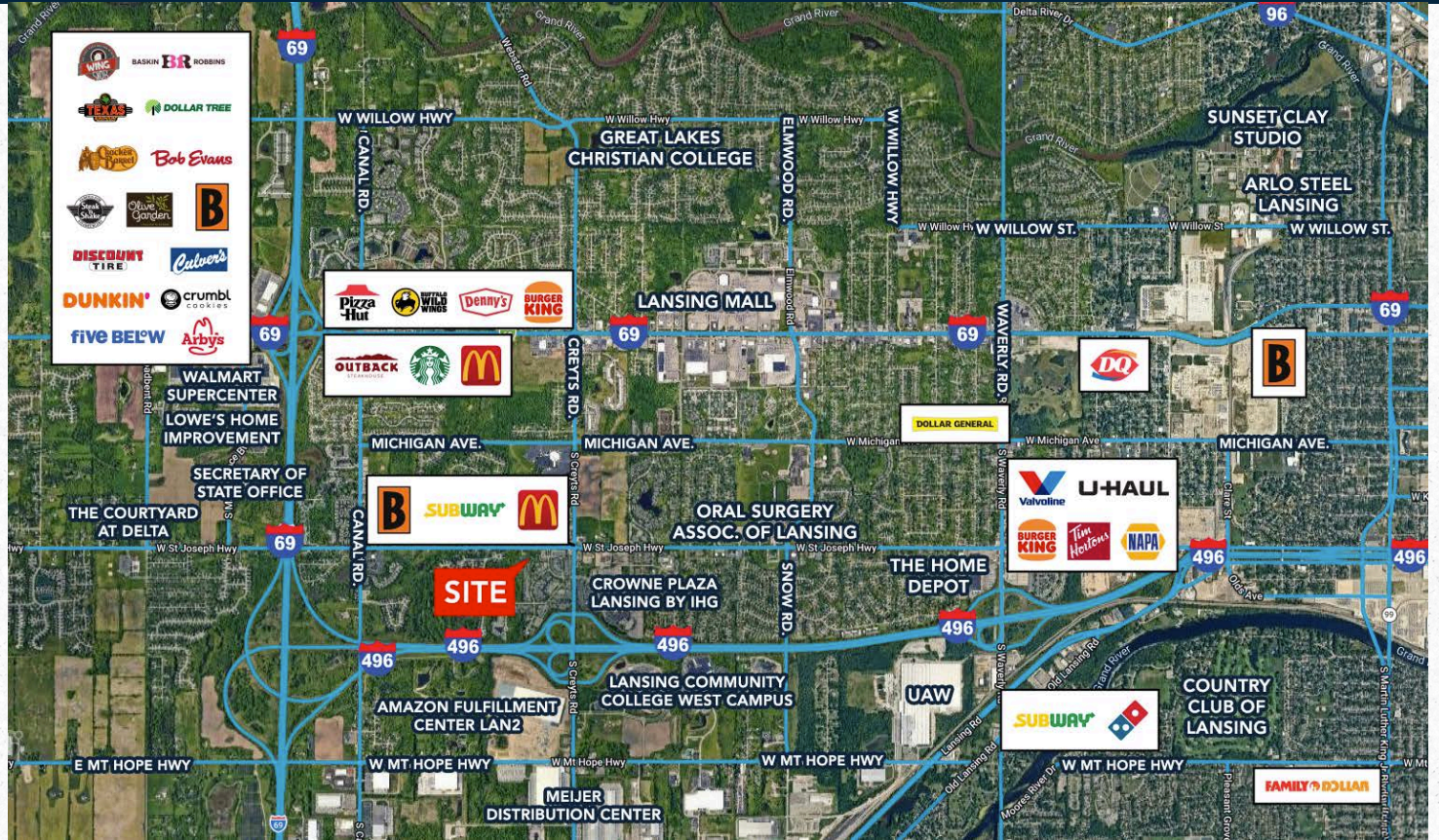
to Regional Lansing Mall & major retail corridor

5.4 Miles

to State Capitol & Downtown

7 Miles

to Grand Ledge & neighboring areas



DELTA TOWNSHIP TAX DATA (EATON COUNTY)

Parcel Number	040-043-700-120-00
2026 SEV & Taxable Value:	\$681,400
2025 Taxes:	\$40,772±

Rent Roll and Expenses available upon request



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Martin Commercial Properties is a vertically integrated commercial real estate firm with an established track record of delivering superior service and unparalleled results to clients since 1962. Our experienced team efficiently serves clients nationally by combining big business benefits with the attentiveness to detail and insight that you would expect from a local firm. With offices in Lansing, Grand Rapids, and Tampa, we provide strategic advice and execution in five core lines of business including brokerage services, investment services, property management, property development, and corporate services.



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