



**SIGNATURE
ASSOCIATES**
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Office For Lease

Property Name:

Location: 454 North Street

City, State: Mason, MI

Cross Streets: E of Cedar Street

County: Ingham

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	180,900	Total Available Sq. Ft.:	34,800	Class:	C
Typical Floor Plate:	180,900	Min / Max Cont. Sq. Ft.:	34,800 / 34,800	No. of Floors:	1

PROPERTY INFORMATION

Zoning:	M-2, Gen.	Parking:	200
Exterior Construction:	Masonry/Metal	Power:	N/A
Structural System:	Steel/Concrete	Security Systems:	No
Roof:	Gable	Restrooms:	Yes
Floors / Covering:	6" Concrete / N/A	Sprinklers:	Yes
Heating:	Gas Forced Air	Signage:	None
Air-Conditioning:	N/A	Delivery Area:	N/A
Ceiling Height:	14'	Date Available:	Immediate
Year Built:	1921 (Retrofit: 1999)	Acreage:	11.02

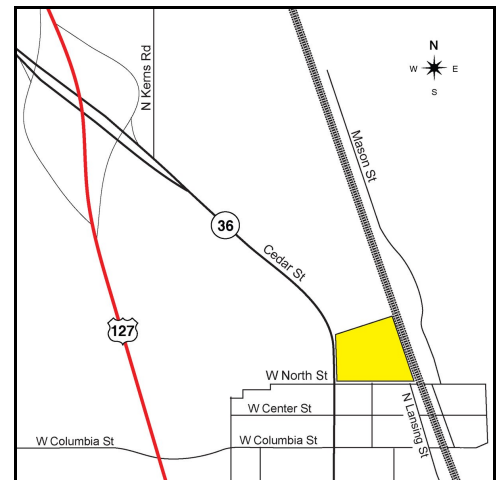
Current Tenants:

PRICING INFORMATION

Lease Rate:	Contact Broker	Rentable/Usable:	N/A	Impr Allowance:	N/A
Lease Term:	N/A	Total Taxes:	\$0.44/SF (2024)	Deposit:	N/A
Options:	N/A	Parcel #:	33-19-10-05-451-006		

Tenant Responsibility:

Comments: 34,800 sq. ft. of second and third floor office space available. Near General Motors. Large fenced lot.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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