

Crown Pointe Business Park

15851 S Old US27, Lansing, MI 48906



NAIMid-Michigan

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Professional Office Park for Sale

OFFERING MEMORANDUM

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EXECUTIVE SUMMARY

Crown Pointe Business Park
15851 S Old US 27, Lansing

Professional Office Park for Sale

Investment Overview

| | |
|-----------------|----------------------------|
| Sale Price | \$2,300,000 |
| Total Buildings | 5 Buildings |
| Lot Size | 2.5 Acres across 5 parcels |
| Price/SF | \$92.00 |

Property Highlights

- 25,000 SF of professionally managed, single-story suites
- 100% occupied with decades of proven occupancy rates
- 5 buildings consisting of 5,000 SF each
- Building 60 contains high revenue salon suites
- Condo association for utilities and common area maintenance
- New roofs on all buildings in 2019, new parking lot in 2018
- Zoned BC Community Business



Sale Price

\$2,300,000
8.26% Cap Rate



Property Size

5 Buildings
25,000 SF



Occupancy

100%

PROFORMA

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INCOME

| | | |
|-------------------------------|----|------------------|
| Gross Scheduled Income | | \$369,635 |
| Less Vacancy | 0% | \$0 |
| Gross Operating Income | | \$369,635 |

EXPENSES

| | | |
|-------------------------------------|----------------------|------------------|
| Taxes | | \$59,400 |
| Insurance | | \$6,500 |
| Repairs and Maintenance | | \$17,000 |
| Utilities | | \$37,175 |
| Janitorial | | \$10,075 |
| Management | | \$18,500 |
| Condo Fees | | \$28,500 |
| Maintenance Reserve (\$0.10 per SF) | | \$2,500 |
| Less Expenses | Per SF \$7.19 | \$179,650 |
| NET OPERATING INCOME | | \$189,985 |

VALUES

| | | | | | |
|----------------------|-------------|-------------|-------------|-------------|-------------|
| Capitalization Rates | 9.0% | 8.5% | 8.0% | 7.5% | 7.0% |
| Value by Income | \$2,110,944 | \$2,235,118 | \$2,374,813 | \$2,533,133 | \$2,714,071 |
| Per SF | \$84.44 | \$89.40 | \$94.99 | \$101.33 | \$108.50 |

ADDITIONAL PHOTOS

Exterior Photos

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ADDITIONAL PHOTOS

Building 30, 40, and 50

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Building 30



Building 40



Building 50

| UNIT | TENANT | SQUARE FOOTAGE | LEASE START DATE | LEASE END DATE |
|----------------|--|----------------|------------------|----------------|
| 30-312/317/318 | Cultivate Aesthetics | 1,431 | 06/01/2021 | 05/31/2026 |
| 30-314 | The Mardigian Agency | 869 | 04/01/2023 | 05/31/2026 |
| 30-315/316 | Michigan Coalition Against Homlessness | 2,700 | 06/01/2007 | 04/30/2026 |
| 40 | WSP USA Inc. | 5,000 | 03/01/2002 | 09/30/2027 |
| 50 | Asbestos Abatement Inc. | 5,000 | 10/08/2025 | 12/31/2028 |

Leases expiring in 2026 are currently in the renewal process as of December 2025.

ADDITIONAL PHOTOS

Building 60 and 70

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Building 60



Building 70

Building 60 includes 19 salon suites filled with long term tenants. The salon suites have an average lease rate of \$605/suite.

| UNIT | TENANT | SQUARE FOOTAGE | TOTAL MONTHLY RENT | LEASE END DATE |
|----------|----------|----------------|--------------------|----------------|
| 19 Units | Multiple | 5,000 | \$11,510 | Varies |

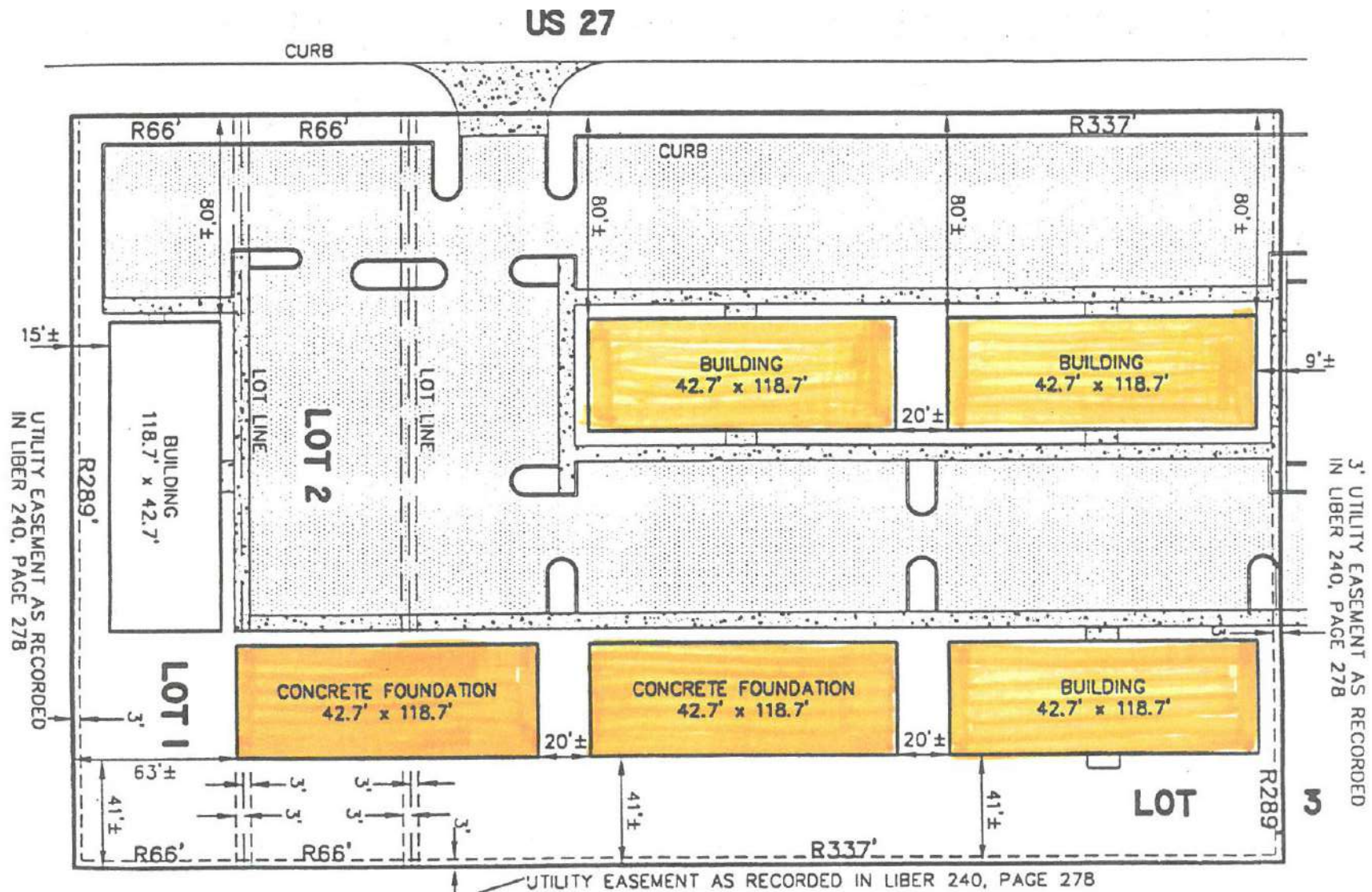
| UNIT | TENANT | SQUARE FOOTAGE | LEASE START DATE | LEASE END DATE |
|----------|------------------------------|----------------|------------------|----------------|
| 70-71/73 | Michigan Advocacy Program | 3,750 | 01/16/2017 | 02/28/2027 |
| 70-72 | Servanthood Industries, Inc. | 1,250 | 10/18/2024 | 01/31/2031 |

ADDITIONAL PHOTOS

Site Survey

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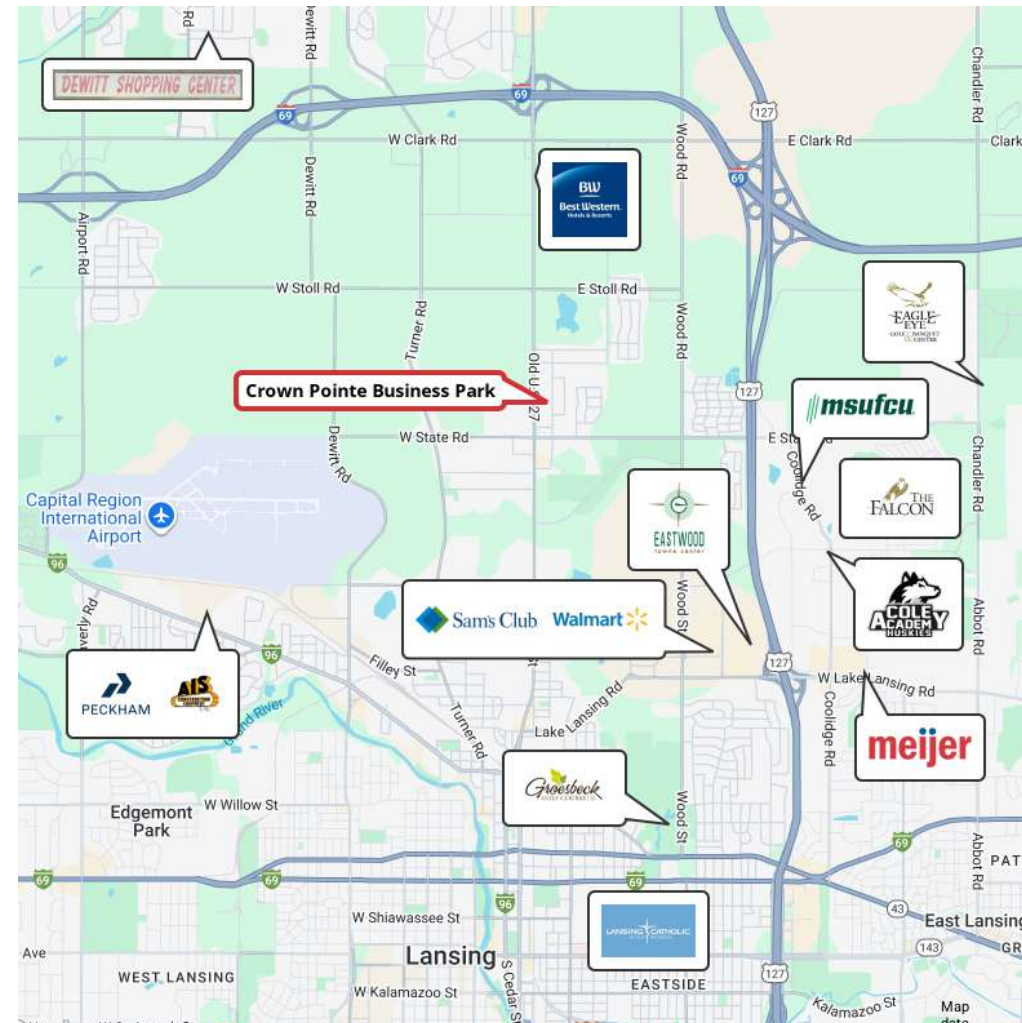


REGIONAL MAP

Parcel & Retailer

Crown Pointe Business Park
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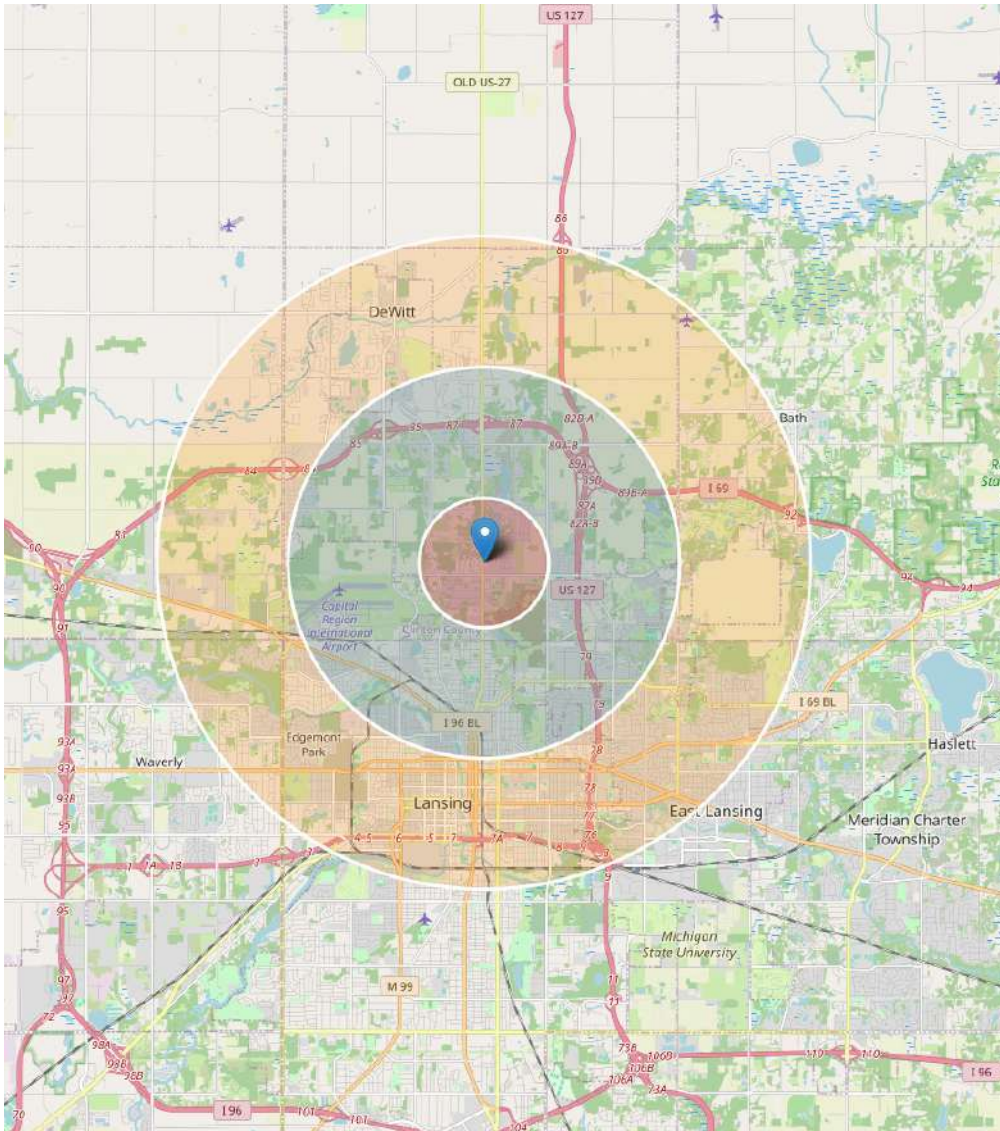
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DEMOGRAPHICS

Crown Pointe Business Park
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| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Population | 2,235 | 29,645 | 127,560 |
| Average Age | 45 | 39 | 37 |
| Average Age (M) | 44 | 38 | 36 |
| Average Age (F) | 46 | 40 | 37 |
| Total Households | 1,002 | 12,801 | 53,392 |
| # of Persons per HH | 2.2 | 2.3 | 2.4 |
| Average HH Income | \$74,220 | \$80,256 | \$81,967 |
| Average HH Value | \$170,259 | \$197,933 | \$229,436 |

CONTACT AGENT

Crown Pointe Business Park
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JEFFREY BRANCH

Associate Broker

Background & Experience

Before transitioning into sales and leasing full time in 2020, Jeffrey spent 20 plus years in the facilities sector, amassing a wealth of knowledge and contacts throughout the commercial real estate industry. Leveraging this knowledge base, along with being a quick study, he soon found himself closing in excess of 50 transactions annually in his pursuit of a broker's license in 2025. When Jeffrey is not in the field closing deals, he is spending his time with his family enjoying his Mid-Michigan hometown roots.

Professional Associations & Designations

- 2024 CoStar Power Broker, Top Office Leasing Broker in West Michigan
- MAR: Michigan Association of REALTORS®
- NAR: National Association of REALTORS®
- CBOR: Commercial Board of REALTORS®

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