



## 801 S Waverly Road

Lansing, Michigan 48917

### Property Highlights

- Recently renovated
- Flexible floorplans
- Excellent highway access to I-496, one block south
- Close to Downtown Lansing and major merchant center
- Oversized parking lot with 300+ spots

### Offering Summary

Lease Rate:	\$13.00 SF/yr (MG)
Building Size:	32,648 SF
Available SF:	307 - 10,963 SF

### For More Information



#### Jeffrey Branch

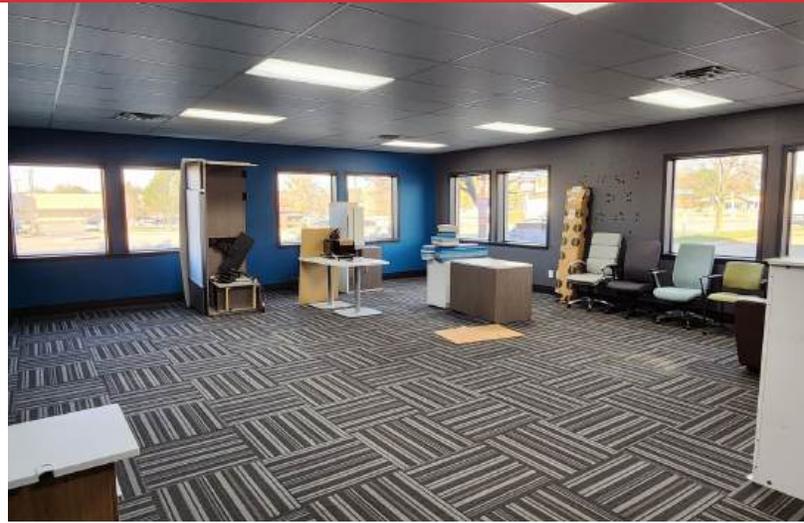
Associate Broker

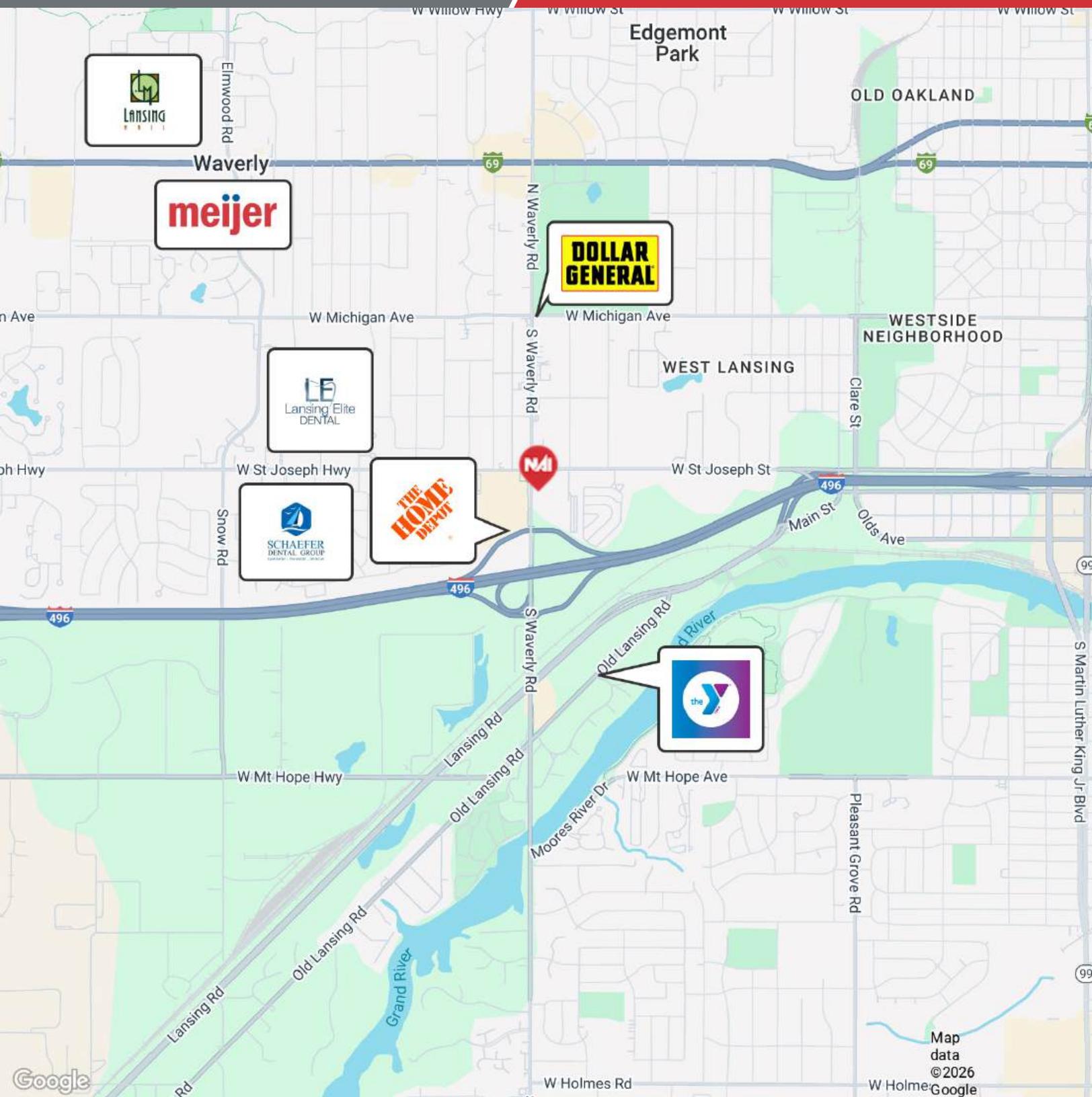
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## Available Spaces

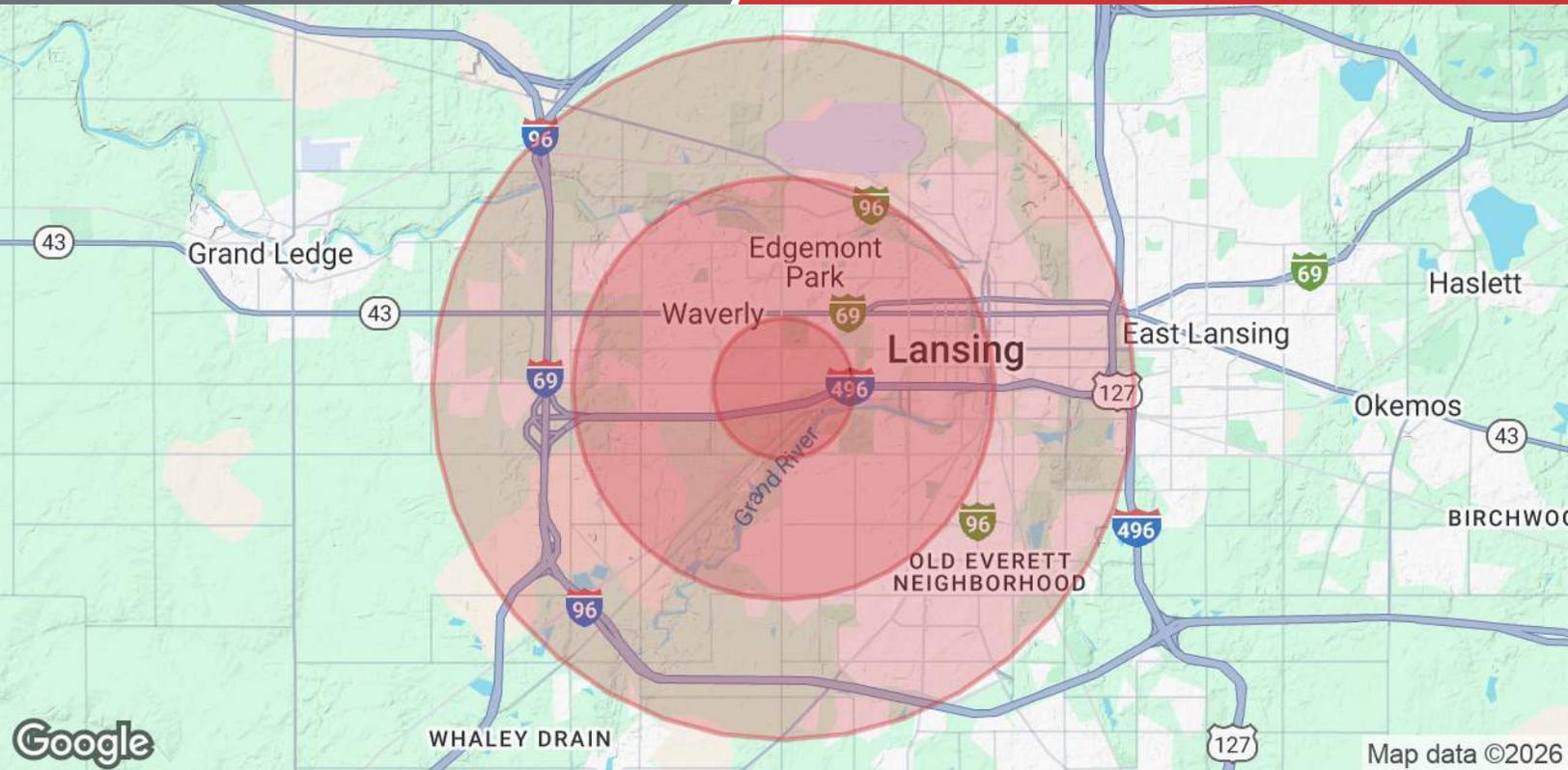
Suite	Size (SF)	Lease Type	Lease Rate
Suite 103	2,575 - 4,740 SF	Modified Gross	\$13.00 SF/yr
Suite 104/105	2,165 SF	Modified Gross	\$13.00 SF/yr
Suite 300	3,100 - 10,963 SF	Modified Gross	\$13.00 SF/yr
Suite 301	1,781 - 10,963 SF	Modified Gross	\$13.00 SF/yr
Suite 302	1,549 - 10,963 SF	Modified Gross	\$13.00 SF/yr
Suite 303	307 - 10,963 SF	Modified Gross	\$13.00 SF/yr
Suite 304	984 - 10,963 SF	Modified Gross	\$13.00 SF/yr
Suite 305/306	2,424 - 10,963 SF	Modified Gross	\$13.00 SF/yr
Suite 307	817 - 10,963 SF	Modified Gross	\$13.00 SF/yr
Third Floor	307 - 10,963 SF	Modified Gross	\$13.00 SF/yr





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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	7,500	72,545	162,174
Average Age	38.2	36.8	34.8
Average Age (Male)	36.3	35.0	32.1
Average Age (Female)	40.5	38.7	37.1
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	3,283	31,136	68,399
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$56,866	\$55,698	\$51,244
Average House Value	\$182,532	\$151,945	\$132,973

\* Demographic data derived from 2020 ACS - US Census