NAI Mid-Michigan

# For Lease

307 - 10,963 SF | $13.00 SF/yr

Office Space



# 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 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 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 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 |
| Third Floor | 307 - 10,963 SF | Modified Gross | $13.00 SF/yr |

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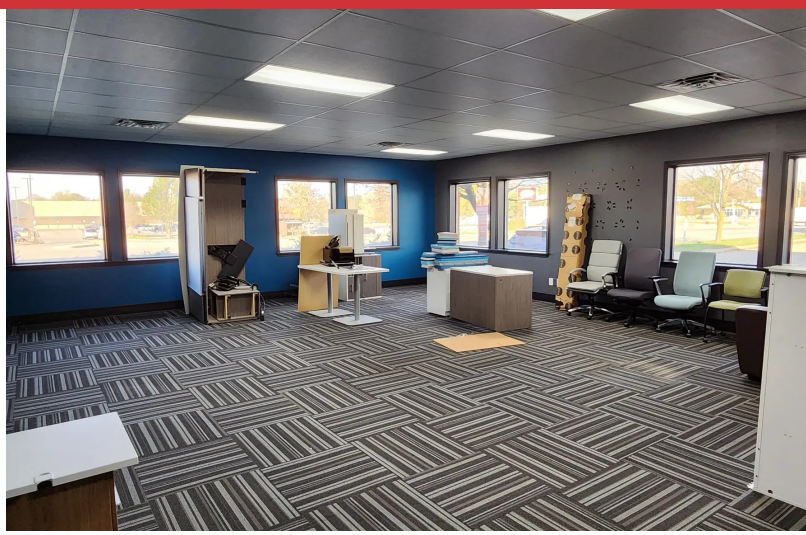
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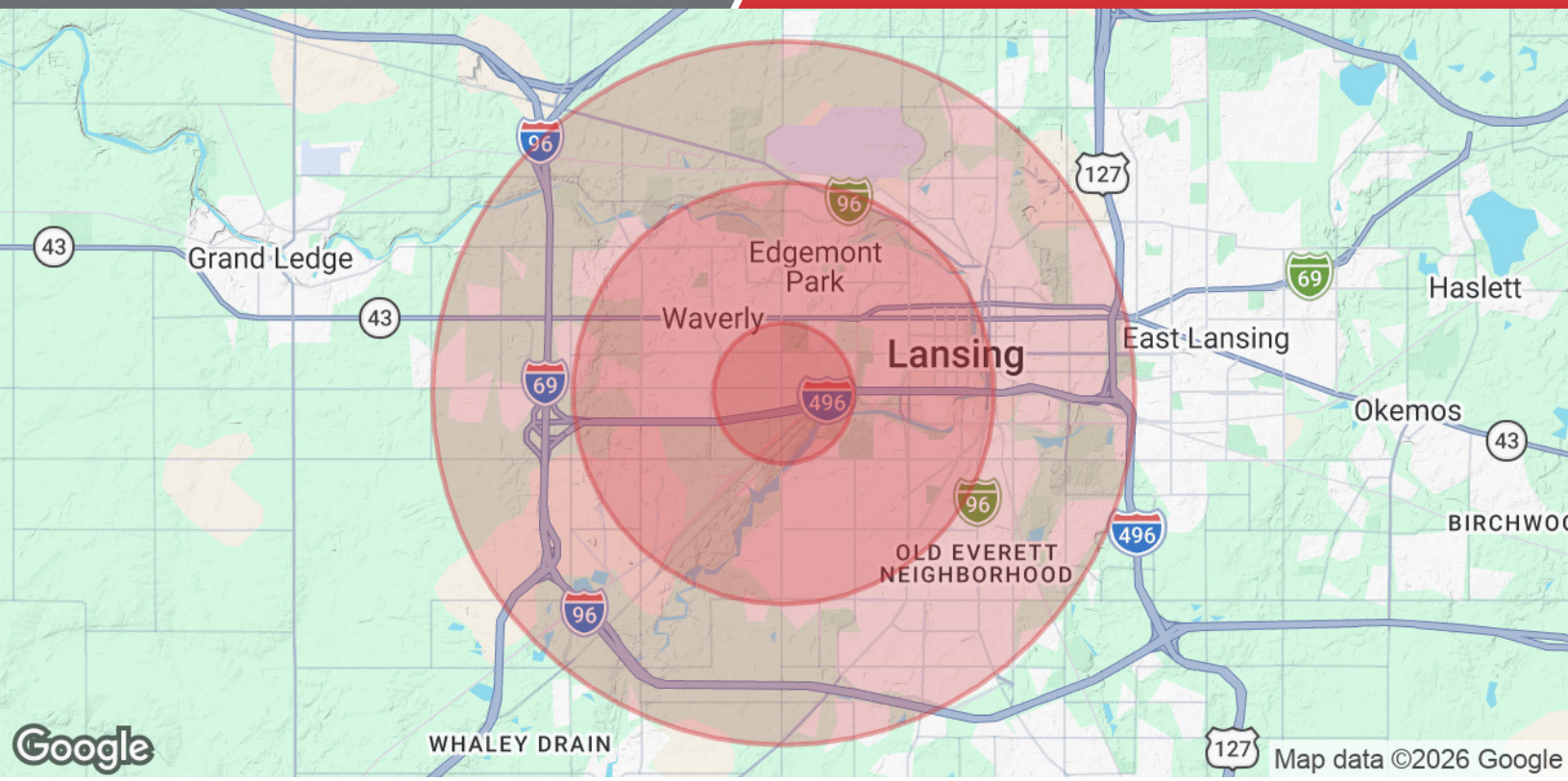
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| Population | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Population | 7,500 | 72,545 | 162,174 |
| Average Age | 38.2 | 36.8 | 34.8 |
| Average Age (Male) | 36.3 | 35.0 | 32.1 |
| Average Age (Female) | 40.5 | 38.7 | 37.1 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| 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*

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