



Office For Sale or Lease

Property Name:

Location: 1234 E. Grand River Avenue

City, State: East Lansing, MI

Cross Streets: Hegadorn Road

County: Ingham

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 7,614

Total Available Sq. Ft.: 7,614

Class:

Typical Floor Plate: 3,807

Min / Max Cont. Sq. Ft.: 7,614 / 7,614

No. of Floors: 2

PROPERTY INFORMATION

Zoning: EV
Exterior Construction: N/A
Structural System: N/A
Roof: Flat
Floors / Covering: N/A / N/A
Heating: Package H & C
Air-Conditioning: Yes
Ceiling Height: 10'
Year Built: 1971 (Retrofit: 2021)

Parking: 17
Power: N/A
Security Systems: No
Restrooms: Yes
Sprinklers: No
Signage: Building
Delivery Area: N/A
Date Available: Immediate
Acreage: 0.7

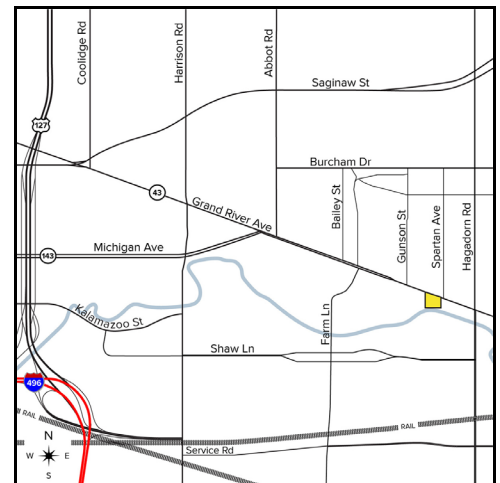
Current Tenants:

PRICING INFORMATION

Lease Rate: \$40.00 NNN **Rentable/Usable:** N/A **Lease Term:** N/A
Sale Price: \$2,800,000 (\$367.74/sqft) **Total Taxes:** \$36,352.08 (2024/25) **Impr Allowance:** N/A
Options: N/A **Parcel #:** 33-20-02-18-426-007 **Deposit:** N/A

Tenant Responsibility:

Comments: Newly renovated turn-key dispensary. Premium location on Michigan State Campus with ample parking. Great opportunity for office or medical user.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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