

OFFICE CONDO UNITS IN A PRESTIGIOUS EAST LANSING BUILDING

OFFERING MEMORANDUM 2025



INVESTMENT SALE

2900 West Road
East Lansing, MI
18,607 SF (3 Units)

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EXECUTIVE SUMMARY

Martin Commercial Properties is pleased to present the rare opportunity to acquire three condo units in a premium asset located at 2900 West Road in East Lansing. This offering spans two floors totaling 18,607 square feet of high-quality office space within a prestigious five-story Class A building. The sale includes both a partial lower level and entire first floor, along with shared access to robust building amenities that enhance tenant experience and long-term value.

Originally constructed in 2005, 2900 West Road stands out as one of the premier suburban Class A office properties in the Greater Lansing area, boasting a modern two-story atrium, above-market finishes, and ample surface parking. The building is professionally maintained to the highest quality standards, reflecting ownership pride and operational excellence.

Key shared amenities include a 2,000-square-foot conference room, a catering kitchen, a fitness center with showers, and secure tenant storage areas—all located in the lower-level common area and designed to support today's professional workforce.

Currently, the asset is 100% leased to two established tenants:

- Spicer Group, Inc., a full-service engineering, surveying, and planning firm
- Cherry Marketing Institute, Inc., a research-based nonprofit organization

Strategically located in East Lansing's Northwest tier, the property benefits from proximity to Eastwood Towne Center, a high-traffic lifestyle retail and entertainment destination. The site offers outstanding regional connectivity via Lake Lansing Road and is situated less than half a mile from the US-127 interchange, with Michigan State University just minutes away.

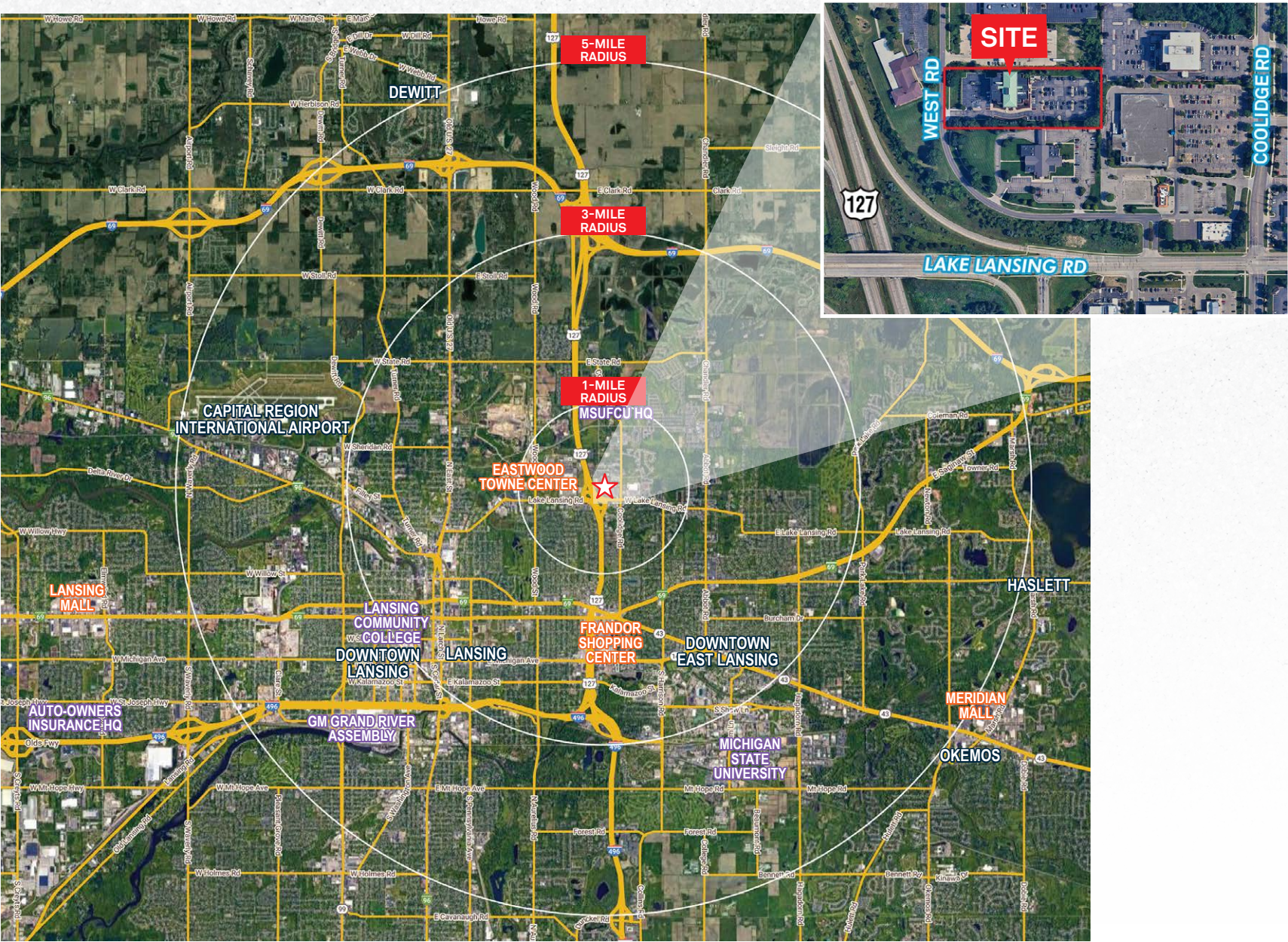
This offering represents a compelling opportunity for investors seeking a stable, income-producing office asset in a growth-oriented submarket, with high visibility, strong tenant covenants, and long-term upside.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. This information is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the offering memorandum.

TABLE OF CONTENTS

2	Executive Summary
3	Location Proximity
4	Building Specifications
5	Floor Plans
6	Investment Summary
7	Tenant Profiles
8	Gallery
9	Lansing Market Stats
10	Employers/Highlights
11	Service Lines

LOCATION PROXIMITY HIGHLIGHTS



OFFERING MEMORANDUM

2900 West Road, East Lansing, MI



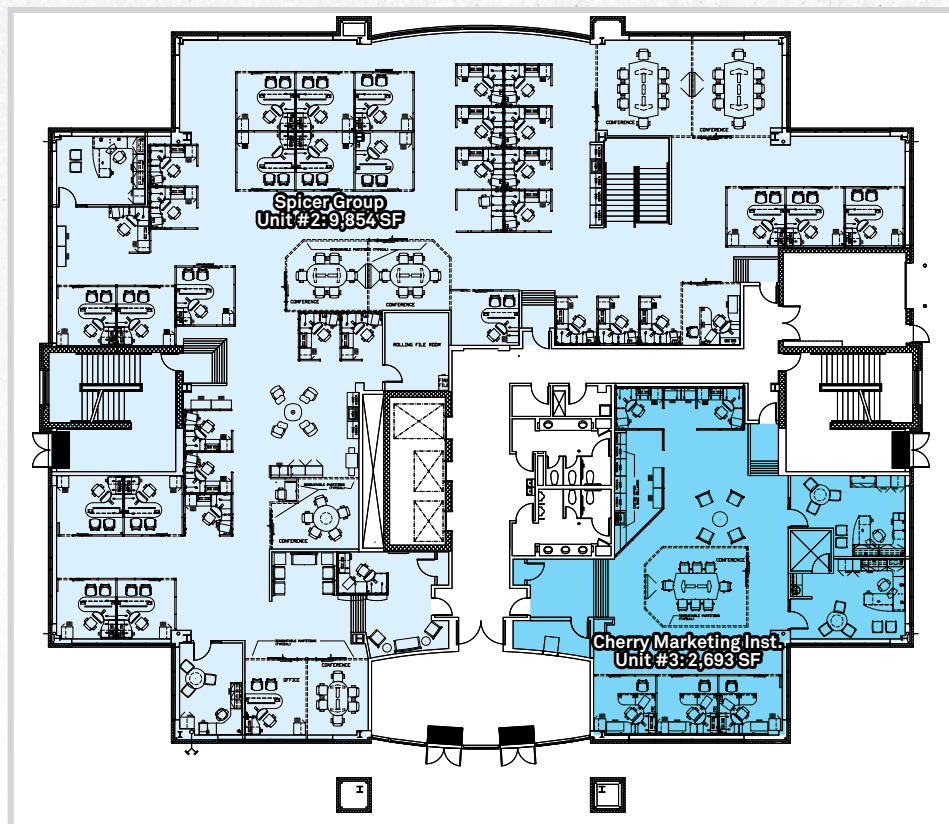
BUILDING SPECIFICATIONS

Address	2900 West Road, East Lansing, MI		
3 Units Totaling	18,607 SF		
Building Size	87,074 SF		
Lot Size	(Parent Parcel) ±3.57 Acres		
Year Built	2005		
Construction	Brick exterior, steel frame		
Atrium	2-story glass		
Restrooms	Common on each floor		
Elevators	(3) passenger		
Amenities	Common area conference room and exercise room/showers, storage areas on lower level		
Parking	Grade Level, ±214 spaces		
Generator	Emergency generator (150kW)		
Loading Area	One overhead door		
Fire	Fully sprinklered with electric fire pump		
Gas	Single Meter		
Electrical	Floors individually metered		
HVAC	2 Lochinvar boilers (800,000 BTU each) 2-Trane AHU's, 2-Trane RTU's, 1-Evapco cooling tower		
Taxing Authority City of East Lansing			
UNIT	PARCEL#	2025 SEV/ TAXABLE VALUE	2024 TAXES
1	33-20-01-02-276-201	\$209,300	±\$15,189
2	33-20-01-02-276-202	\$588,200	±\$42,716
3	33-20-01-02-276-203	\$159,900	±\$11,614
	Total:	\$957,400	±\$69,519

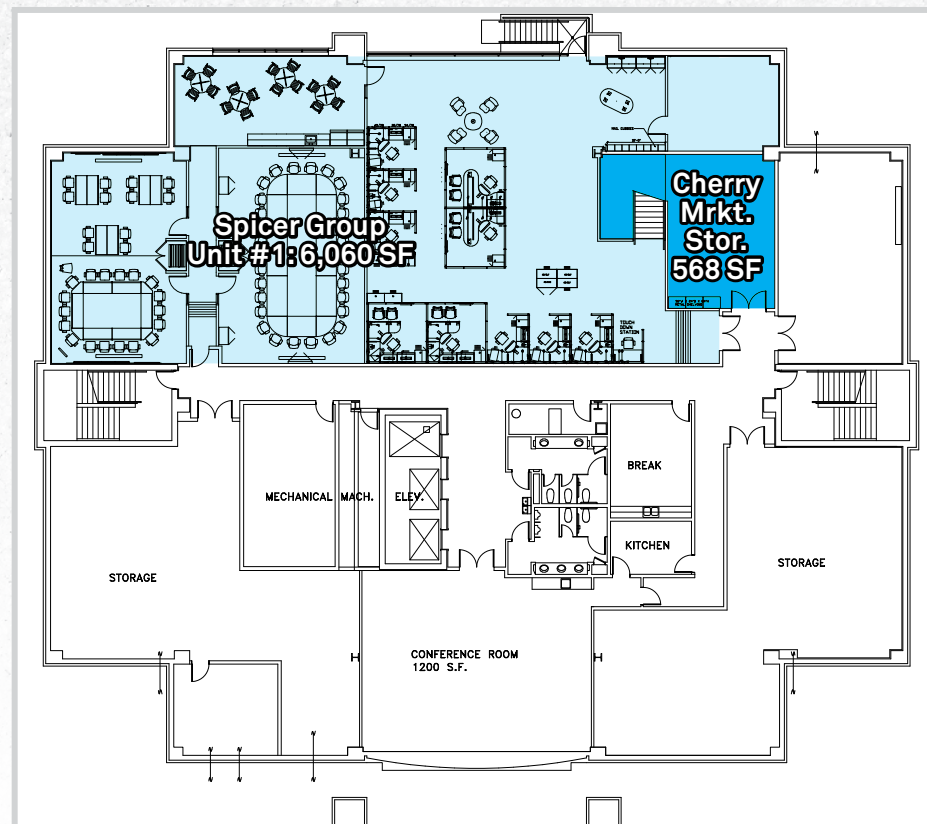


THE PROPERTY

FLOOR PLANS



First Floor



Lower Level

OFFERING MEMORANDUM

2900 West Road, East Lansing, MI



INVESTMENT SUMMARY



\$2,000,000
LIST PRICE

\$149,891
NOI

18,607
RENTABLE SF

\$107.48
PSF



3 Office Condos:
18,607 SF



Class A
Space



Built in
2005



Parking
±214 Spaces

TENANT PROFILES



Spicer Group, Inc. provides professional engineering, land surveying, community planning and architectural services. These core areas of expertise include several associated subservices. These services include architecture, surveying, transportation, parks and recreation, environmental, wastewater treatment, mechanical, electrical among many other related services. Established in 1944 as a civil engineering and surveying firm, Spicer Group has consistently grown into a large, established full-service engineering firm that provides its services around the country.

www.spicergroup.com/



Cherry Marketing Institute Inc. is a group that promotes the sale of cherries and cherry products in domestic and foreign markets, through new and innovative consumer-oriented marketing techniques and new product research; to create applications and products which will increase the consumption of cherries and cherry products; and to otherwise do all things and take all actions necessary to promote and enhance the cherry industry.

www.usacherries.com/

GALLERY



First Floor



Lower Level



475,589
Residents



10
Colleges &
Universities



270,291
Labor Force



68%
Working
Professionals

2025 Stats

54.4%

College
Degree

VS 53.7% - U.S.
50.0% - Michigan

129K

Median Home
Price

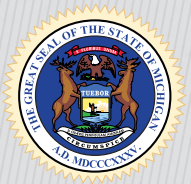
VS 495K - U.S.
230K - Michigan

4.6%

Unemployment
Rate (4/2025)

VS 4.2% - U.S.
4.7% - Michigan

LARGEST EMPLOYERS



ECONOMIC HIGHLIGHTS



East Lansing is home to **Michigan State University** a premier research university with over **51,000** students and over **20,260** employees



The **Lansing** market is home to **8** insurance **company HQ's**, collectively responsible for **\$30 billion** in annual premiums/revenue



Lansing is **home** to three **GM** facilities that **employ** over **5,800** workers



2018-2022 **Regional** Growth in high-tech employment: **12.2%**. Between 2019 and 2023, Area **GDP** increased by **10.3%**

Martin Your Vision. Our Mission.

Martin Commercial Properties is a vertically integrated commercial real estate firm with an established track record of delivering superior service and unparalleled results to clients since 1962. Our experienced team efficiently serves clients nationally by combining big business benefits with the attentiveness to detail and insight that you would expect from a local firm. With offices in Lansing, Grand Rapids, and Tampa, we provide strategic advice and execution in five core lines of business including brokerage services, investment services, property management, property development, and corporate services.



Brokerage
Services



Investment
Services



Property
Management



Construction
Services



Corporate
Services

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