

# NEW OFFICE SPACE IN THE VISTA AT THE HEIGHTS

## LOCATED IN EASTWOOD TOWNE CENTER



**FOR LEASE**  
THE VISTA AT THE HEIGHTS  
2505 SHOWTIME DRIVE  
LANSING, MI

**AVAILABLE**  
Up to 9,310 SF

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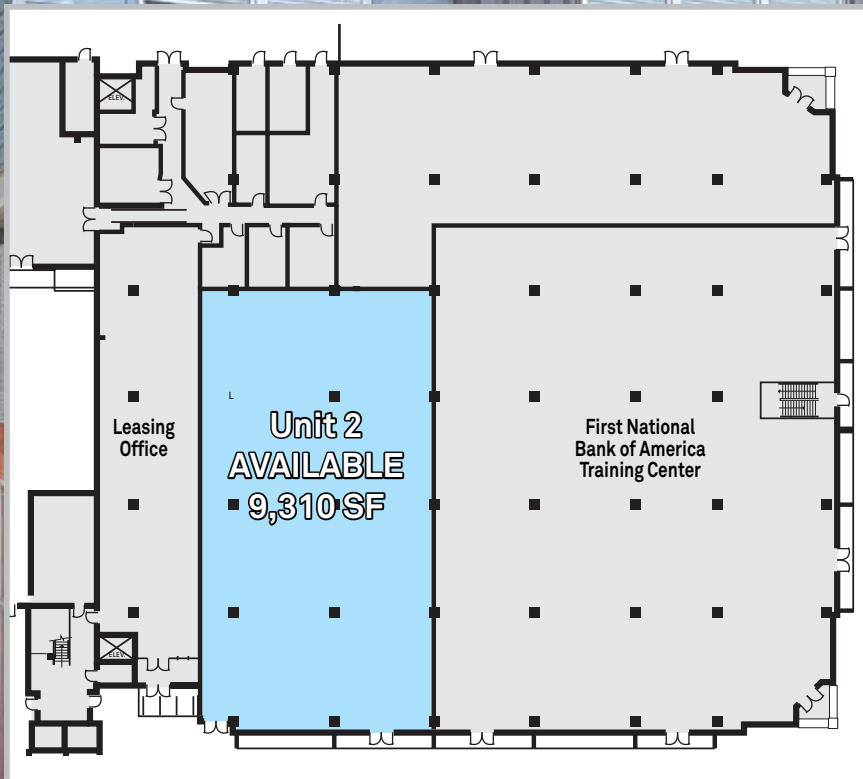
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## PROPERTY BROCHURE

The Vista at the Heights, 2505 Showtime Drive, Lansing, MI



### Professional Office Opportunity in a Premier Mixed-Use Community

Set your business apart, and join co-tenant First National Bank of America Training Center, at The Vista at the Heights, a beautifully maintained five-story building that includes 124 luxury apartments in the heart of Lansing's vibrant Eastwood Towne Center. This 9,310 SF ground-floor space is well-suited for a wide range of office uses and can be subdivided and configured to meet your operational needs.

Constructed in 2016, the property combines modern efficiency with Class A curb appeal, offering expansive windows for natural light, flexible floorplans, and direct access for employees and clients alike. Located in a walkable, amenity-rich environment, it's the ideal setting for businesses that value visibility, accessibility, and convenience.

The surrounding Eastwood Towne Center offers a robust mix of restaurants, national retailers, hotels, and entertainment—making it easy for your team and clients to work, dine, and unwind in one location. You'll be neighbors with major anchors like Walmart, Sam's Club, Dick's Sporting Goods, DSW, and NCG Cinema, and just steps from a diverse range of restaurants including Capitol Prime, PF Chang's, BJ's, Bravo Italian, and Mitchell's Fish Market.

Whether you're establishing a flagship presence or expanding into a high-demand corridor, The Vista at the Heights offers the flexibility, exposure, and prestige today's office users seek.

LEASE RATE:

**\$10-12.00**

PSF/YR, NNN

Nets Estimated at \$10 PSF

### PROPERTY INFORMATION



**AVAILABLE SPACE:**  
9,310 SF (Divisible)  
In-Line Space



**PARKING:**  
700+ Spaces



**SIGNAGE:**  
Building  
Options



**LOCATION:**  
In Eastwood Towne  
Center @ US-127

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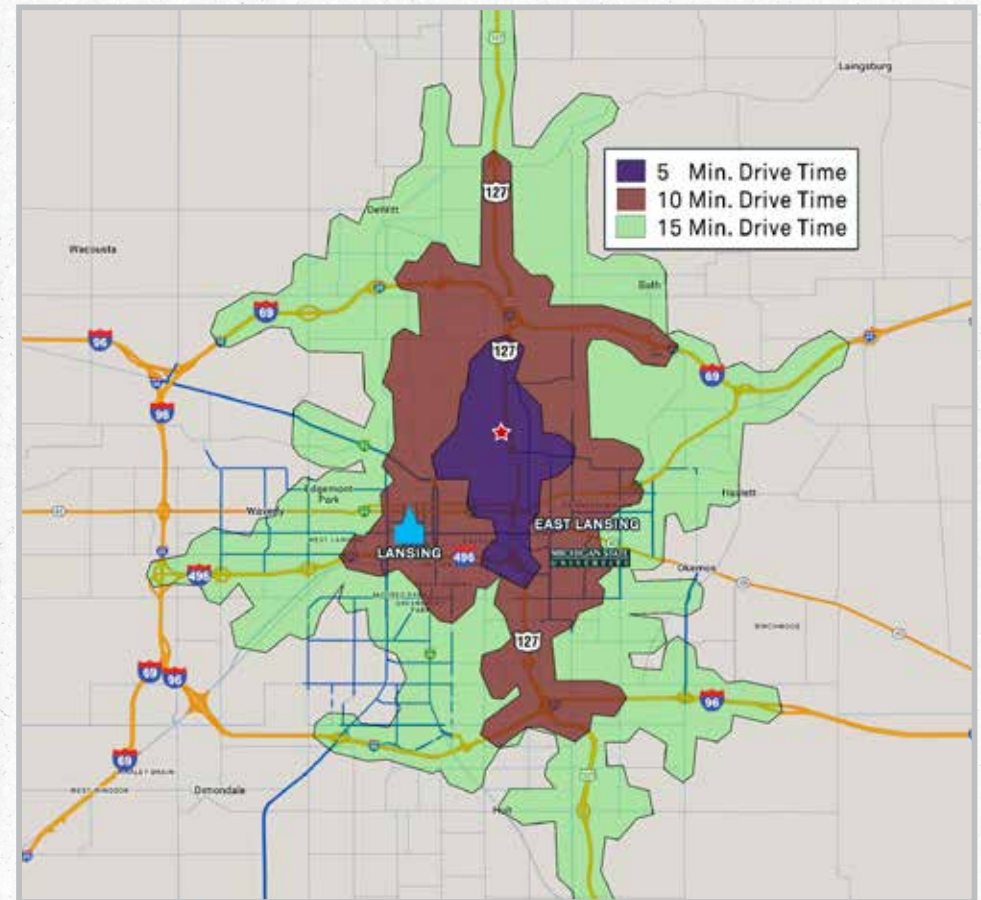


### DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Population 2025	2,815	70,164	154,963
Households	1,327	30,557	63,331
Avg. HH Family Income	\$157,852	\$115,021	\$114,633

### TRAFFIC COUNTS

Lake Lansing Rd.	25,207 V.P.D.
US-127	42,059 V.P.D.



### AREA INFORMATION

**<1 Mile**  
to US-127 and 3.5 Miles  
to I-496

**<4.0 Miles**  
to Downtown East Lansing  
and MSU

**<15 Minutes**  
to State Capitol and  
Downtown Lansing

**Walking Distance**  
to lodging, shopping,  
entertainment, and a variety  
of restaurants





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