

**WELL MAINTAINED ASSET IN POPULAR UNIVERSITY COMMERCE PARK
FULLY OCCUPIED BUILDING FOR SALE**



**INVESTMENT
OPPORTUNITY**

2120 University Park Dr.,
Okemos, MI

**BUILDING:
13,338 SF
1.50 ACRES**

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SUMMARY

Martin Commercial Properties is pleased to present an exclusive investment opportunity for qualified investors: the acquisition of a prime, fully occupied office building at 2120 University Park Dr., Okemos, Michigan. This 13,338-square-foot property, located on 1.5 acres in a prominent office corridor, was built in 1988 and has been meticulously maintained. Its strategic location offers seamless access to Okemos Road, the I-96 interchange, and a wide array of restaurants, banks, and retail destinations, providing an ideal location for tenants and visitors alike.

This well-positioned asset is fully leased, with two strong, creditworthy tenants in place, ensuring reliable cash flow. Michigan Claim Service, Inc., operating as The ASU Group. The remaining space is occupied by Alpha Solutions Management, owned by Reyton Ventures, LLC, on the first floor of the building, recently renovated to meet their specific needs.

This unique investment opportunity combines stable, long-term tenancy with recent refurbishments and an advantageous location, making it a compelling choice for discerning investors seeking a high-quality, fully leased asset in a desirable market.

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\$1,795,000

LIST PRICE

\$170,350

NOI

9.49%

CAP RATE

\$135

PSF

100%

OCCUPANCY

1.50 Acres


PARCEL SIZE


PROPERTY HIGHLIGHTS

 **Size:**
13,338 SF

 **Built:**
1988

 **Back-up
Generator**

 **Parking:**
±70 Spaces

 **Location:**
< 1 Mile
to I-96

PROPERTY SPECIFICATIONS

Description	2-story brick building - 13,338 SF
Year Built	1988
Zoning	GO – General Office
Ceilings	9'
Power	Back up generator to fully operate the building
Patio	Outdoor patio area
Data	Fiber optic to building
Security	Coded security system
Parking	70 parking spaces (3 handicap)
Parcels	33-06-06-04-226-018
Acres	1.50
Taxing Authority	Alaiedon Township
2024 Taxes	\$47,654
2025 Taxable Value/SEV	\$770,300



EXPENSES

Utilities	\$39,000
Trash	\$1,300
Lawn & Snow	\$10,000
Maintenance	\$3,000
Taxes	\$46,520
Insurance	\$3,750
Total Annual Expenses	\$103,570

Rent roll and lease details available upon signing a Confidentiality Agreement.



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TENANT PROFILE



Since 1962, **ASU Group** has provided expert independent claims adjusting services and has grown its offerings to meet diverse client needs. ASU now delivers a comprehensive suite of services, including Catastrophe Adjusting, Third-Party Administration, Loss Control, and Claims Management across Workers' Compensation, General Liability & Casualty. Their expertise extends to specialized areas such as Medical Bill Review, Excess Placement, and even Software Development, positioning ASU as a versatile and trusted partner in claims and risk management.



Alpha Solutions Management is a privately-owned, independent, full-service marketing organization specializing in annuities and life insurance. Since its founding in 2006, Alpha Solutions has developed a strong national presence, partnering with a broad network of reputable insurance carriers to offer an extensive range of financial products tailored to client needs. With expertise in innovative marketing strategies and product placement, Alpha Solutions Management has established itself as a trusted leader in the life insurance and annuity markets, supporting financial advisors and clients across the country.



AREA INFORMATION

3 Minutes

to I-96/Okemos
interchange

4.5 Miles

to regional Meridian Mall &
major retail corridor

4.9 Miles

to Michigan State University

5.5 Miles

to McLaren Greater Lansing

22 Minutes

to State Capitol & Downtown
Lansing

