



4169 Legacy Pkwy

Lansing, Michigan 48911

Property Highlights

- Vacant suite with 6 private offices
- Prime location with privacy in the Lansing area
- Modern and customizable office space
- Ample parking for tenants and visitors
- Kitchenette with attached unisex restroom
- Attractive investment opportunity
- Reception area and conference room
- Ideal for businesses of various sizes and industries

Offering Summary

Suite A:	1,736 SF
Lease Rate:	\$14 SF/yr (NNN)
Sale Price:	\$850,000
Building Size:	6,777 SF

For More Information



Eric Lilleboe

Commercial Advisor

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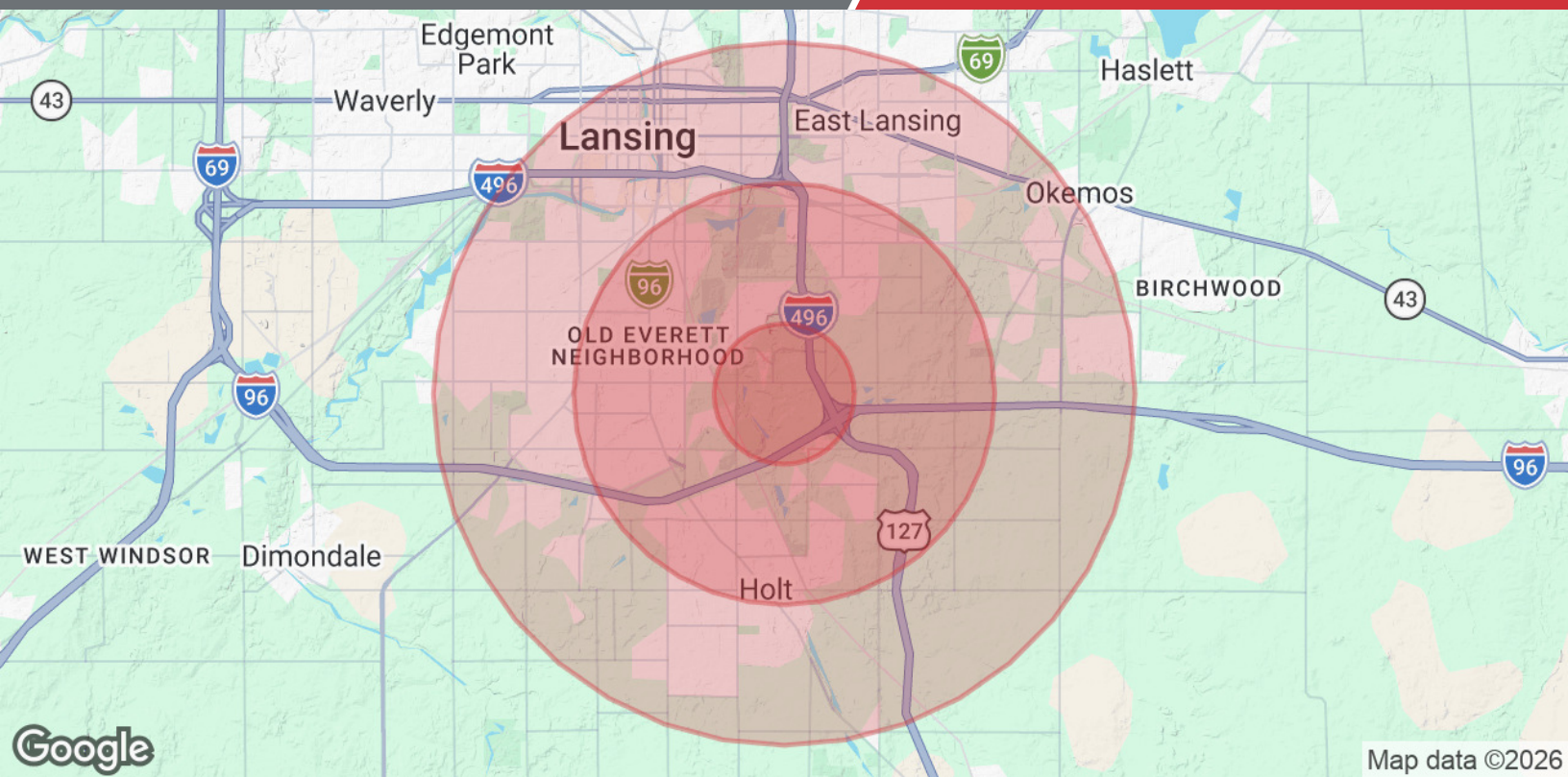
Steve Slater

Associate Broker

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Population	1 Mile	3 Miles	5 Miles
Total Population	4,856	47,071	166,469
Average Age	28.0	36.1	33.4
Average Age (Male)	27.7	34.8	32.7
Average Age (Female)	28.5	37.9	34.5
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,621	21,611	68,297
# of Persons per HH	1.9	2.2	2.4
Average HH Income	\$60,401	\$70,191	\$76,133
Average House Value	\$184,298	\$158,228	\$190,698

2023 American Community Survey (ACS)