

HIGH PROFILE MEDICAL OFFICE SPACE

LOCATED ON LAKE LANSING ROAD EAST OF HARRISON ROAD



**FOR SALE
OR LEASE**

702 W. LAKE LANSING ROAD
EAST LANSING

18,252 SF

Building
Available:
Up to 9,126 SF

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PROPERTY BROCHURE

702 W. Lake Lansing Road, East Lansing



Versatile Multi-Tenant Office Building- Ideal for Owner/User Investment

702 W. Lake Lansing Road is a well-maintained, two-story brick office building located in one of East Lansing's most established medical and professional corridors. The second floor is fully leased to Michigan Psychiatric Primary Care, providing steady income, while the 9,126 SF first floor is available for occupancy. A portion of the first floor has been recently renovated with fresh paint and carpet and includes numerous private offices and four large multipurpose rooms that can accommodate a range of professional or medical uses.

The building is fully sprinklered, elevator-served, and equipped with a backup generator. Ample grade-level parking ensures convenient access for staff and visitors. Strategically situated between Abbot Road and Harrison Road, the site offers quick connectivity to Meijer, the US-127/Lake Lansing interchange, and Eastwood Towne Center—all within a six-minute drive. Michigan State University and Downtown East Lansing are just eight minutes south, further enhancing the property's accessibility and appeal. This is an excellent opportunity for an owner-user to occupy a portion of the building while benefiting from in-place rental income in a thriving East Lansing location.

LEASE RATE:

\$17.00

PSF/YR, Plus Util. & Janit.

SALE PRICE:

\$2,395,000

Cash or New Mortgage

PROPERTY INFORMATION



AVAILABLE:

5,000-9,126 SF
18,252 SF Building



PARKING:

62 Lighted
Spaces



SIGNAGE:

Monument &
Building



PROFESSIONAL:

Medical Office Space



BUILT:

1991



MINUTES:

To US-127, MSU &
Eastwood Town Center

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PROPERTY BROCHURE

702 W. Lake Lansing Road, East Lansing



AREA INFORMATION

1.2 Miles

to Meijer and Eastwood
Towne Center

<6 Minutes

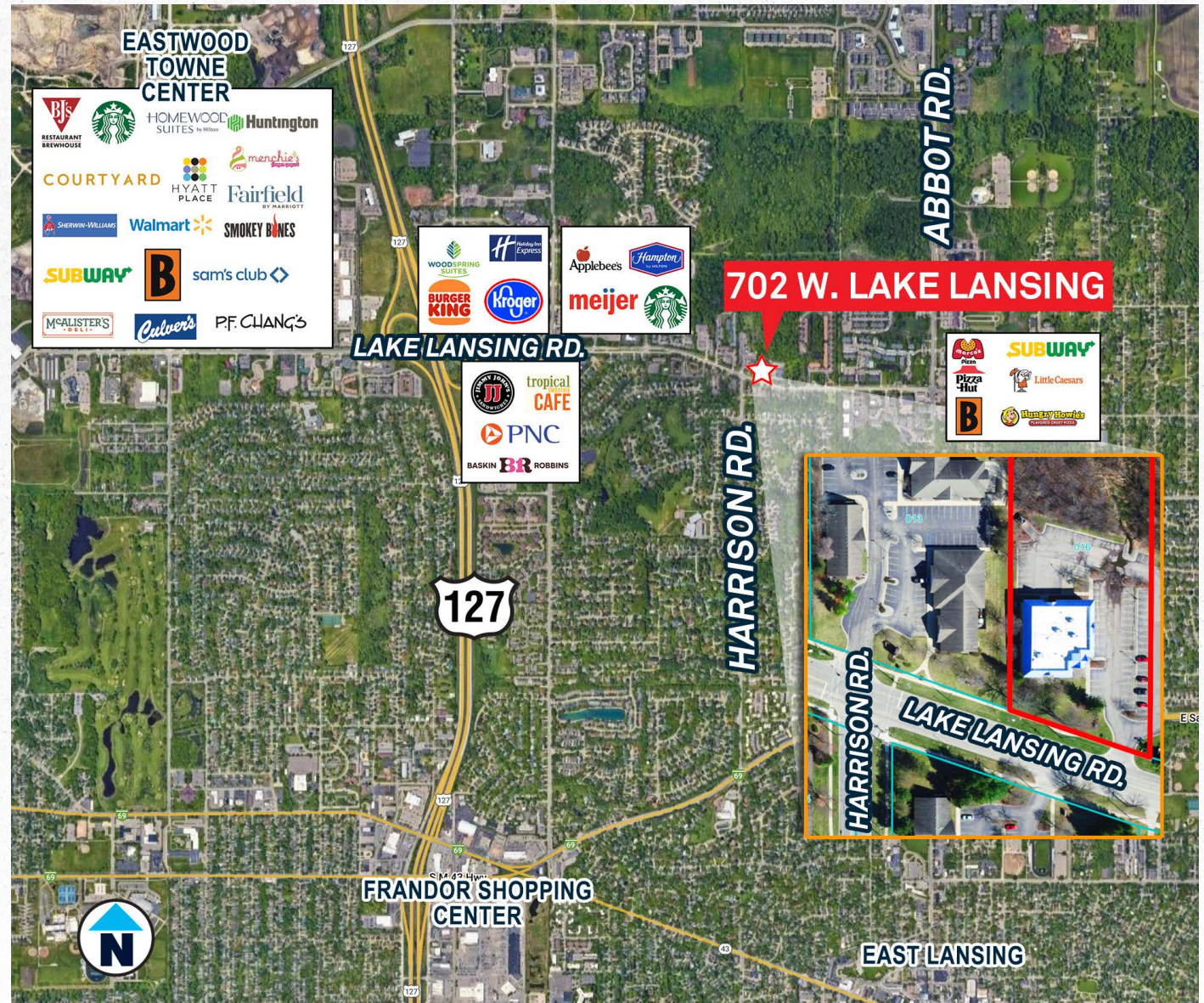
to US-127 & I-496

<7 Minutes

to Downtown East Lansing
and Michigan State University

POPULAR LOCATION

in medical corridor near
shopping, restaurants and
entertainment



PROPERTY BROCHURE

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BUILDING SPECIFICATIONS

Address	702 W. Lake Lansing Road, East Lansing
Building Size	18,252 SF
Lot Size	4.86 Acres
Year Built	1991
Construction	Brick exterior, steel frame
Restrooms	Common on each floor
Elevators	(1) passenger
Generator	Whole Building 45 kW generator
Parking	Grade Level, 62 spaces
Zoning	B4
Taxing Authority	City of East Lansing
Parcel #	33-20-01-01-400-016
2025 SEV & Taxable Value	\$856,200
2024 Taxes	\$66,530±

Michigan Psychiatric & Primary Care Clinic Lease Terms:

- \$17.00/SF + Utilities and Janitorial
- Annual Adjustments - CPI capped at 3%
- 5-year lease

EXPENSES

	2023	2024
Insurance	\$7,810.00	\$8,811.00
Taxes	\$55,802.00	\$65,471.48
Water & Sewer	\$1,867.13	\$2,167.02
Electric & Gas	\$16,155.85	\$25,247.39
Alarm System Monitoring	\$490.00	\$1,908.00
HVAC Maintenance	\$2,681.00	\$5,520.00
Elevator Maintenance	\$7,200.00	\$3,326.00
Lawn/Snow/Landscaping	\$12,031.00	\$8,542.00
	\$104,036.98	\$120,992.89





SITE PLAN

