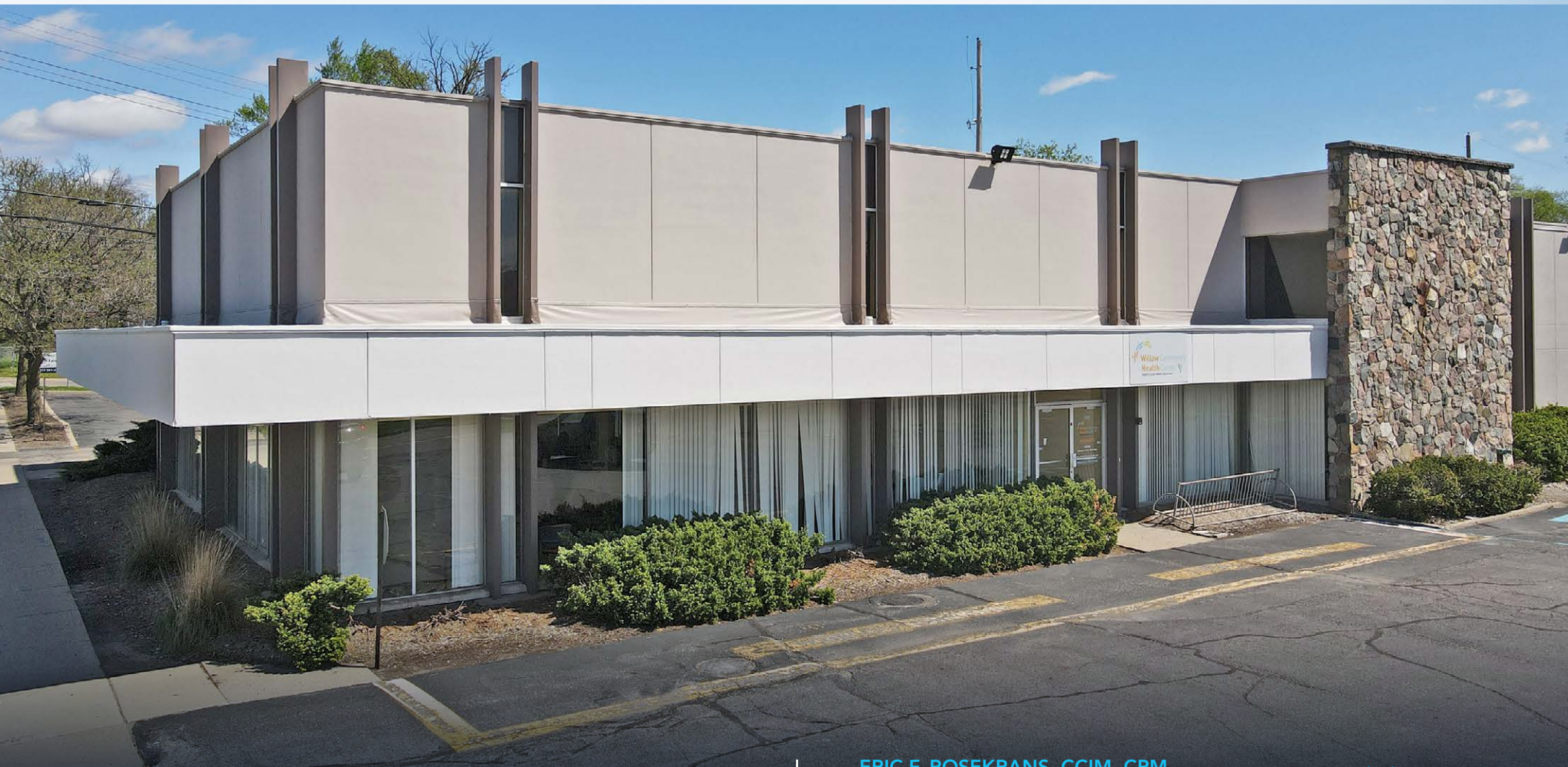


PENN BUILDING - PROFESSIONALLY MANAGED OFFICE SPACE LOCATED JUST SOUTH OF I-496



FOR LEASE

1115 S. Pennsylvania Ave.
Lansing, MI

Available: Up
to 10,316 SF

ERIC F. ROSEKRANS, CCIM, CPM

Executive Vice President
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PENN BUILDING

1115 S. Pennsylvania Avenue, Lansing, MI



1115
PENN BUILDING

PROPERTY INFORMATION



AVAILABLE:

Up to
10,316 SF



MEDICAL:

Space built out with
numerous exam rooms



PARKING:

70 Spaces



EASY ACCESS:

from 3 streets



DOWNTOWN:

5 minutes away



WALKING DISTANCE:

to Lansing River Trail &
Potter Park Zoo

Medical/Office Space Centrally Located on Pennsylvania Avenue

The Penn Building is a 49,000 SF two-story building with flex space in the back. Suites 101 & 103 feature large formal reception area, 10 exam rooms, 4 private offices, multiple lab spaces, staff locker room, 4 separate entrances, training rooms, large break room and 7 restrooms. Up to 6,813 SF available on the second floor. Sign opportunities include large pylon and building signage along Pennsylvania Avenue.

The property has +240' of frontage on Pennsylvania Avenue and spans the lighted corner at Haco Drive and also Walsh Street, which gives access to supplemental parking to the north. The property is only 2 blocks south of I-496 with nearly 15,000 vehicles per day on Pennsylvania Avenue.

LEASE RATE:

1ST FLOOR

\$17.50

PSF/YR, +JANITORIAL

2ND FLOOR

\$9.75

PSF/YR, +JANITORIAL

AVAILABLE SPACE:

1st Floor Medical Office Space

Suites 101 & 103: 10,316 SF

2nd Floor Office Space:

Suite 200: 1,140 SF

Suite 201: 1,738 SF

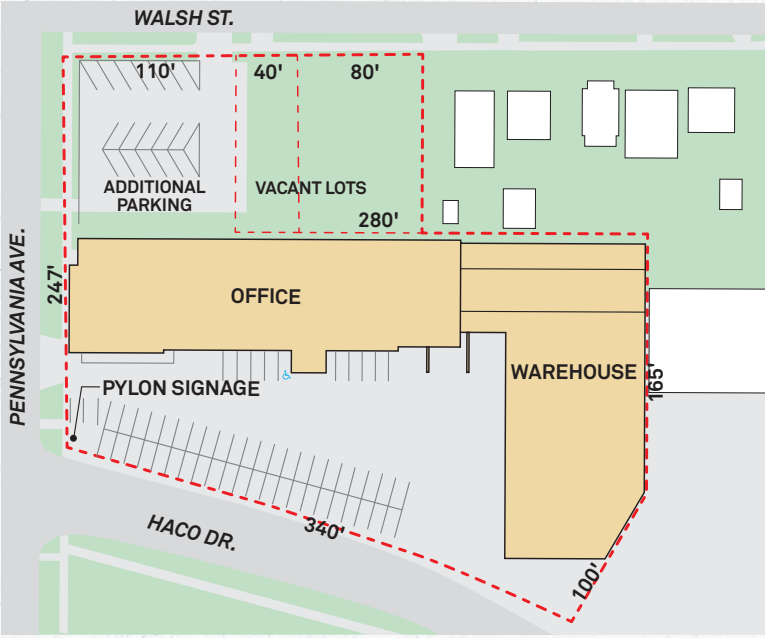
Suite 202: 3,935 SF

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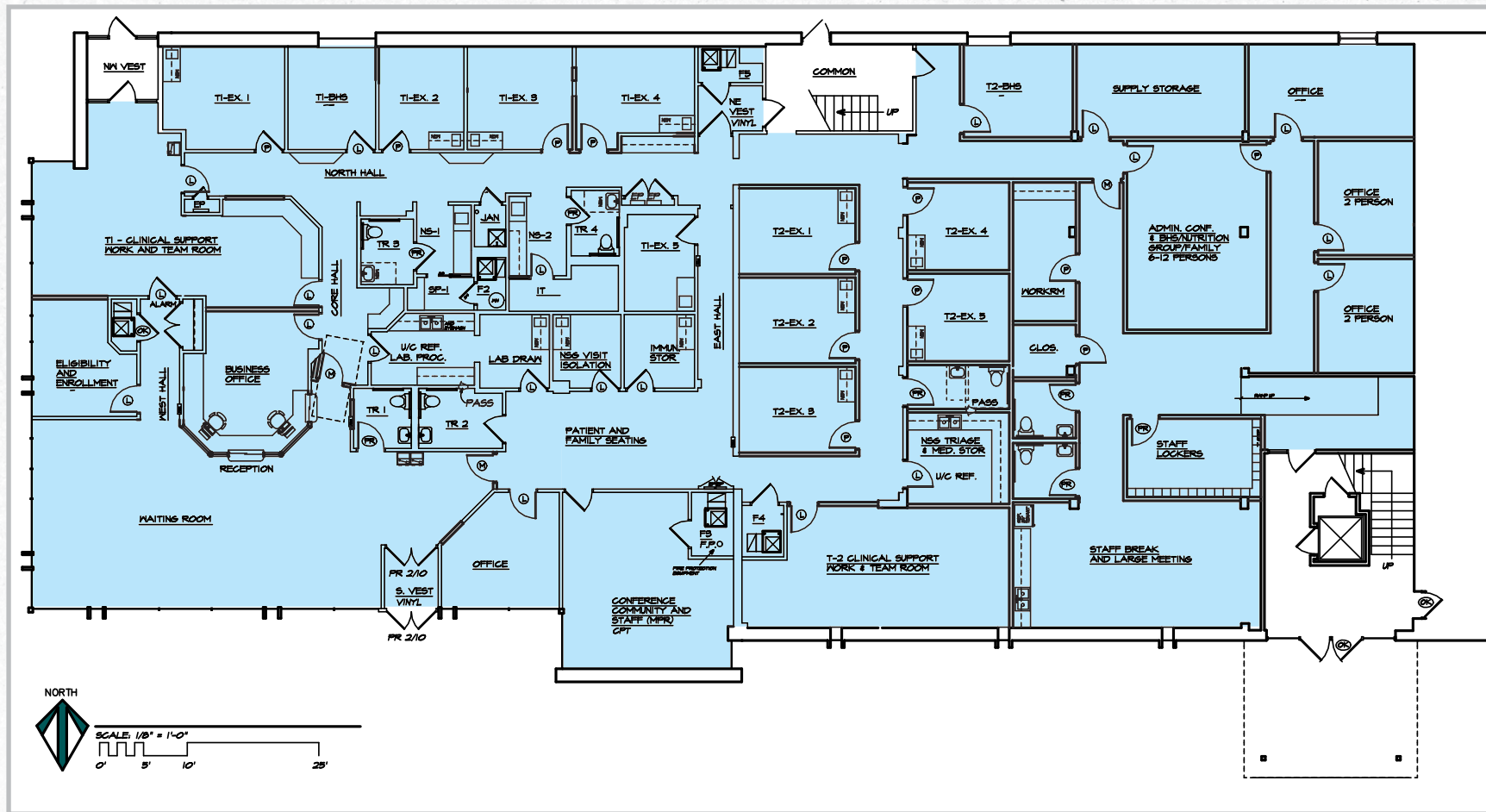
GALLERY



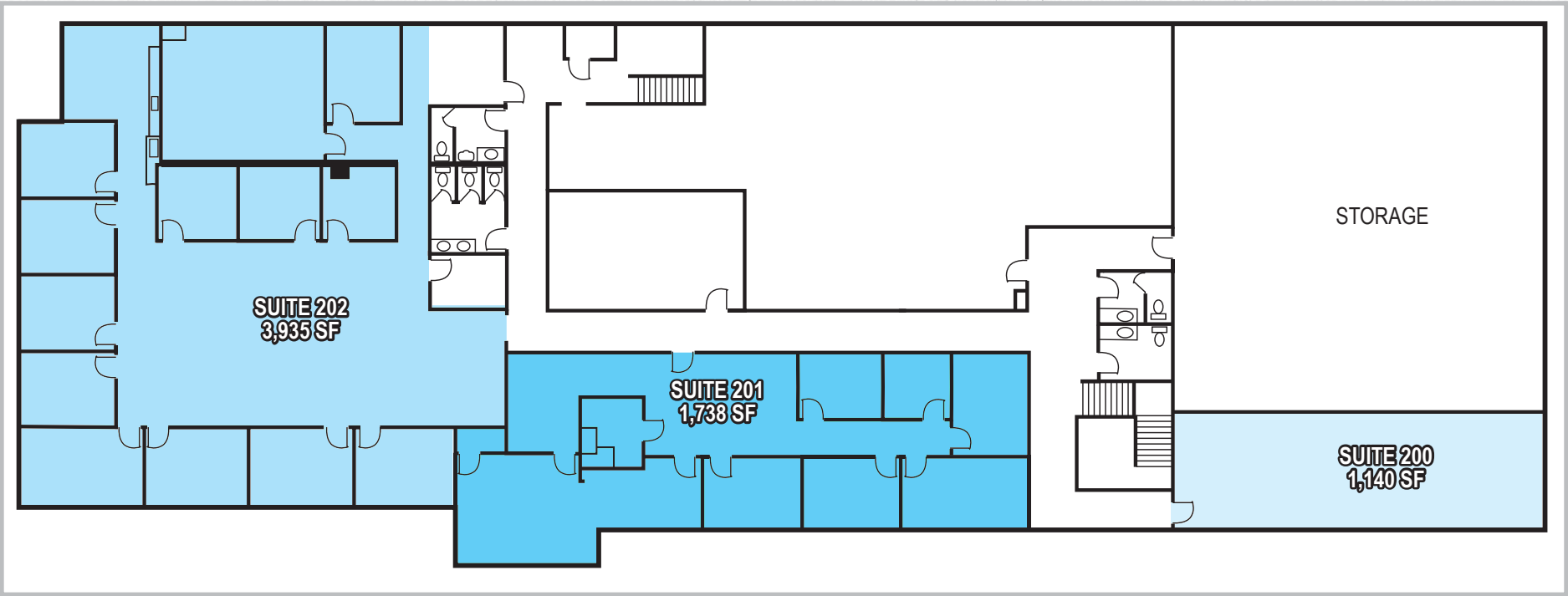
SITE PLAN



FLOOR PLAN: MEDICAL SUITES 101-103



FLOOR PLAN: SECOND FLOOR



PENN BUILDING

1115 S. Pennsylvania Avenue, Lansing, MI



AREA INFORMATION

2 Blocks
to I-496 interchange

<0.5 Miles

to Lansing River Trail
and Potter Park

1 Mile

to UM Health-Sparrow

5 Minutes

to Downtown

1.5 Miles

to GM Lansing
Grand River Assembly

Conveniently

located on busy Pennsylvania
Avenue, near downtown and
interstates