

# CORPORATE OFFICE SPACE IN NATURAL SETTING JUST EAST OF THE I-96/SAGINAW INTERCHANGE



**FOR SALE  
OR LEASE**

1044 Eastbury Drive,  
Lansing, MI

**BUILDING:**  
±29,768 SF  
8.72 ACRES

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## Unique Well Maintained Owner User Opportunity in A Tranquil Setting

1044 Eastbury Drive is a spacious single-tenant building spanning  $\pm 29,768$  SF across two floors, nestled on 8.72 acres of land. The property features a circular drive leading to a covered main entrance and offers covered balconies and patios on three sides of each floor, providing serene views of the creek and surrounding woodlands. Ideal setting and layout for corporate office headquarters.

The top floor consists of a large reception area, conference room, enclosed offices, workstations, and open area for cubicles. In the lower level amenities include a cafeteria with patio, and workout facility, in addition to a training room, server room, enclosed offices, open area for cubicles and restrooms with a shower. Building amenities include security system with key card access and 230kW backup generator with capacity to power the entire building.

Situated off Saginaw Highway, the property is conveniently located near the I-96 interchange, and in close proximity to numerous restaurants, shopping options, and hotels.

**SALE PRICE:**  
**\$3,000,000**

CASH OR NEW MORTGAGE  
(Expenses available upon request)

**LEASE RATE:**  
**\$18.00**

PSF/YR + Utilities & Janitorial  
Approximately 5,000-30,000 SF  
Can be divided

## PROPERTY HIGHLIGHTS



**2-STORY**  
 $\pm 29,768$  SF



**ACRES:**  
8.721 ACRE



**BUILT:**  
2001  
**REMODELED**  
2021



**PARKING:**  
132 STRIPED  
LIGHTED SPACES



**ZONING:**  
OFFICE



**ONE MILE**  
TO I-96  
INTERCHANGE



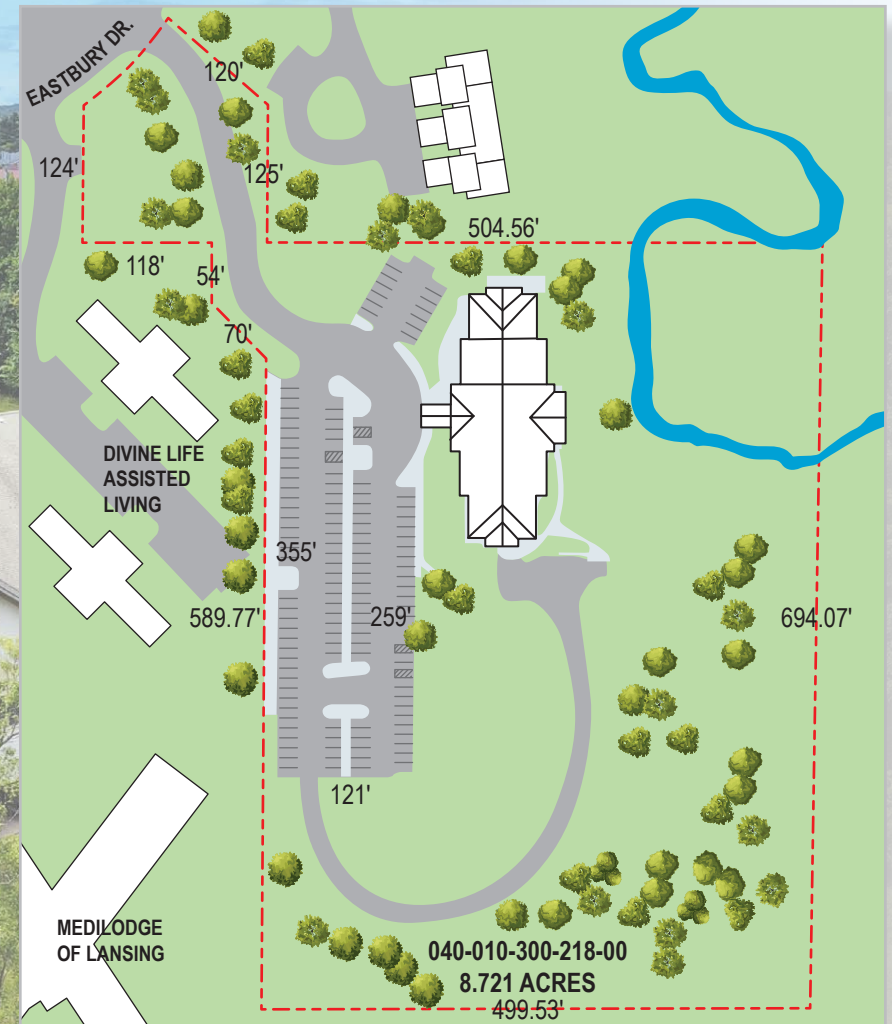
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## SALIENT FACTS

Address: ..... 1044 Eastbury Drive, Lansing, MI 48917  
Building: ..... ±29,768 SF  
Acres: ..... 8.721  
Year Built: ..... Built in 2001/renovated in 2021  
Parcel No: ..... 040-010-300-218-00  
Zoning: ..... Office  
Ceiling Heights: ..... 9' throughout  
Elevator: ..... 1 off lobby  
HVAC: ..... Closed loop heat pump system  
with cooling tower (39 heat pumps)  
Network: ..... Fiber optic cable to the building  
Cat 5 cable through out, server room with  
Liebert cooling system  
Generator: ..... 230 kW backup generator  
(diesel with 800 gallon tank)  
Fire: ..... Dry fire suppression system (FM 100)  
Security: ..... Card access & 11 security cameras  
Furniture: ..... Modular furniture possibly available  
Logistics: ..... Mail room, loading area for deliveries  
Amenities: ..... Full service kitchen, training room,  
exercise room with restrooms w/showers  
Parking: ..... 132 parking spaces on site  
(including 4 barrier free spaces)  
Access: ..... Paved road to rear of building

## SITE PLAN





## AREA INFORMATION

### <4 Minute

drive to I-96

### <5 Minutes

to Lansing Mall retail corridor with shopping, restaurants and entertainment

### <10 Minute

drive to growing community of Grand Ledge

### <11 Minutes

to major manufacturing centers for GM, Meijer Distribution, Amazon, numerous auto suppliers

### <14 Minutes

to downtown Lansing and MI State Capitol

### <15 Minutes

to Michigan State University with over 50,000 students

### <22 Minutes

to six major insurance headquarters

## Conveniently Located

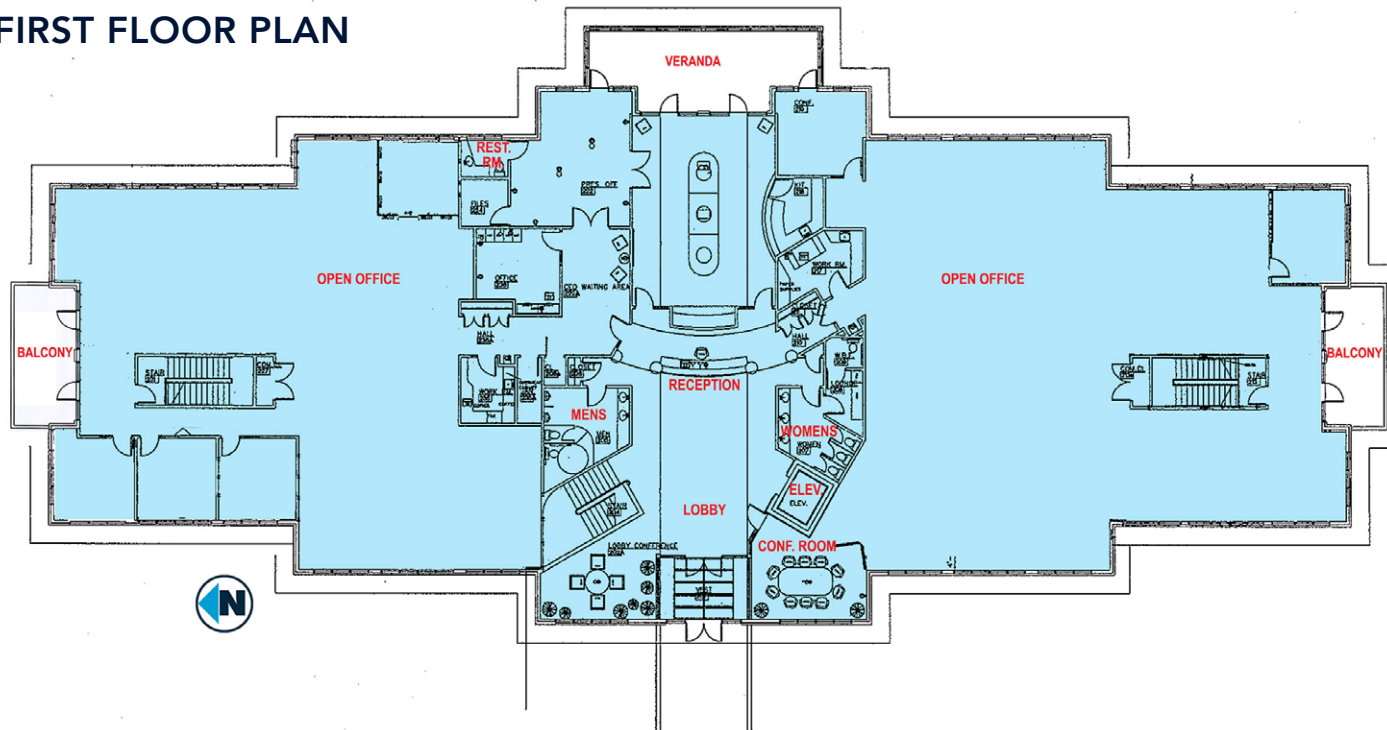
To a large variety of retail stores, a diverse restaurant scene and easy access to highway interchange.

## AREA MAP

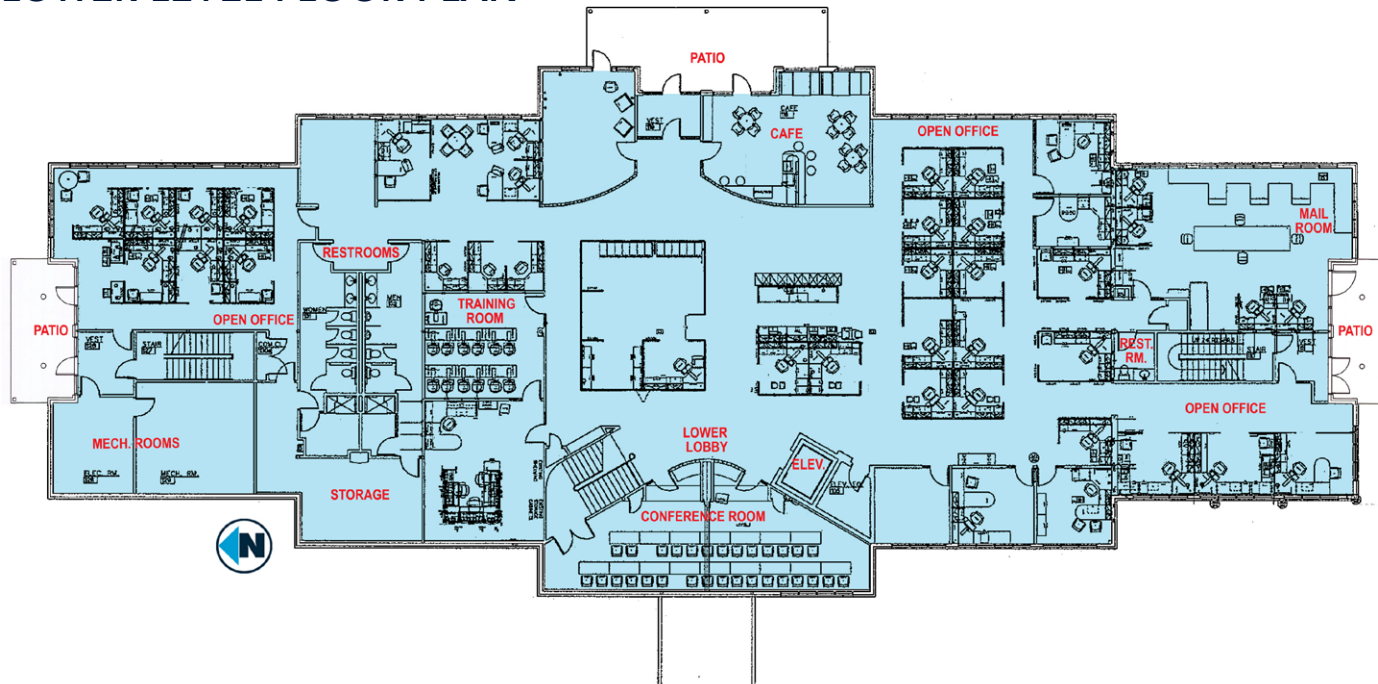




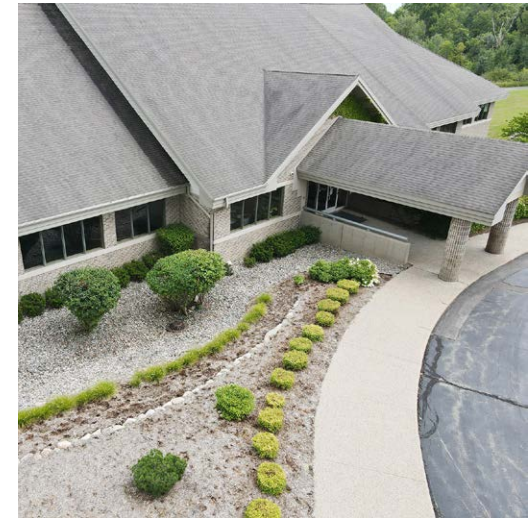
## FIRST FLOOR PLAN



## LOWER LEVEL FLOOR PLAN







## DELTA CHARTER TOWNSHIP TAX DATA

Parcel Number	040-010-300-218-00
2024 SEV & Taxable Value:	\$1,286,800
2023 Taxes:	\$75,683±

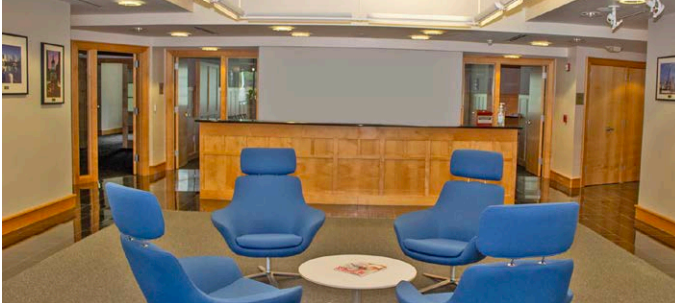
## DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Population	8,451	33,848	84,844
Households	4,508	15,569	38,021
Labor Force	7,323	28,462	69,915



# PHOTO GALLERY

## FIRST FLOOR



Lobby



Open Office Area

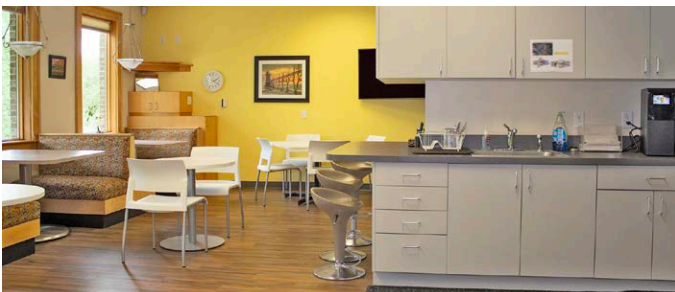


Conference Room

## LOWER LEVEL



Conference Room



Kitchen



Training Room