



## 3224 Ridge Rd

3224 Ridge Rd, Lansing, IL 60438



**BERKSHIRE HATHAWAY** | Chicago  
HomeServices



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## 3224 Ridge Rd

\$11.11 - \$11.40 /SF/YR

The property consists of a two story building, retail on bottom and office space above with dedicated parking lot. Property has gone through major renovations over the past few years, including new roof, HVAC units, windows, interior and exterior lighting, updates to parking lot, new electronic entry/intercom system and security cameras for 2nd floor offices. All 2nd floor hallways and offices have been renovated, Secure elevator access to 2nd floor offices and ample parking behind building for tenants and customers. Property centrally located on highly traveled Ridge Road in downtown Lansing....

- Newly updated units (new windows, paint, lighting, bathrooms, carpeting, HVAC)
- Secured Elevator Building
- Dedicated Parking Lots
- Ridge Burnham Bus Station/Stop
- Minutes from additional shopping



Rental Rate: \$11.11 - \$11.40 /SF/YR

Property Type: Retail

Property Subtype: Storefront Retail/Office

Gross Leasable Area: 11,723 SF

Year Built: 1990

Walk Score ©: 83 (Very Walkable)

Taxes: \$0.86 USD/SF/MO

Operating Expenses: \$0.00 USD/SF/MO

Rental Rate Mo: \$0.93 /SF/MO

## 2nd Floor Ste 204

Space Available	972 SF
Rental Rate	\$11.11 /SF/YR
Contiguous Area	2,876 SF
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Unit 204 is located on the 2nd floor of a private and secure, ADA accessible office located on Ridge Road in downtown Lansing. This office offers a large open space with ceramic tile floors, sizeable conference/training room, private office newer bathroom and additional room that can be used as a breakroom, storage, etc. Secure building with elevator, sprinkler system and large parking lot behind building. Tenants pay thier own electric and gas and bi-annual HVAC maintenance.

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## 2nd Floor Ste 205

Space Available	957 SF
Rental Rate	\$11.28 /SF/YR
Contiguous Area	2,876 SF
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Unit 205 is located on the 2nd floor of a private and secure, ADA accessible office located on Ridge Road in downtown Lansing. Office has been recently renovated with fresh paint, new carpeting, new LED lighting, new windows, an updated bathroom and newer HVAC unit. This office offers a large open space with sizeable conference/training room and 1 private office. Currently there is a wall that's been opened up to Unit 206 for a larger space, but can be easily separated. Secure building with elevator, sprinkler system and large parking lot behind building. Tenants pay thier own electric and gas and bi-annual HVAC maintenance.

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## 2nd Floor Ste 206

Space Available	947 SF
Rental Rate	\$11.40 /SF/YR
Contiguous Area	2,876 SF
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Unit 206 is located on the 2nd floor of a private and secure, ADA accessible office located on Ridge Road in downtown Lansing. Office has been recently renovated with fresh paint, new carpeting, new LED lighting, new windows, an updated bathroom and newer HVAC unit. This office offers a large open space with sizeable conference/training room. Possibility for 2 additional small offices. Currently there is a wall that's been opened up to Unit 205 for a larger space, but can be easily separated. Secure building with elevator, sprinkler system and large parking lot behind building. Tenants pay thier own electric and gas and bi-annual HVAC maintenance.

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Foot Doctor	-	
Harolds Chicken	-	
My Eye Doctor	-	
Rucker Holdings	-	
Tox Lab USA	-	



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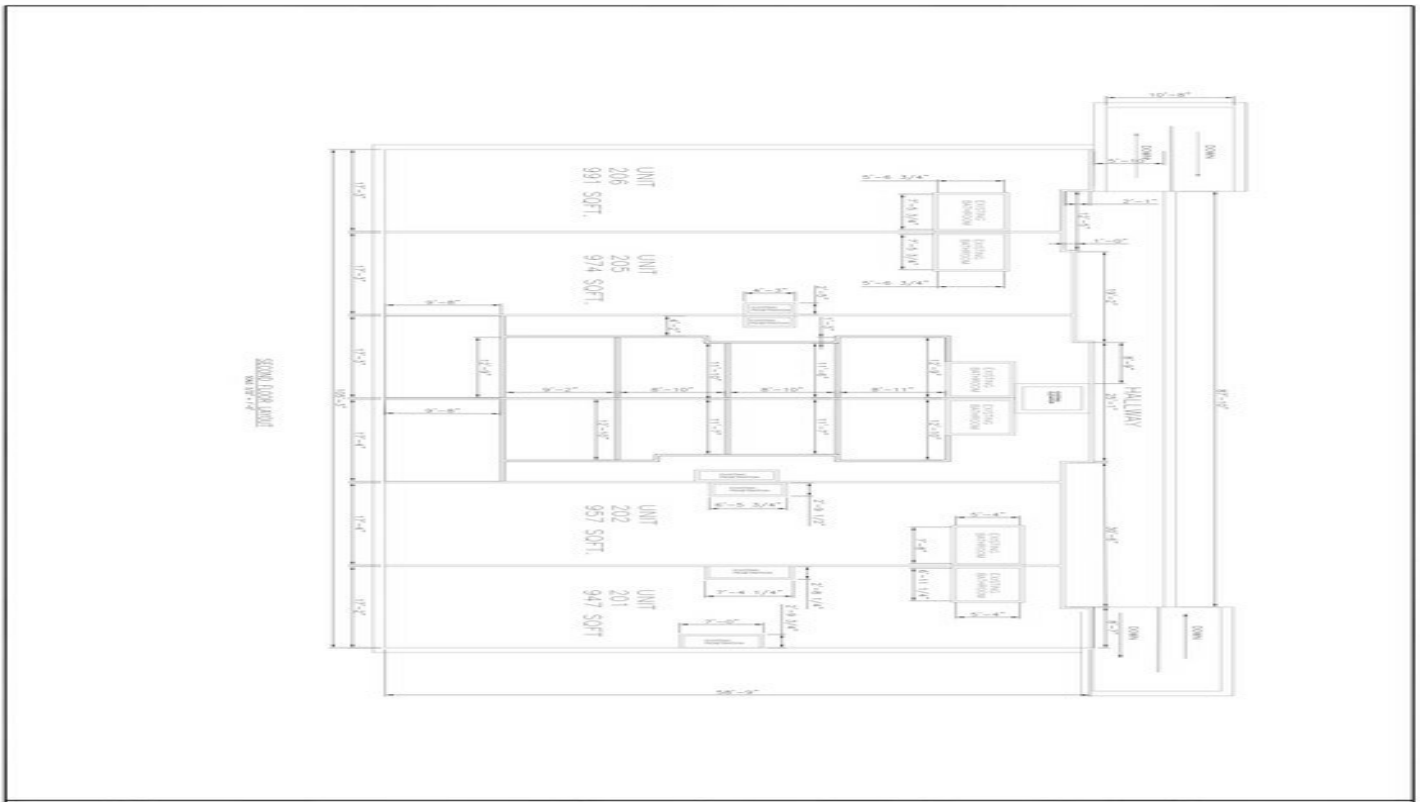
# Property Photos



# Property Photos



IMG\_1659



SECOND FLOOR LAYOUT

MULTI-PHASE BUILDING  
1324 RIDGE ROAD  
LANSING, MI