



## Vanguard Building

4901 Towne Centre Rd, Saginaw, MI 48604

### Edward DeGroat

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# Vanguard Building

\$16.50 /SF/Yr

Three story multi-tenant office building with suites of various sizes available. Spaces could be used as general office, call centers, medical and much more. On-site management/owners with over 30 years experience. Newer HVAC with automated controls, new Duro-Last roof in 2018. Space available on all three floors, sizes ranging from 200-18,500 square feet.

- Excellent location, centrally located near 1-675/I-75. Restaurants, hotels, shopping malls and medical facilities located within walking distance.

Rental Rate:	\$16.50 /SF/Yr
Property Type:	Office
Building Class:	B
Rentable Building Area:	58,707 SF
Year Built:	1977
Walk Score ®:	37 (Car-Dependent)
Rental Rate Mo:	\$1.38 USD/SF/Mo



### 1st Floor Ste 113

Space Available	2,055 SF
Rental Rate	\$16.50 /SF/Yr
Date Available	Immediate
Service Type	Full Service Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Attractive first floor space with private offices and open area.

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### 1st Floor Ste 120

Space Available	960 SF
Rental Rate	\$16.50 /SF/Yr
Date Available	Immediate
Service Type	Full Service Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Nice first floor space, has 2 large private offices, print/copy room and reception area.

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### 2nd Floor Ste 200

Space Available	5,000 SF
Rental Rate	\$16.50 /SF/Yr
Date Available	Immediate
Service Type	Full Service Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Nice layout with a mostly open floor plan.

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### 2nd Floor Ste 220

Space Available	2,488 SF
Rental Rate	\$16.50 /SF/Yr
Date Available	Immediate
Service Type	Full Service Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

Windowed offices with a central open area.

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### 3rd Floor Ste 301

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Space Available	1,407 SF
Rental Rate	\$16.50 /SF/Yr
Date Available	Immediate
Service Type	Full Service Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

### 3rd Floor Ste 307

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Space Available	1,872 SF
Rental Rate	\$16.50 /SF/Yr
Date Available	Immediate
Service Type	Full Service Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

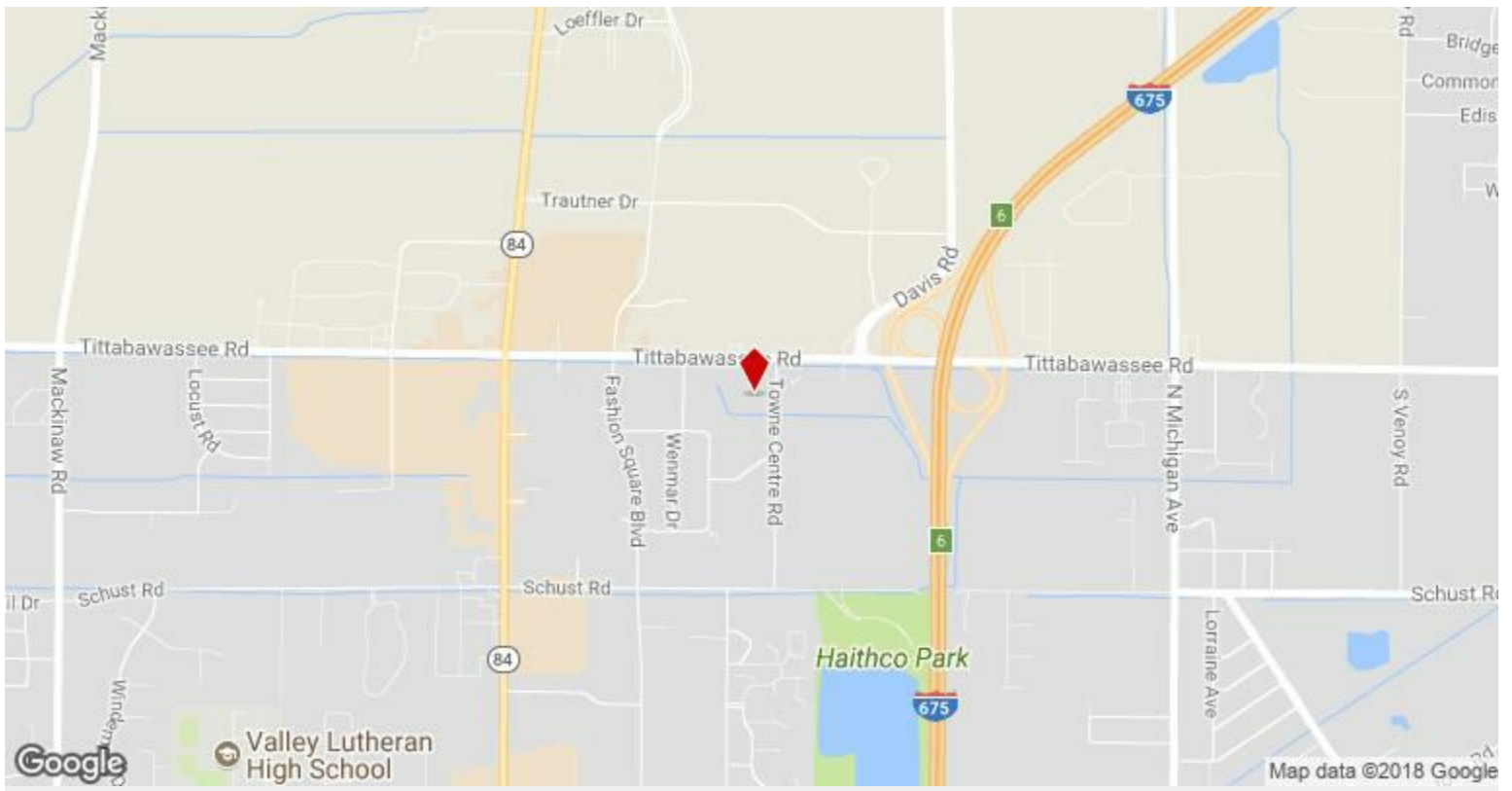
Nice layout with large conference room, one private office, print/copy room, and a large open area. Fantastic third floor view!

### 3rd Floor Ste 340

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Space Available	2,150 SF
Rental Rate	\$16.50 /SF/Yr
Date Available	Immediate
Service Type	Full Service Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Open floor plan with 2 private offices and a storage/IT room. Has a great 3rd floor view. Tenant can choose new carpeting.

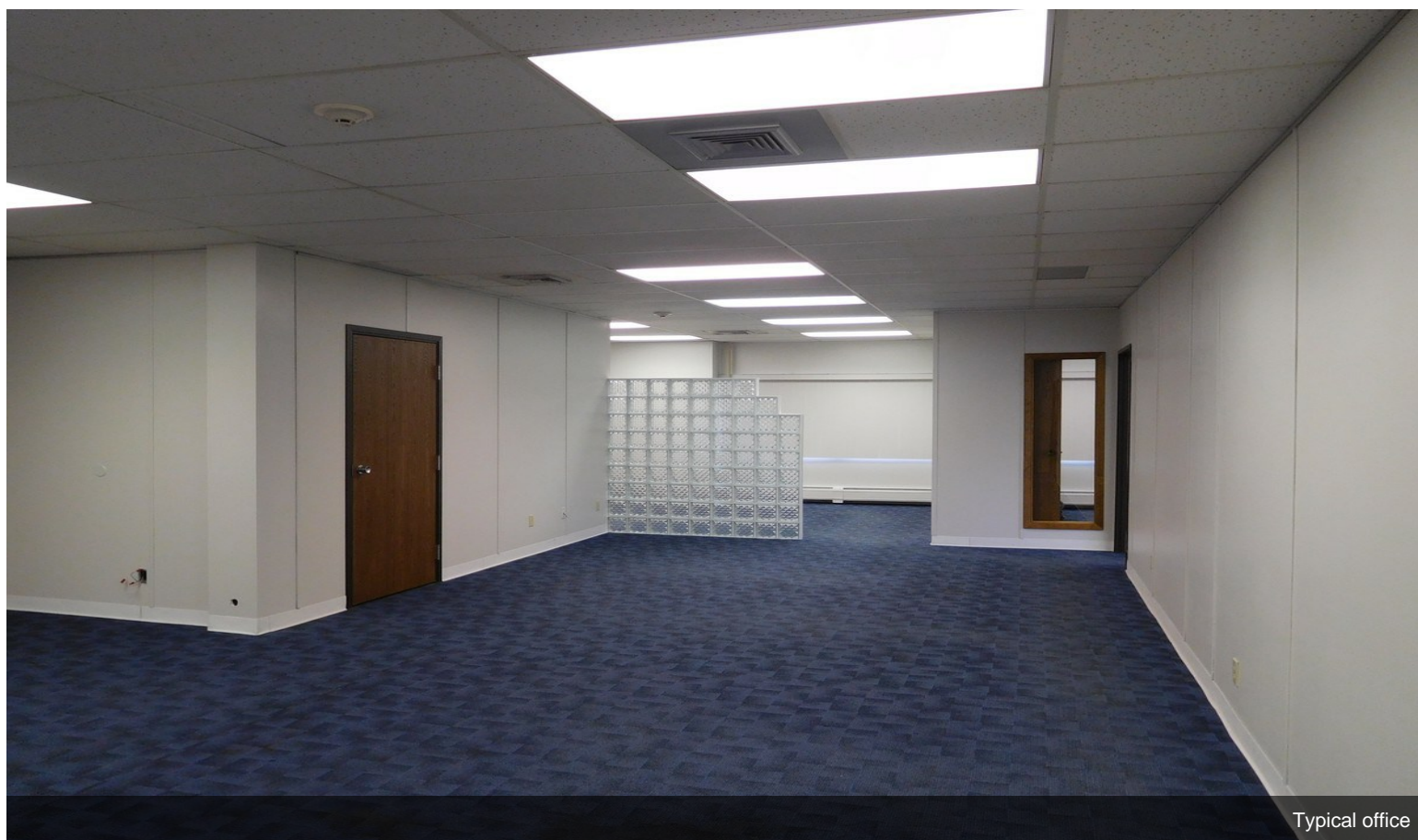


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# Property Photos



Second floor lobby



Typical office

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Typical office



Typical office