


The Colliers logo is a dark blue rounded rectangle with the word "Colliers" in white serif font. Below the text are three horizontal stripes: yellow, red, and blue.

Colliers

For Sale
or Lease

3495 & 3497 Coolidge Road
East Lansing, MI 48823

A large, single-story commercial building with a red brick facade and a dark grey gabled roof. The building features a prominent entrance with a small gabled roof supported by brick columns. There are several windows with dark shutters and a circular vent in the gable. A paved parking lot with yellow lines is in the foreground. A tree is on the left, and another is on the right. The sky is blue with light clouds.

Jeff Ridenour

Associate Vice President
+1 517 204 7902
jeff.ridenour@colliers.com

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Sale & Lease Information

| | |
|-----------------|-----------------------------------------------------------------------------------------------------|
| Sale Price | \$2,100,000 |
| Leaseable Space | Unit 3495 |
| Leaseable SF | 7,004 SF |
| Lease Rate | \$19.50/PSF Modified Gross |
| Utilities | Electric- Lansing Board of Water and Light Water- City of East Lansing Gas- Consumer's Energy |

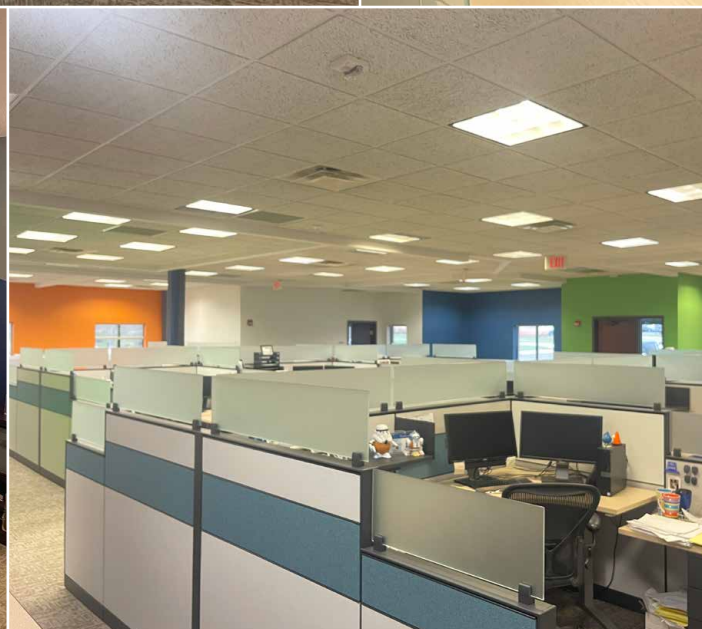


Building Information

- > Building Size: 13,144 SF
- > Unit 3495 Size: 7,004 SF
- > Unit 3497 Size: 6,140 SF
- > Lot Size: 2.584 AC
- > Built in 2002 - Original Owner
- > Zoned B-4 - Office
- > 58 Parking Spaces
- > 3/4 Mile from US-127 & Lake Lansing Road interchange
- > Parcel Numbers
 - > Ingham: 33-20-01-02-226-011
 - > Clinton: 19-20-50-35-400-012
- > Taxes: \$44,147.05
- > Accessed Value: \$675,700
- > Taxable Value: \$625,896



Unit 3495 Photos - Available for lease



Unit 3497 Photos - Leased



Location



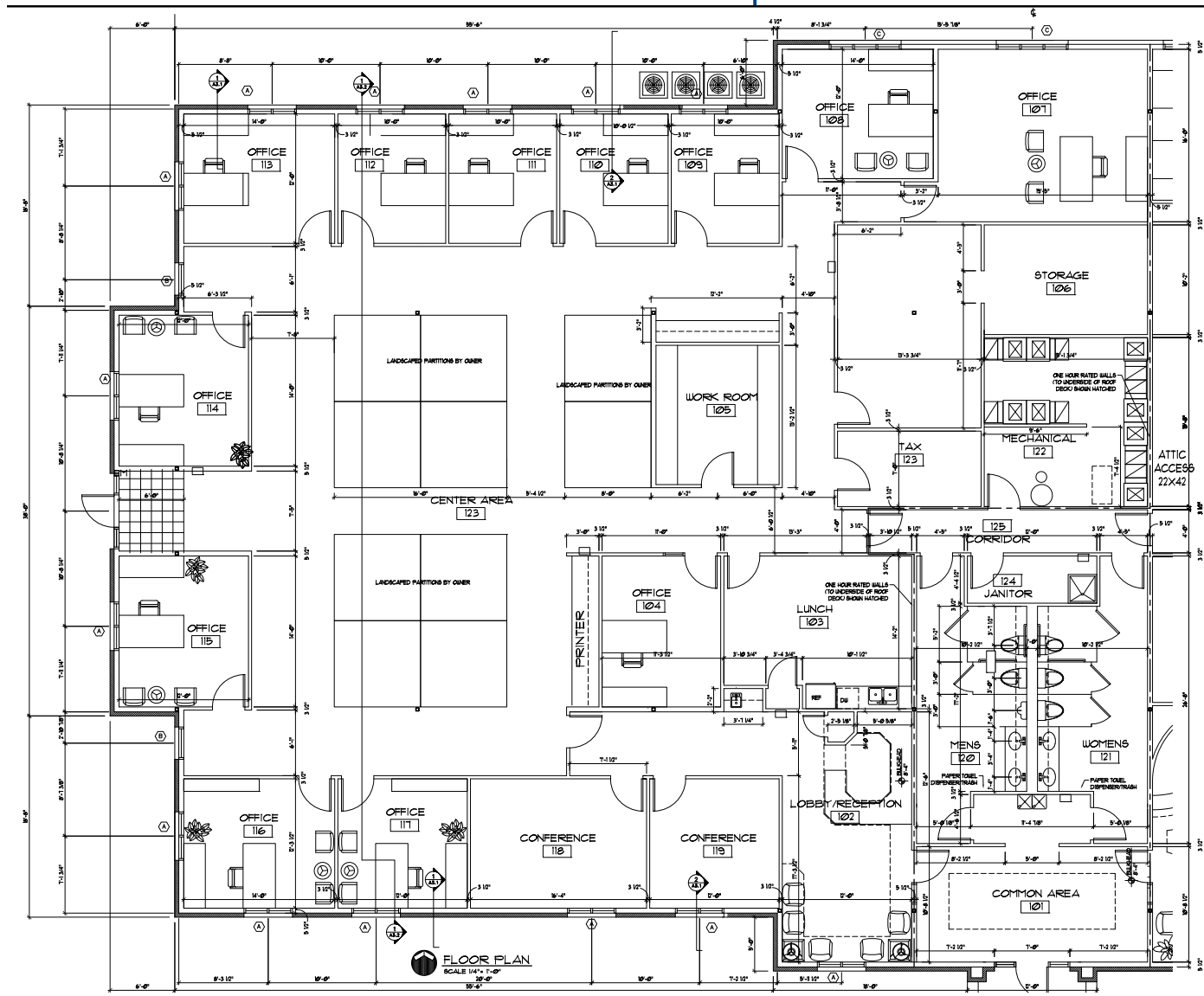
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Associate Vice President
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Colliers | Lansing
2501 Coolidge Rd, Suite 300
East Lansing, MI 48823
P: +1 517 662 3535
colliers.com

Unit 3495 - Floorplan for lease



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