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 ±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
Available 1/1/2025

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PROPERTY HIGHLIGHTS

2-STORY
±29,768 SF

ACRES:
8.721 ACRE

BUILT:
2001
REMODELED
2021

PARKING:
132 STRIPED
LIGHTED SPACES

ZONING:
OFFICE

ONE MILE
TO I-96
INTERCHANGE

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

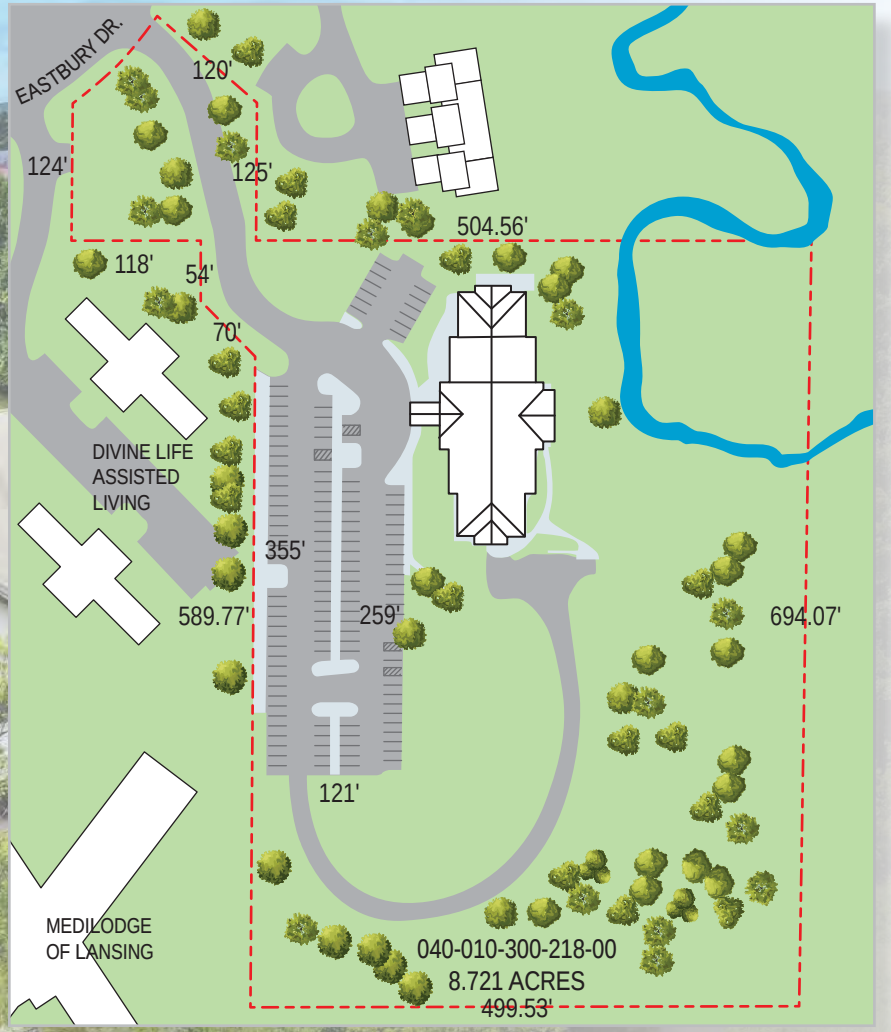
Logistics: ..... Mail room, loading area for deliveries

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

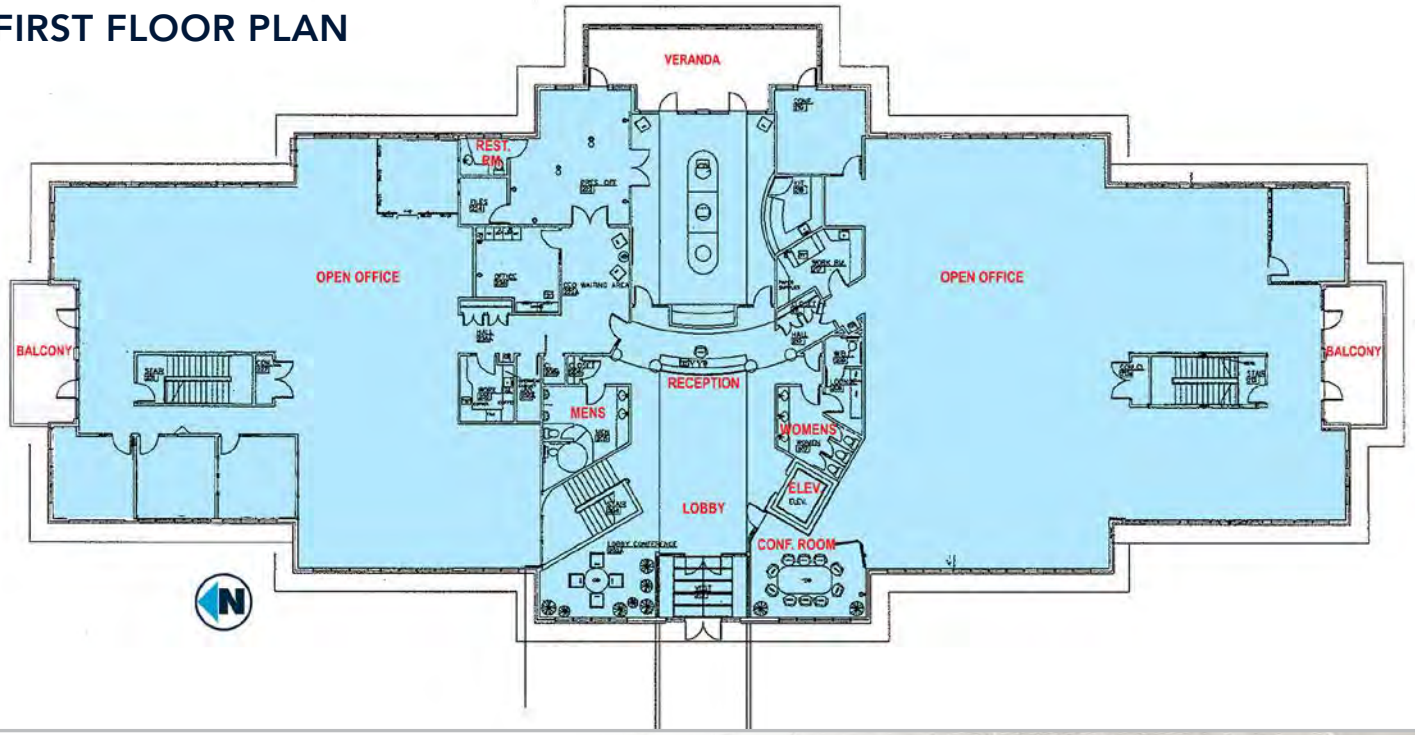
<15 Minutes
to Michigan State University with over 50,000 students

<22 Minutes
to six major insurance headquarters

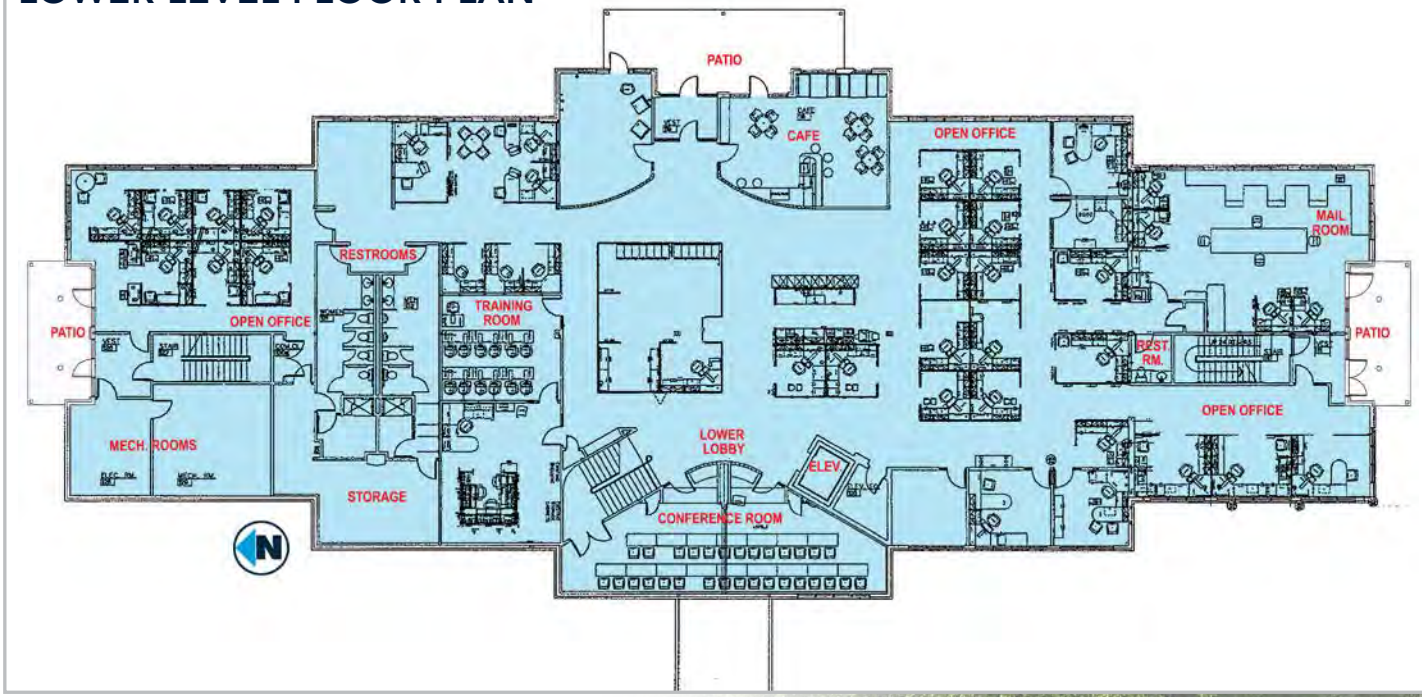
Conveniently Located
To a large variety of retail stores, a diverse restaurant scene and easy access to highway interchange.

AREA MAP

FIRST FLOOR PLAN



LOWER LEVEL FLOOR PLAN



DELTA CHARTER TOWNSHIP TAX DATA

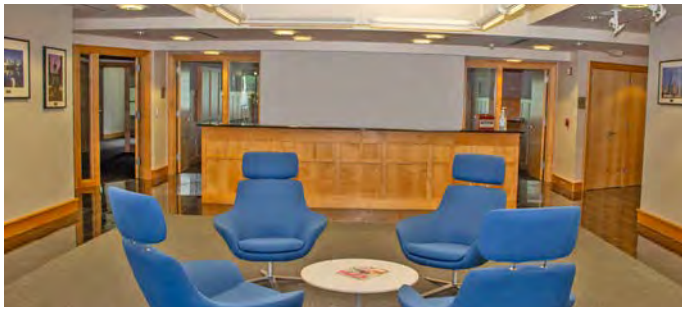
Parcel Number	040-010-300-218-00
2024 SEV & Taxable Value:	$1,286,800
2023 Taxes:	$75,683±

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



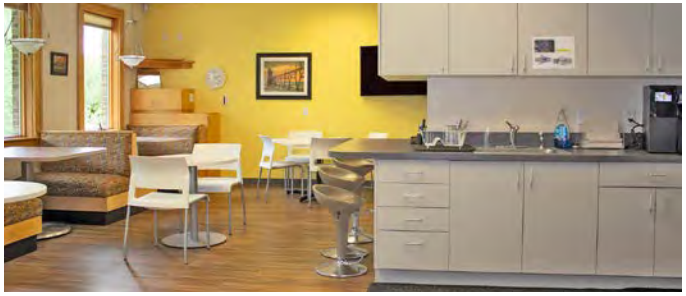
Lobby

Open Office Area

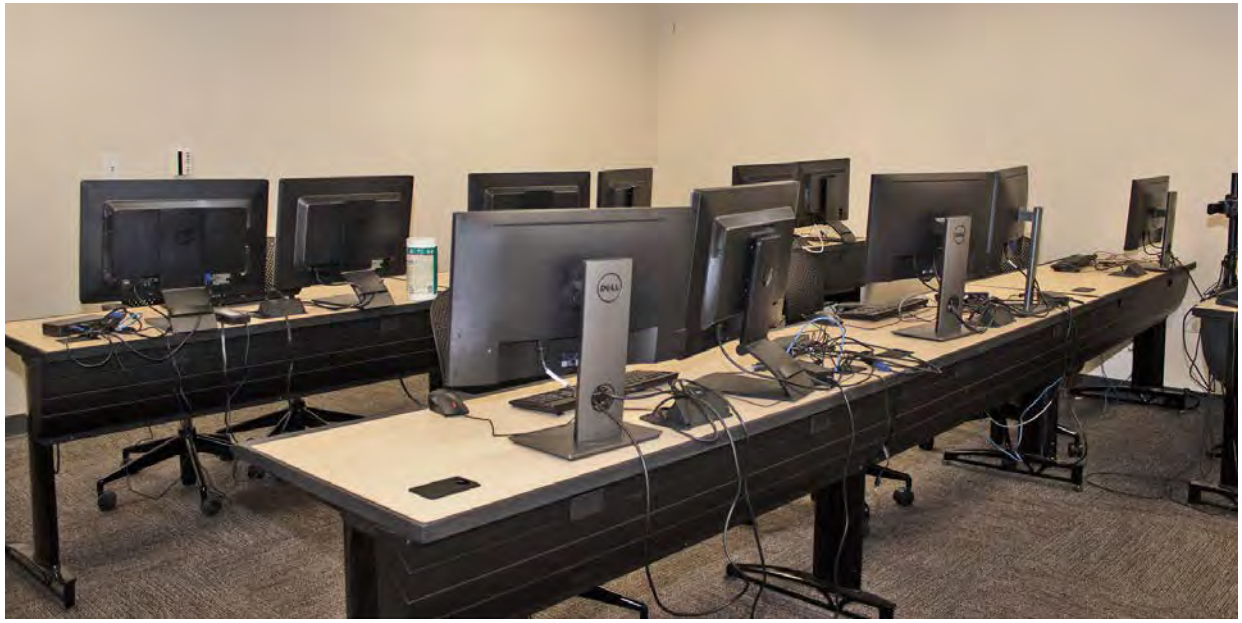
Conference Room

LOWER LEVEL

Conference Room



Kitchen



Training Room