

Beautiful Office Building in Lansing Available for Sale or Lease

Prime Location in Capitol Commerce Center



**FOR SALE
or LEASE**
822 Centennial Way
Lansing, MI

AVAILABLE SPACE:
4,000-9,500 SF
BUILDING:
19,954 SF

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Move-In Ready Professional Office Suite with Exceptional Access to Lansing's Key Corridors

Located at 822 Centennial Way, Lansing, this lower level suite is move-in ready and ideal for healthcare or general office use. Join Yeo & Yeo, Rosati, Schultz, Joppich & Amtstbuechler and Edward Jones. The property features a beautifully landscaped exterior with ample on-site parking and private rear access to a wooded break area. Built in 1998, the space offers a large atrium with an open lobby, convenient common-area restrooms, and easy access to major interstates. Just 0.5 miles from I-496 and minutes from the Saginaw retail corridor and the State Capitol, Capitol Commerce Center provides a prime location for businesses seeking both accessibility and a professional environment.

SALE PRICE:
\$1,895,000

CASH OR NEW MORTGAGE

LEASE RATE:
\$15.00
SF/+ Utilities & Janitorial
(lower level) Ste. 100: 4,000 - 9,500 SF

PROPERTY HIGHLIGHTS



ENTRANCE:
Large atrium w/open lobby on lower level



BUILT:
1998



EXTERIOR:
2-Story Brick
±19,954 SF



SITE:
3.12 Acres



ZONING:
Office



GROUNDS:
Nicely landscaped with
±100 on-site parking



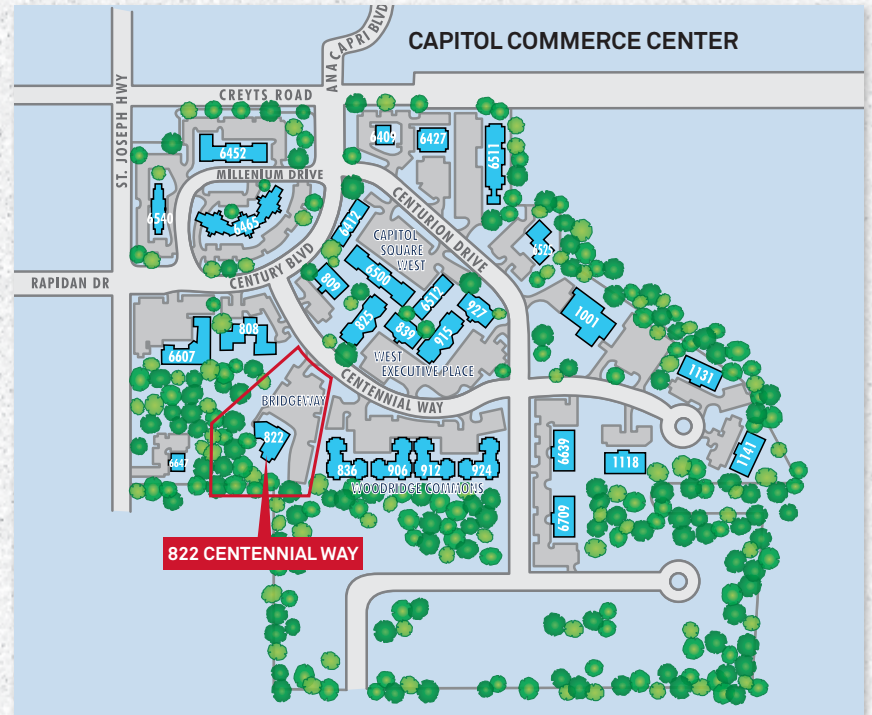
PRIVATE ACCESS:
Suite leads to wooded break area



RESTROOMS:
Common area

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SITE PLAN



AREA INFORMATION

5 Minutes

to I-496 Highway Entrance

1.8 Miles

to I-96/I-69

1.9 Miles

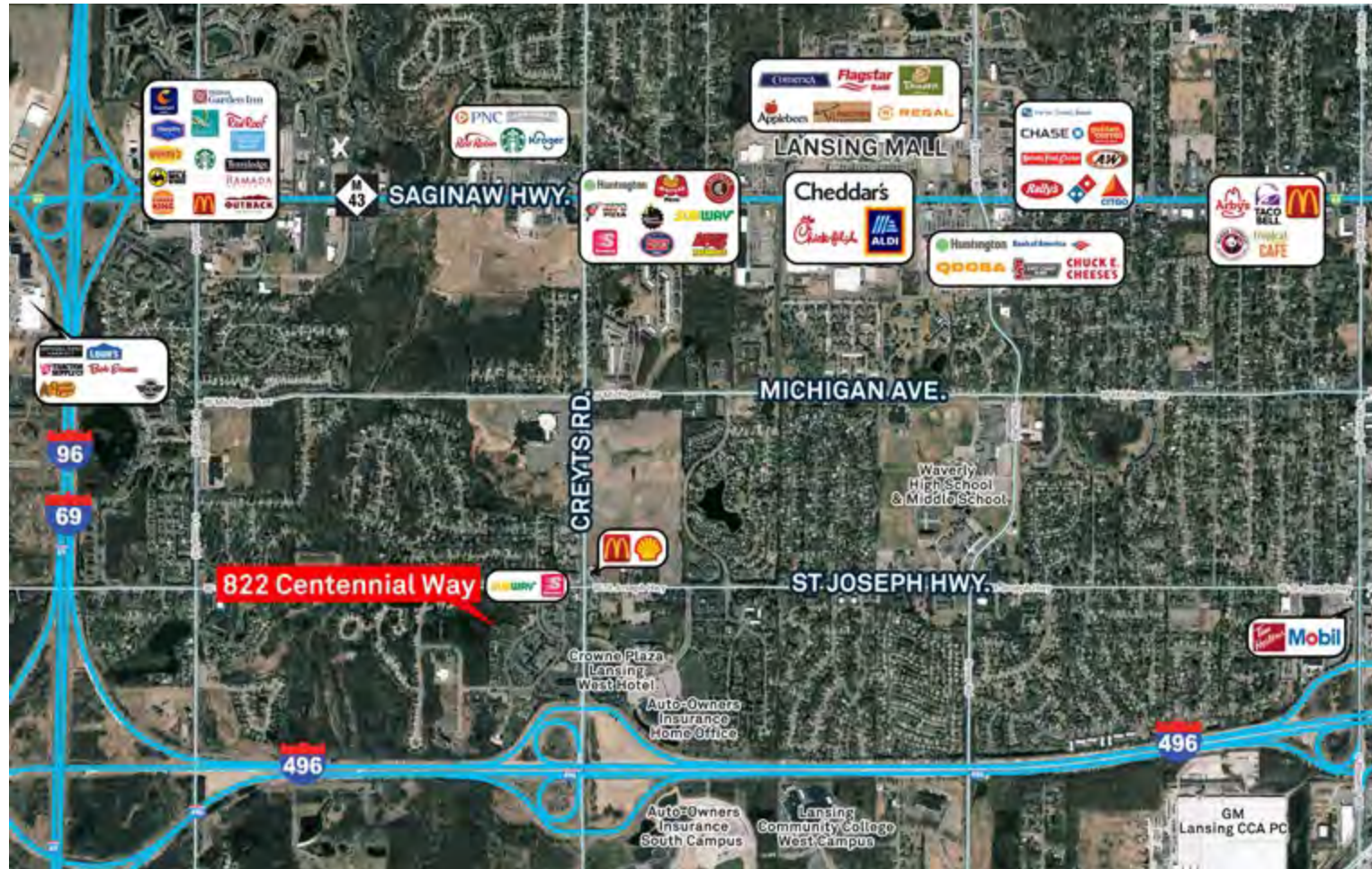
to Regional Lansing Mall & major retail corridor

5.4 Miles

to State Capitol & Downtown

7 Miles

to Grand Ledge & neighboring areas



**FLOOR PLAN:
LOWER LEVEL**



DELTA TOWNSHIP TAX DATA (EATON COUNTY)

Parcel Number	040-043-700-120-00
2024 SEV & Taxable Value:	\$668,200
2023 Taxes:	\$38,749±

Rent Roll and Expenses available upon request.



INTERIOR

