

OFFICE SPACES JUST NORTH OF DOWNTOWN JACKSON

LOCATED IN COMMUNITY SERVICES AREA



FOR LEASE

524, 536 N. Jackson St.
211 W. Ganson St.
Jackson, MI

AVAILABLE: UP TO 8,566 SF

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OFFICE SPACE LESS THAN ONE MILE NORTH OF DOWNTOWN

Three-building office portfolio offers a range of space options for businesses seeking a convenient and accessible location. The portfolio includes **524 Jackson Street**, a standalone 3,840 SF office building currently configured for a single tenant and situated adjacent to the Center for Family Health; **536 Jackson Street**, currently home to the Jackson United Way, with up to 8,566 SF of established office space available; and **211 W. Ganson Street**, a multi-tenant building offering up to 2,396 SF in the lower level. All three properties share a common parking area with access from both Jackson Street and Ganson Street, providing added convenience for tenants and visitors.

The properties benefit from a strategic location just north of Downtown Jackson and are surrounded by several major community and employment anchors, including; James J. Keeley Park, the American 1 Credit Union Event Center, the CMS Energy/Consumers Energy headquarters, and the Jackson County Government Complex. This central location provides tenants with easy access to downtown amenities, major employers, government services, and regional transportation routes, making the portfolio an attractive option for a variety of office users.

PROPERTY FEATURES



SPACE:
288-8,566 SF



PARKING:
Convenient
Ample Parking



ACCESS:
Corner Site



LOCATION:
One Mile North
of Michigan Ave./
Downtown

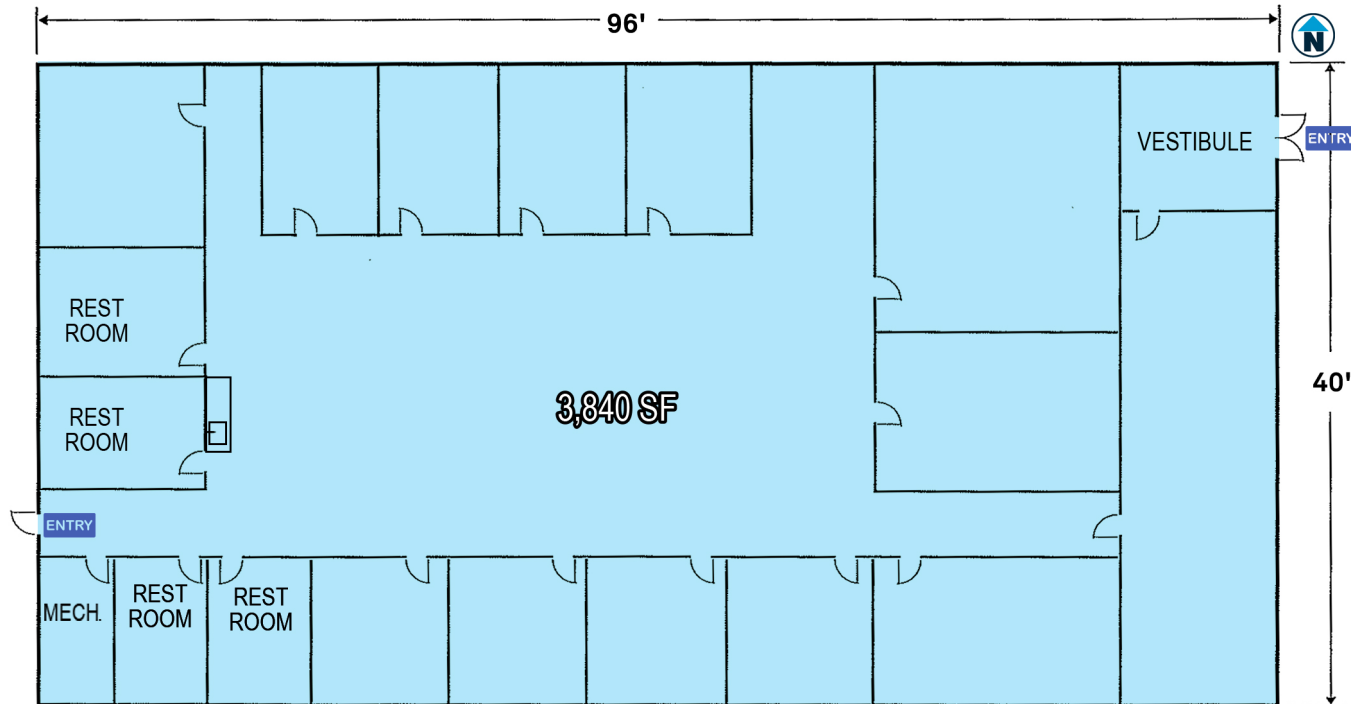
LEASE RATE:

See following Pages for Rates Availability



524 N. Jackson Street

524 N. Jackson Street is a 3,840 SF single tenant office space. The space features several private offices, a kitchenette and 2 rooms that can serve as meeting or conference rooms.



AVAILABLE SPACE:

Single Story 3,840 SF

LEASE RATE:

\$12.00

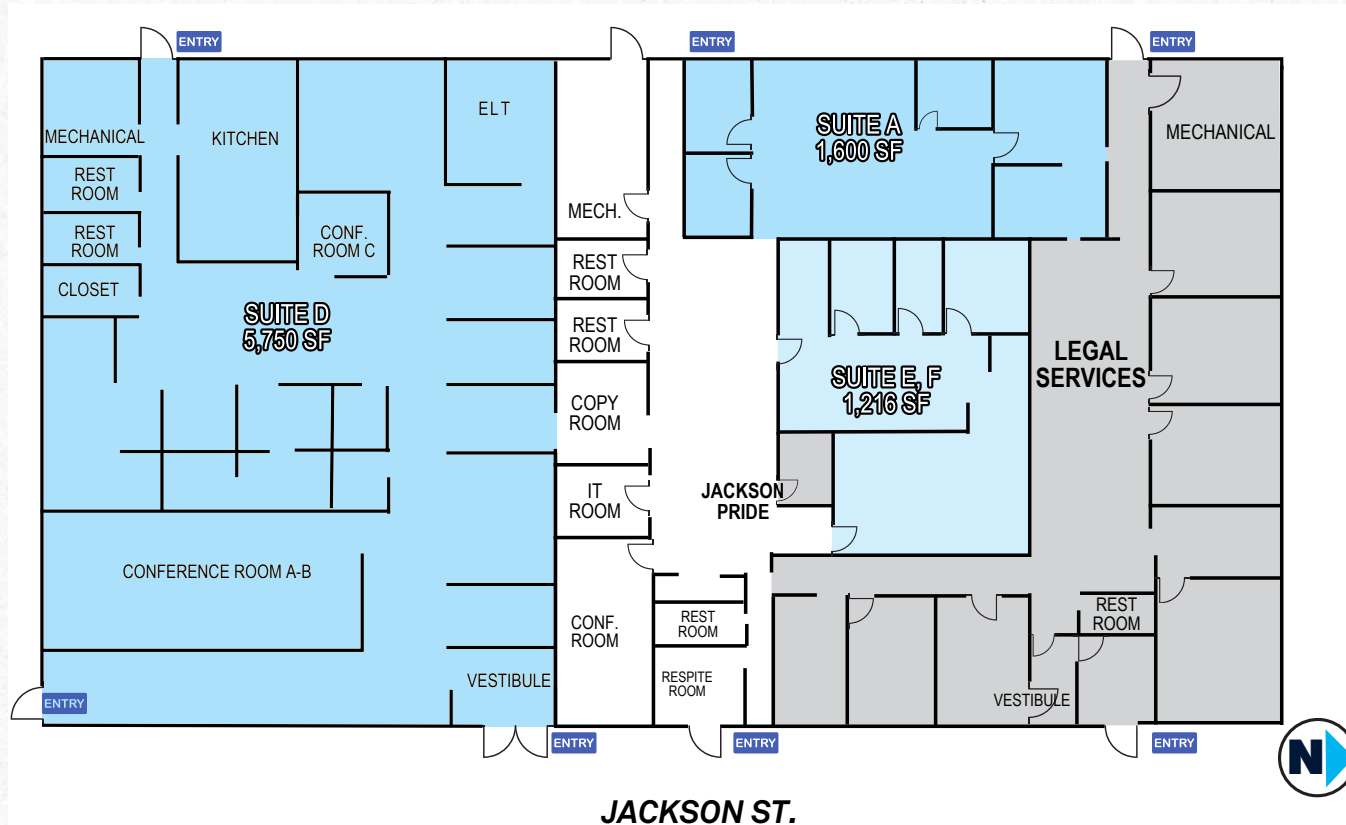
PSF/YR, NNN





536 N. Jackson Street

The Jackson United Way currently occupies Suite D. Legal Services occupies the North portion and the balance is available up to 8,566 SF. The space has multiple conference rooms, kitchen, numerous access points to the parking lot and is move in ready condition.



AVAILABLE SPACE:

Suite A 1,600 SF
Suite D 5,750 SF
Suite E, F 1,216 SF
(can be combined to 8,566 SF)

LEASE RATE:

\$15.00

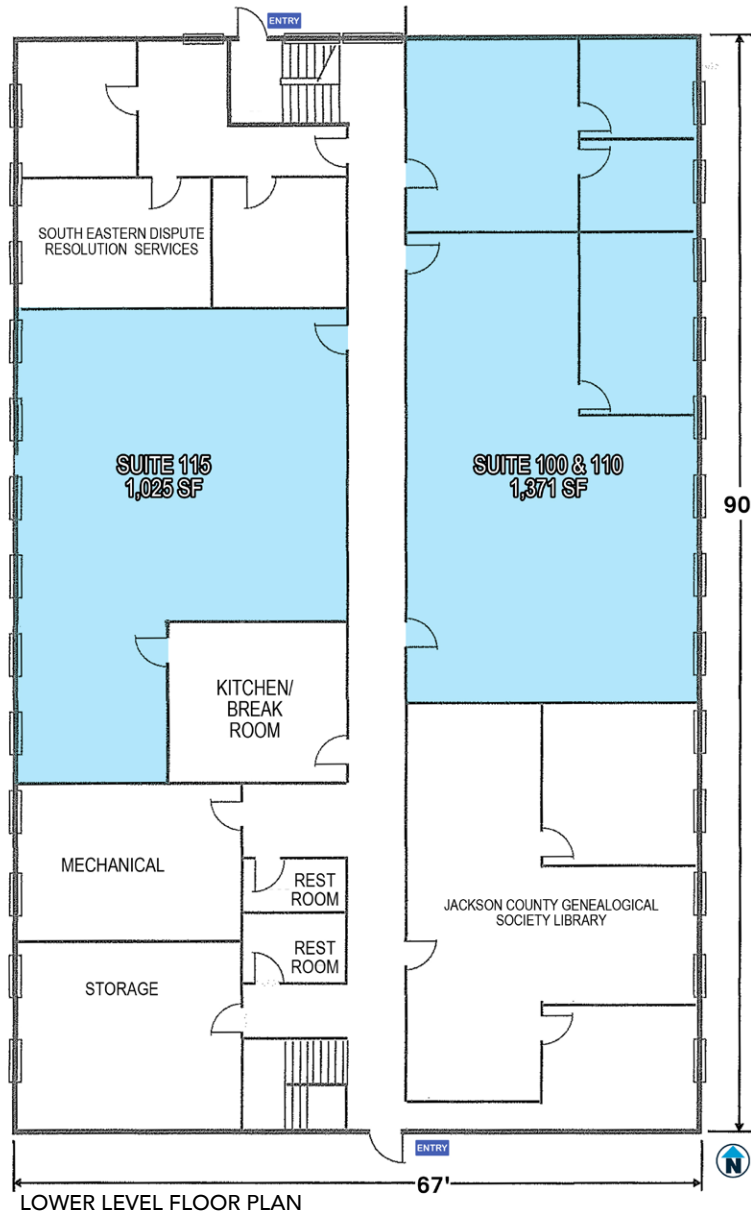
PSF/YR, +Janitorial





211 W. Ganson Street

211 W. Ganson is home to the USDA Farm Service Agency, Southeastern Dispute Resolution Services, Save Our Youth and Jackson County Genealogical Society Library. The available lower level space could be combined to up to 2,396 SF.



AVAILABLE SPACE:

Suite 100-110 1,371 SF
Suite 115 1,025 SF
(can be combined to 2,396 SF)

LEASE RATE:

\$12.00

PSF/YR, + JANITORIAL





AREA INFORMATION

Across

from Jackson's Center for Family Health, James J. Keely Park and American 1 Union Event Center

0.6 Miles

to Jackson County Government Complex

0.3 Mile

North of Downtown

<1.1 Miles

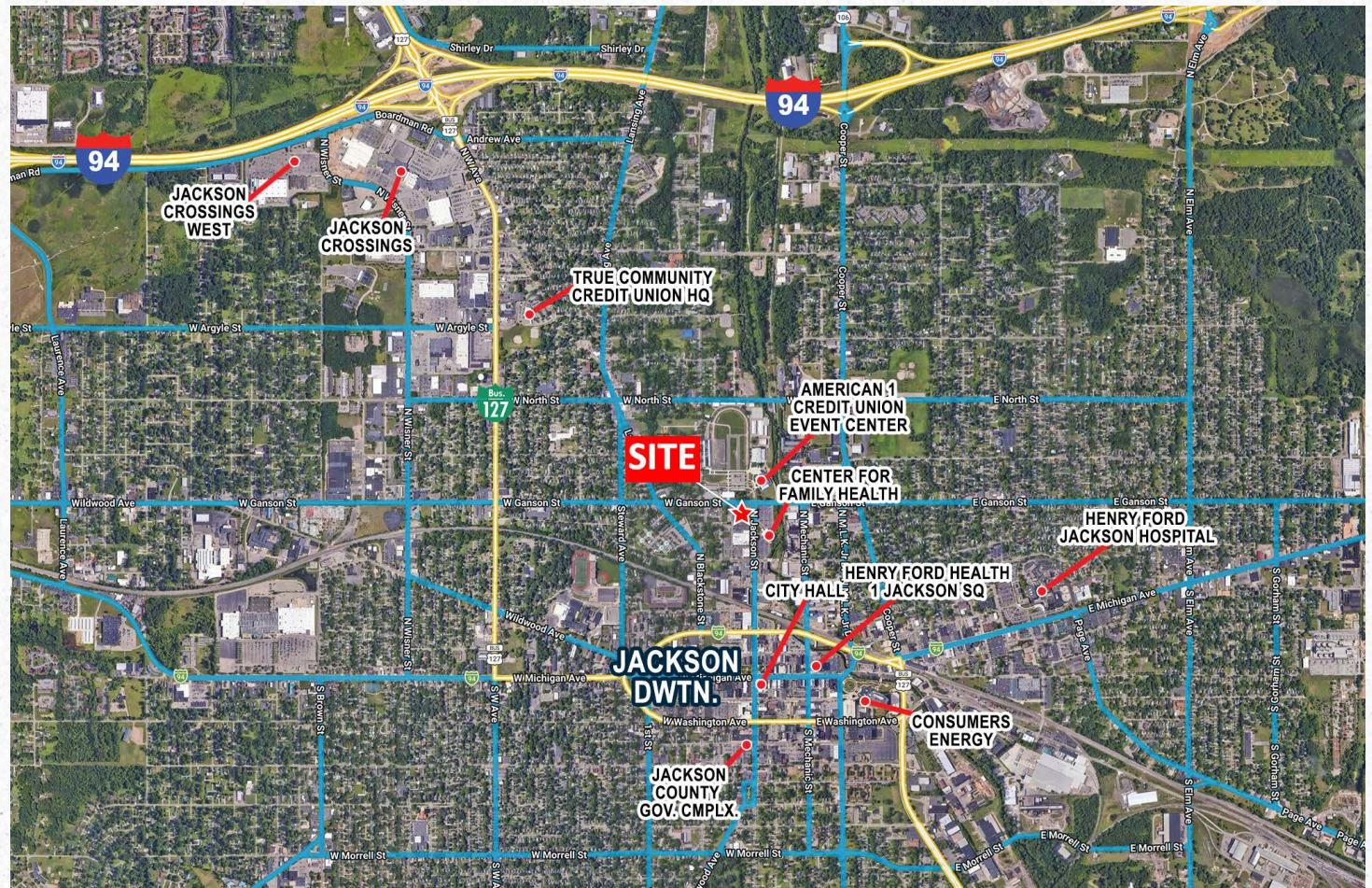
from Henry Ford Jackson Hospital and CMS Energy

5 Minutes

to I-94 and Jackson Crossings

Convenient

to downtown scene of locally owned restaurants, craft breweries, and charming shopping boutiques



DEMOGRAPHICS

Proximity	1-Mile	3-Miles	5-Miles
Population	12,828	56,723	84,124
Households	5,660	22,909	33,781
Housing Renter Occ.	57.0%	46.8%	39.1%

TRAFFIC COUNTS - VPD

W. Ganson St.	12,843
N. Jackson St.	2,536
N. Blackstone St.	4,738

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