

SINGLE TENANT INVESTMENT OPPORTUNITY EAST LANSING, MICHIGAN



INVESTMENT SALE
3505 Coolidge Rd.
East Lansing, MI

AVAILABLE
15,251 SF
Class A Space

ERIC F. ROSEKRANS, CCIM, CPM
Executive Vice President
Direct: 517 319-9209
eric.rosekrans@martincommercial.com

THOMAS JAMIESON, SIOR
Senior Vice President, Office Advisor
Direct: 517 319-9235
thomas.jamieson@martincommercial.com


Martin
1111 Michigan Ave., Ste 300
East Lansing, MI 48823
martincommercial.com

EXECUTIVE SUMMARY

Martin Commercial Properties is pleased to present the opportunity to acquire a premium single-tenant investment property located at 3505 Coolidge Road in East Lansing, Michigan. This 15,251-square-foot, high-quality, single-story building is 100% leased to Clark Schaefer Hackett & Co., CPAs—one of the region's leading accounting and advisory firms. The property offers stable, long-term income backed by a well-established tenant and is maintained to Class A standards.

Originally constructed in 2005 as a multi-tenant office building, the property has been home to several respected professional users, including **Warmels & Comstock CPAs**. Following their acquisition by **Clark Schaefer Hackett**, the tenant expanded to occupy the entire building for its regional headquarters. The structure includes a basement area for storage, and the site provides approximately 52 surface parking spaces for tenant use.

Situated within the prestigious Maynard Office Park in the northwest tier of East Lansing, the property is surrounded by prominent medical, financial, and professional service firms including **SET-SEG, EMC Insurance, Pediatric Dentistry of East Lansing, and Alliance Obstetrics & Gynecology**. This highly desirable office submarket is known for its strong tenant mix and well-maintained corporate environment.

The location offers outstanding accessibility and visibility, less than half a mile from the US-127/Lake Lansing Road interchange. It is also minutes from Eastwood Towne Center, a premier lifestyle destination offering retail, dining, and entertainment, and in close proximity to Michigan State University and numerous nearby hotels and restaurants.

3505 Coolidge Road presents a rare opportunity to acquire a fully leased, high-quality office asset in one of Greater Lansing's most recognized and stable business corridors.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. This information is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the offering memorandum.

TABLE OF CONTENTS

2	Executive Summary
3	Investment Summary
4	Building Specifications/ Floor Plan
5	Gallery
6	Tenant Profile
7	Proforma
8	Local Market Info
12	Service Lines

INVESTMENT SUMMARY



\$2,600,000
LIST PRICE

\$309,875
NOI

15,251
RENTABLE SF

\$170.48
PSF

 **Stand Alone
Office Building**

 **Class A
Space**

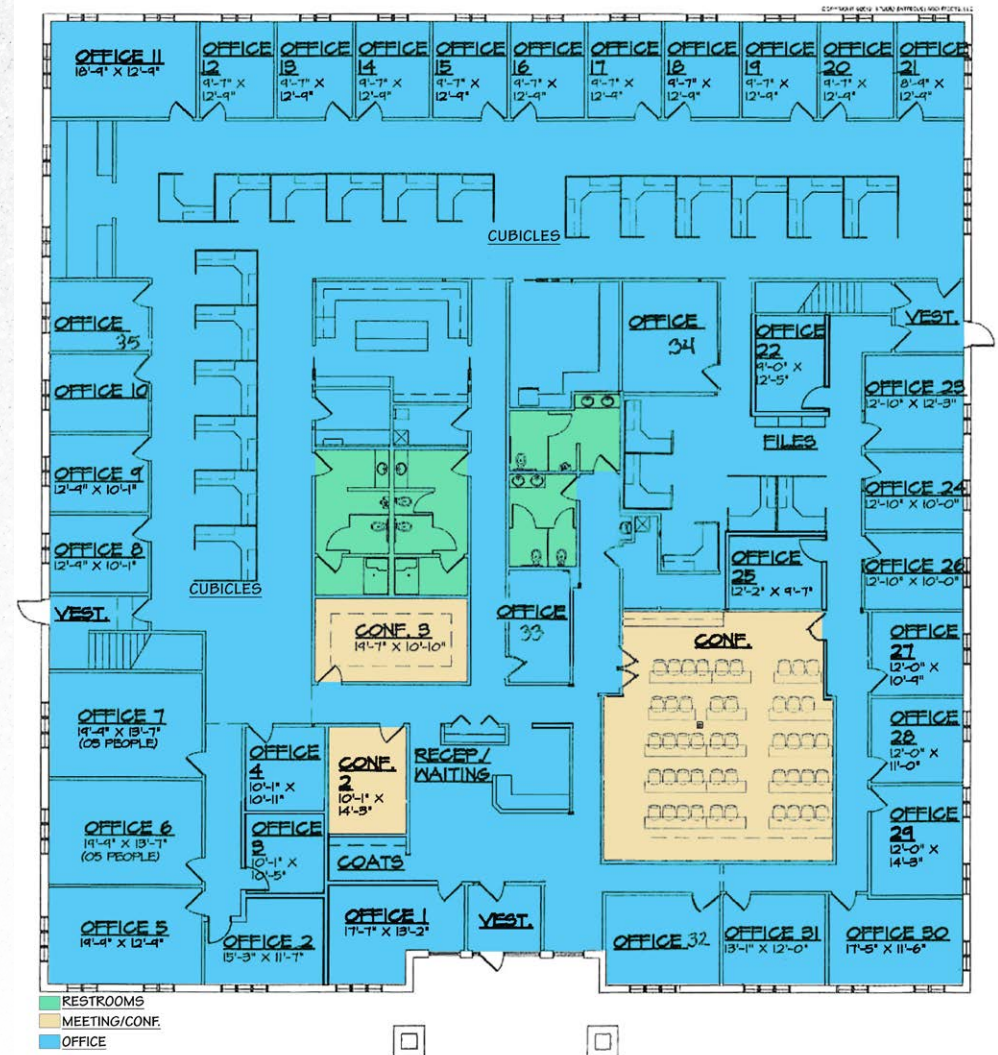
 **Built in
2005**

 **Parking
±52 Spaces**

BUILDING SPECIFICATIONS

Address	3505 Coolidge Rd., East Lansing, MI
Building Size	15,251 SF
Lot Size	1.45 Acres
Year Built	2005
Construction	Brick exterior, steel frame
Roof	Metal with Parapet
Restrooms	2 Sets
Amenities	Large basement for storage with exercise area
Parking	52 surface spaces
Fire	Fully sprinkled
Utilities	Gas & Electric
HVAC	4 Gas fired forced air units
Taxing Authority	City of East Lansing
Parcel #	19-20-50-35-401-001
2025 SEV	\$727,700
2025 Taxable Value	\$694,790
2024 Taxes	±45,000
Zoning	B4-Commercial

FLOOR PLAN



GALLERY



Reception



Office



Break Room



Conference Room

TENANT PROFILE



Clark Schaefer Hackett is an accounting and advisory firm, founded in 1938 and headquartered in Cincinnati, Ohio. The firm has 10 Offices across Ohio, Kentucky, Michigan, and Mumbai. They provide services including tax, assurance, qualified plan administration and consulting, valuation and litigation support, small business services, employee benefit plan audits and transactional services. CSH provides solutions to a wide range of industries, including manufacturing, construction and real estate, distribution, healthcare, and financial services. Additional service sectors include government entities, higher education institutions, and not-for-profit organizations. Clark Schaefer Hackett is rated among the Top 60 accounting and advisory firms in the U.S. according to *Accounting Today*. www.cshco.com



RENT ROLL

Tenant	RSF	Current Monthly Rent	Rate PSF	Escalations	Annual Rent	Lease Type	Lease Expires	Option(s) to Renew
Clark Schaefer Hackett (First Floor)	15,251	\$29,424.44	\$23.15	2.5%	\$353,093.28	Modified Gross (Utils. + Janitorial)	6/30/2029	2 (5) Yr
Basement	4,500	\$2,174.42	\$5.80	2.5%	\$26,093.04	Modified Gross (Utils. + Janitorial)	6/30/2029	2 (5) Yr
Total Monthly Rent		\$31,598.86			\$379,186.32			

EXPENSES

Office Supplies	\$814
Lawn & Snow - CAM	\$4,114
Professional Fees	\$3,450
Cleaning - CAM	\$2,904
Repairs	\$7,019
Systems Maint.	\$2,318
Insurance	\$4,272
Taxes	\$44,419
Total:	\$69,311



Martin Commercial Properties, Inc. (Martin) based the estimated cash flows, projections, and opinions of value contained in this document on information obtained from sources believed to be reliable, but which Martin has not verified for accuracy or completeness; and forward-looking assumptions of various factors (e.g., market rent growth rate) that are subject to uncertainty. The projections may materially vary from actual future performance due to omissions, inaccuracies, or errors in the underlying information and assumptions. You and your tax, financial, and other advisors should independently confirm the accuracy and completeness of the information contained herein, as well as independently investigate the economics of the transaction and suitability of the property for your needs. Any opinion of value contained herein is not an appraisal and is not based on the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

AREA MAP



AREA MAP



AREA INFORMATION

0.8 Miles

to Lake Lansing Road,
Restaurants and shopping

6 Minutes

to Eastwood Towne Center

2.7 Miles

to US-127 interchange

3.9 Miles

to Michigan State University and
Downtown East Lansing



475,589
Residents



10
Colleges &
Universities



270,291
Labor Force



68%
Working
Professionals

2025 Stats

54.4%

College
Degree

VS 53.7% - U.S.
50.0% - Michigan

129K

Median Home
Price

VS 495K - U.S.
230K - Michigan

4.6%

Unemployment
Rate (4/2025)

VS 4.2% - U.S.
4.7% - Michigan

LARGEST EMPLOYERS



ECONOMIC HIGHLIGHTS



East Lansing is home to **Michigan State University** a premier research university with over **51,000** students and over **20,260** employees



The **Lansing** market is home to **8** insurance **company HQ's**, collectively responsible for **\$30 billion** in annual premiums/revenue



Lansing is **home** to three **GM** facilities that **employ** over **5,800** workers



2018-2022 **Regional** Growth in high-tech employment: **12.2%**. Between 2019 and 2023, Area **GDP** increased by **10.3%**

Martin Your Vision. Our Mission.

Martin Commercial Properties is a vertically integrated commercial real estate firm with an established track record of delivering superior service and unparalleled results to clients since 1962. Our experienced team efficiently serves clients nationally by combining big business benefits with the attentiveness to detail and insight that you would expect from a local firm. With offices in Lansing, Grand Rapids, and Tampa, we provide strategic advice and execution in five core lines of business including brokerage services, investment services, property management, property development, and corporate services.



Brokerage
Services



Investment
Services



Property
Management



Construction
Services



Corporate
Services

martincommercial.com | 517.351.2200 | 1111 Michigan Ave. Suite 300 | East Lansing, MI | 48823

FOR MORE INFORMATION CONTACT:

ERIC F. ROSEKRANS, CCIM, CPM

Executive Vice President

Direct: 517 319-9209

eric.rosekrans@martincommercial.com

THOMAS JAMIESON, SIOR

Senior Vice President, Office Advisor

Direct: 517 319-9235

thomas.jamieson@martincommercial.com

© 2025 Martin Commercial Properties, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Martin Commercial Properties and the Martin logo are service marks of Martin Commercial Properties, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.