

MEDICAL SPACE IN GENESIS HEALTH PARK

2 SUITES READY FOR OCCUPANCY



SUITE 113



FOR LEASE

3960 Patient Care Dr.
Suites 113 & 116
Lansing, MI

Available
Space:
860 SF &
6,097 SF

THOMAS JAMIESON, SIOR

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

ERIC F. ROSEKRANS, CCIM, CPM

Executive Vice President
Direct: 517 319-9209
eric.rosekrans@martincommercial.com



Martin

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



Well-Maintained, Move-In-Ready Medical Suites in Genesis Medical Park

Two medical office suites are available in this well-maintained, move-in-ready facility, each designed for seamless healthcare operations. Suite 113 is a larger space featuring nine exam rooms, private offices, an X-ray room, a formal lobby, and three additional rooms suitable for lab use (see floor plan on page 4). Suite 116 offers a more compact layout with three exam rooms and a private office, making it ideal for a smaller practice.

The building features a covered drive-up entrance for patient convenience and ample parking with over 250 spaces.

Located in the highly sought-after Genesis Medical Park off Jolly Road, 3960 Patient Care Drive is just six minutes from McLaren Greater Lansing Hospital. The medical park is home to UM Health-Sparrow Laboratories, Michigan Orthopedic Center, Genesis Surgery Centers, and several specialty medical providers, making it an ideal setting for any medical practice looking to establish or expand in a thriving healthcare hub.

PROPERTY INFORMATION



AVAILABLE:
2 Suites Immediate
Occupancy



MEDICAL:
With Office Systems
in Place



PARKING:
250 Lighted
Spaces



COVERED:
Drive-up
Entrance



CONVENIENT:
To Hospital and
Numerous Providers



MINUTES:
To US-127 Interchange

© 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.

LEASE RATE:
\$12.00
PSF/YR, NNN

AVAILABLE:
SUITE 113: ±6,097 SF
SUITE 116: ±860 SF

SUITE 113	SUITE 116
Condo Fees*: \$864/Month	Condo Fees*: \$143/Month
NNN: Est. \$6.05/SF/YR	NNN: Est. \$4.45/SF/YR

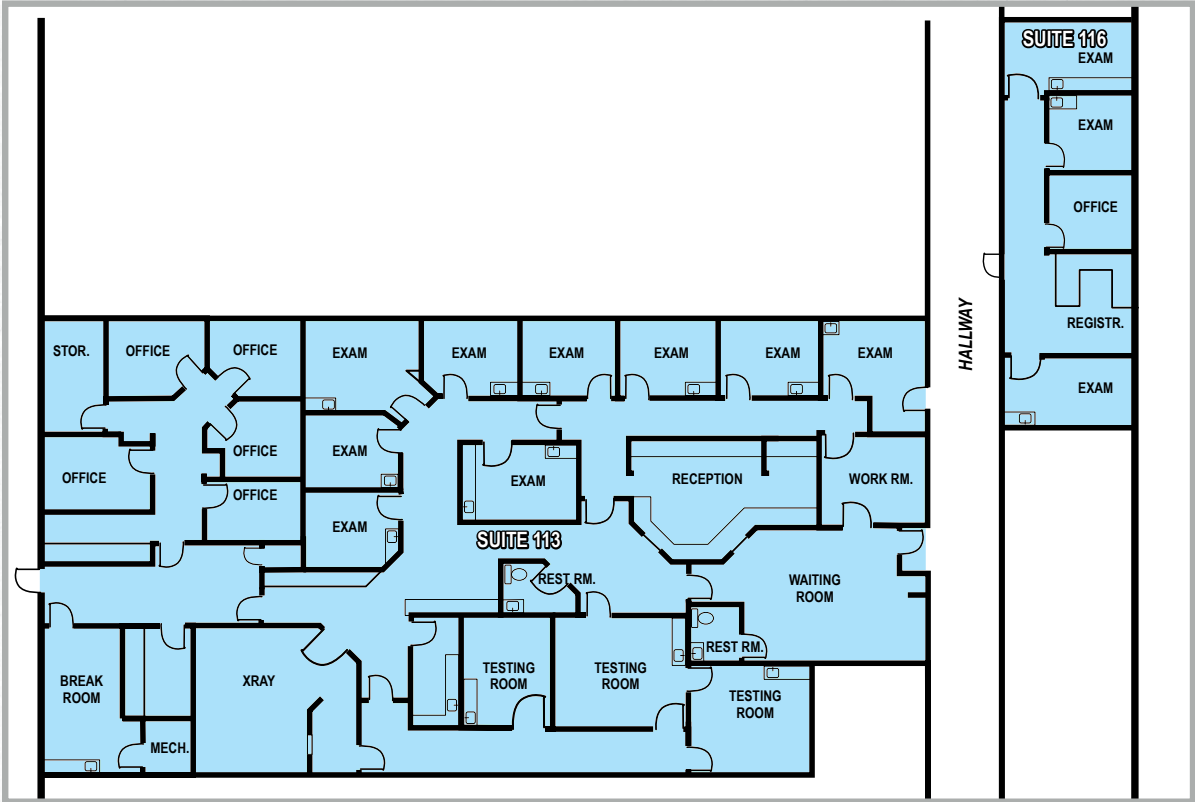
*Condo Fees include; trash, common area hall / bathroom cleaning, insurance, snow and lawn, and common area utilities, and security and maintenance.

PROPERTY BROCHURE

3960 Patient Care Drive, Suites 113 & 116, Lansing, MI



FLOOR PLAN



SUITE 113



SUITE 116



PROPERTY BROCHURE

3960 Patient Care Drive, Suites 113 & 116, Lansing, MI



AREA INFORMATION

1.5 Miles

to US-127/Dunckel Rd.
Interchange

2.2 Miles

to McLaren Greater Lansing
Hospital

4.2 Miles

to Okemos/I-96 Interchange

4.8 Miles

to Michigan State University

6.6 Miles

To Downtown Lansing

Convenient

near numerous health
care providers

