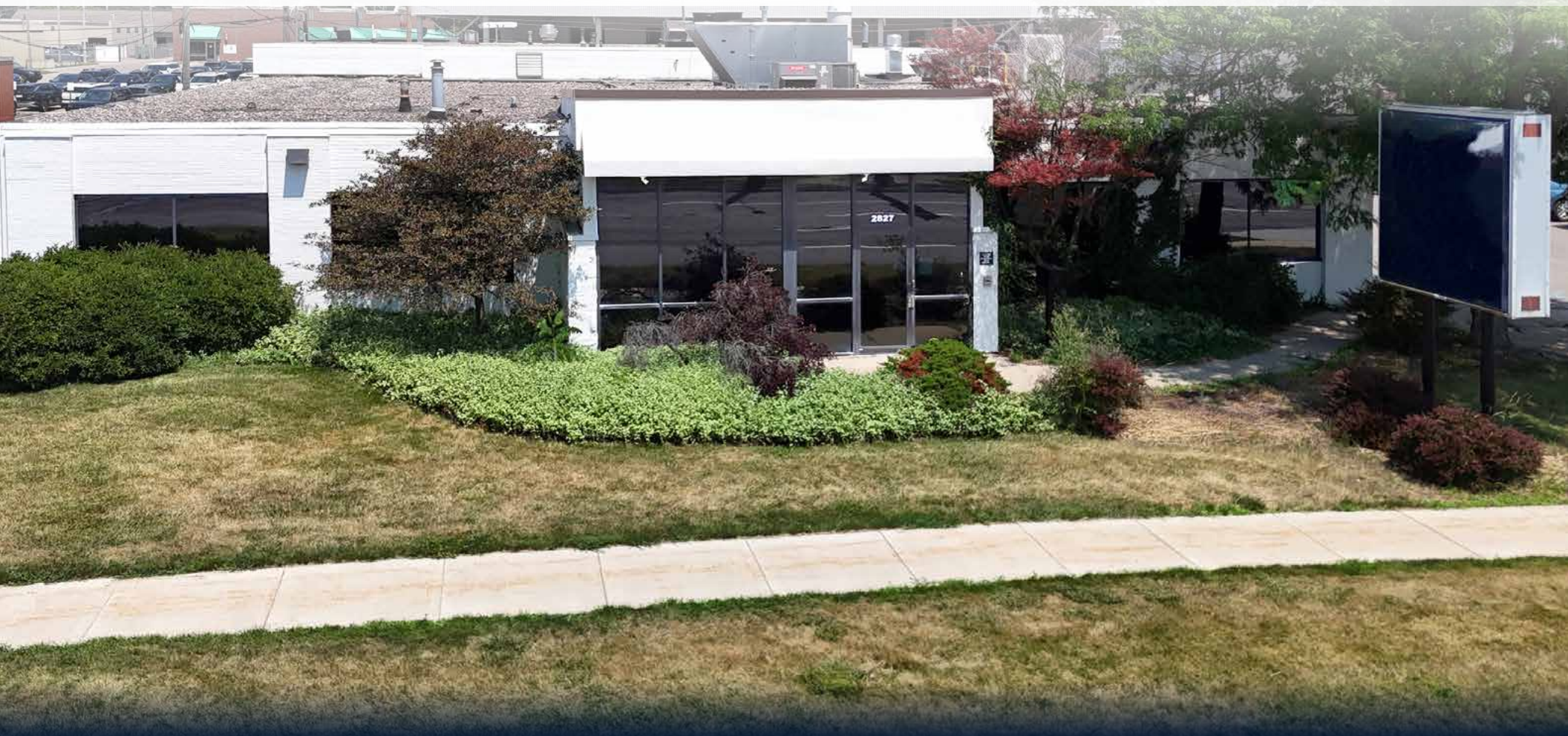


MEDICAL, LAB, OR INNOVATION-TECH SPACE

ON E. SAGINAW JUST WEST OF US-127 & FRANDOR SHOPPING CENTER



FOR LEASE
2827 East Saginaw St.
Lansing, MI



AVAILABLE:
10,427 SF

CARSON PATTEN, CCIM
Vice President, Retail Advisor
Direct: 517 319-9230
carson.patten@martincommercial.com

SAMANTHA LE
Senior Associate, Retail Advisor
Direct: 517 319-9279
samantha.le@martincommercial.com


Martin

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

PROPERTY BROCHURE

2827 East Saginaw, Lansing, MI

Centrally Located with Premier Laboratory Technologies

2827 E. Saginaw is a prominently located, single-tenant property formerly used as a laboratory, offering a turnkey solution for businesses needing specialized infrastructure. The space is equipped with specialized plumbing, advanced HVAC systems, and upgraded power capacity tailored for lab operations. Its high-visibility location features a large pylon sign on E. Saginaw Street, with nearly 17,000 vehicles daily, ensuring strong exposure.

Inside, the suite boasts expansive windows, tall ceilings, and a private enclosed garage suitable for discreet loading or testing activities. The site includes approximately 48 paved parking spaces, accessible from the north side, providing convenience for staff and visitors alike.

Positioned less than a block from US-127, the property is surrounded by major retailers and institutions. Nearby landmarks include Williams Hyundai and Subaru dealerships, as well as the Frandor Shopping Center, home to anchors TJMaxx, HomeGoods, Michaels, and Kroger. Its proximity to Michigan State University further enhances appeal, making it an ideal location for businesses seeking both convenience and high visibility.

LEASE RATE:
\$12.00
PSF/YR, NNN

PROPERTY INFORMATION



AVAILABLE:
10,427 SF



SITE: Immediate
Access to
US-127



GARAGE:
Private Loading
or Inspection

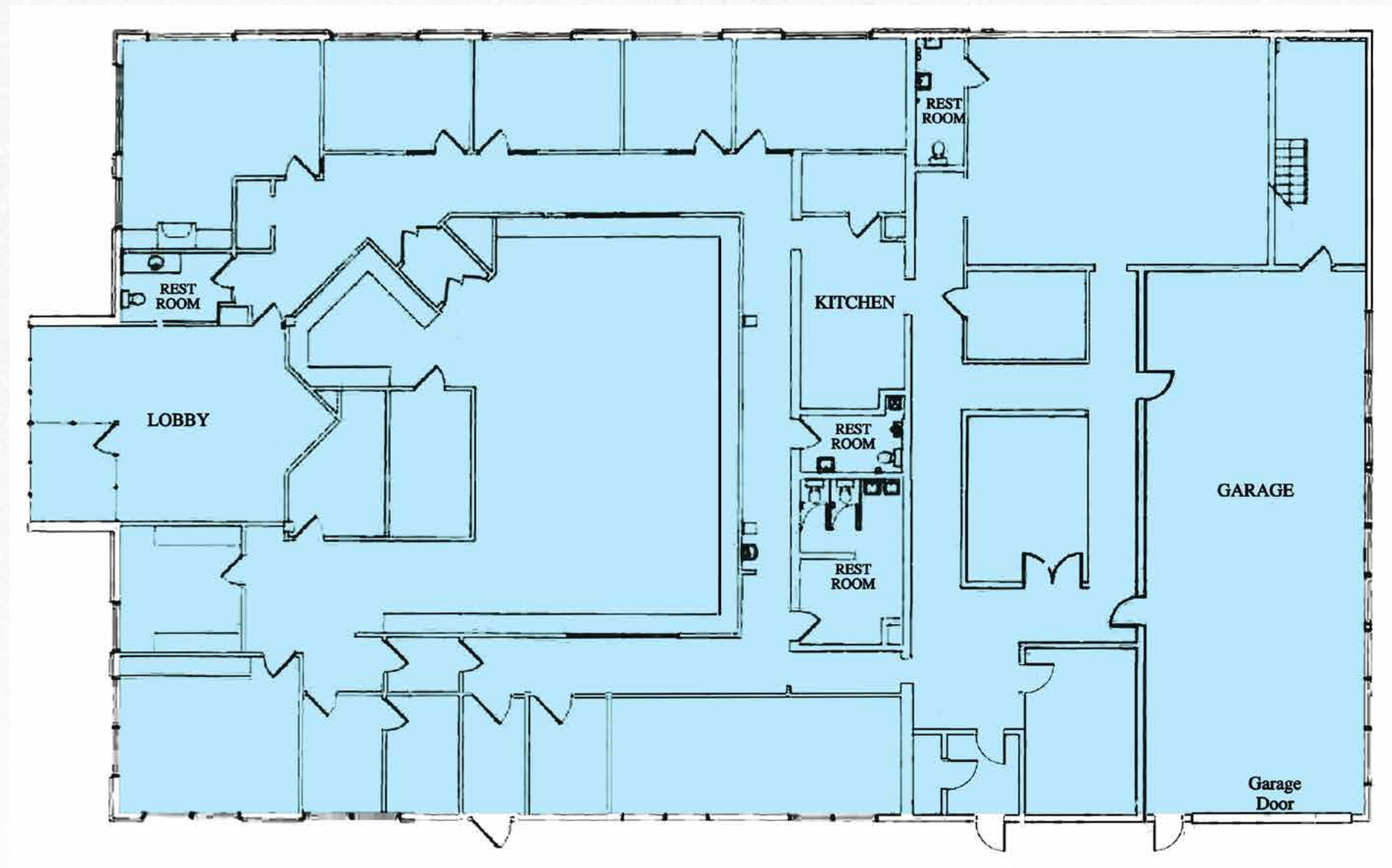


PARKING:
±48 Spaces



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FLOOR PLAN



PROPERTY BROCHURE

2827 East Saginaw, Lansing, MI

GALLERY



Reception Area



Lab Space



Lab Space



Garage



Lab Space



Lab Space

PROPERTY BROCHURE

2827 East Saginaw, Lansing, MI

AREA MAP

Access from multiple points at E. Saginaw St., Howard Ave. and Grand River Ave.



AREA INFORMATION

<2 Minutes

to Frandor Shopping Center
Retail Corridor

<3 Mile

drive to US-127 & I-496

1.4 Miles

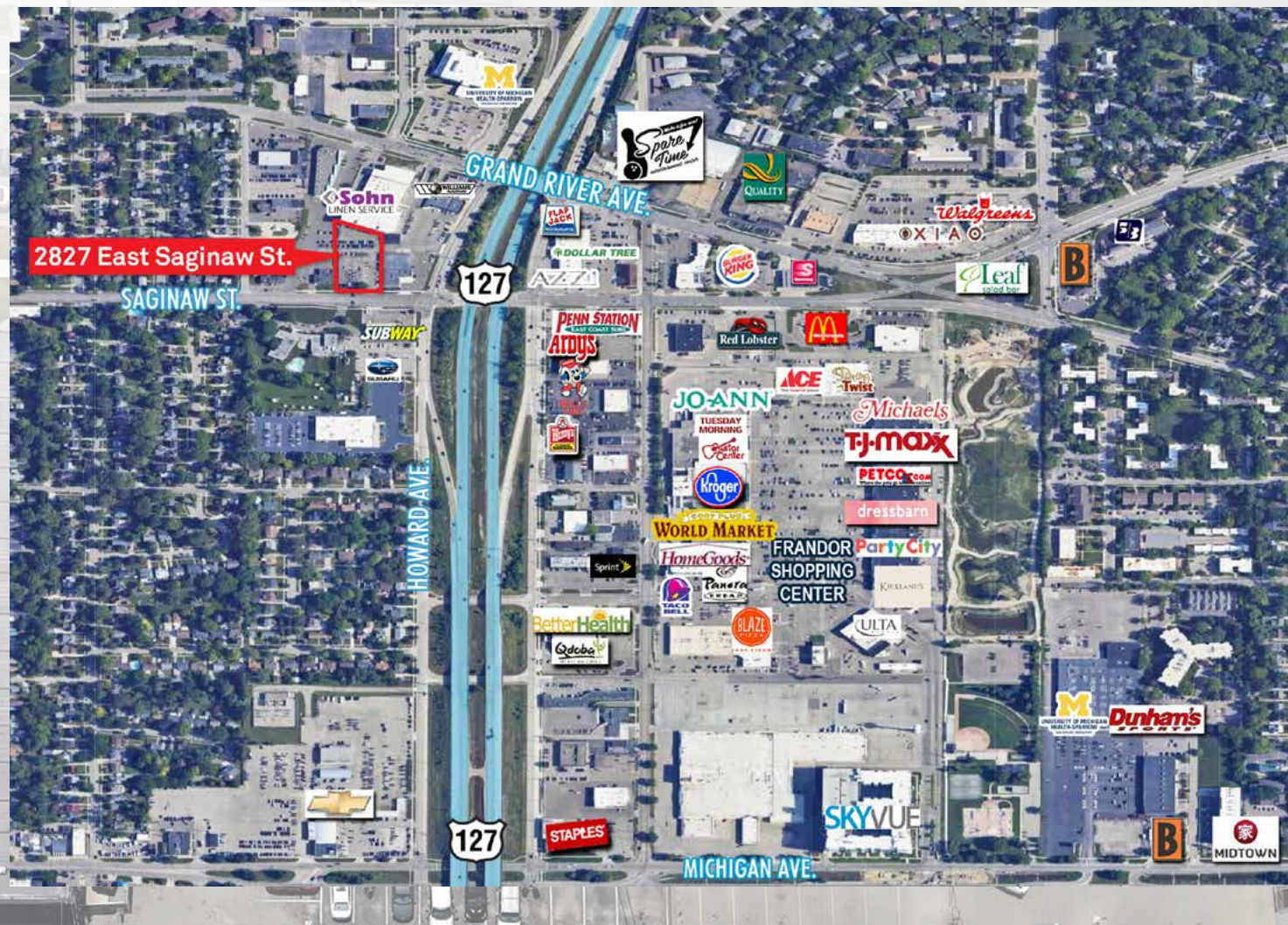
to Michigan State University

3 Miles

to Downtown Lansing

Convenient:

to Highway System, Restaurants,
Entertainment and Shopping



DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Population	14,719	102,726	181,205
Households	7,38	40,423	75,593
Average Household Income	\$91,273	\$74,741	\$81,668

TRAFFIC COUNTS

Saginaw St.	16,924 VPD
Howard Ave.	13,790 VPD
US-127	48,995 VPD