

VERNDALE OFFICE PARK

NEAR I-496 & CREYTS ROAD



FOR LEASE

6005, 6015, 6017 &
6105 W St. Joseph Hwy.
Lansing, MI

AVAILABLE:
536 - 12,188 ± SF

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
martincommercial.com



6005, 6015, 6017, 6105 W St. Joseph Hwy., Lansing, MI

ESTABLISHED OFFICE PARK NEAR I-496

Verndale Office Park is a well-maintained professional campus located off St. Joseph Highway near Creyts Road, in the heart of Delta Township. Anchored by the national headquarters of Auto-Owners Insurance, this established office park offers a prestigious setting that has consistently attracted high-quality tenants.

The park is known for its meticulously maintained buildings and landscaped grounds, creating a clean, professional environment ideal for businesses seeking a polished image. Surrounded by mature trees and green space, Verndale offers a peaceful atmosphere without sacrificing convenience.

Situated just minutes from I-496 and I-96 and near the full suite of office amenities along Saginaw Highway—including restaurants, retail, lodging, and banking—Verndale Office Park combines accessibility, professionalism, and curb appeal in one desirable location.

AVAILABLE SPACE

6005 W. St. Joseph	6015 W. St. Joseph
Suite 301: 1,594 SF±	Suite 100: 831 SF±
	Suite 101: 2,986 SF±
6105 W. St. Joseph	Suite 102 & 104: 545-2,127 SF±
Suite 101: 8,339 SF±	Total Available 5,944 SF ±
Suite 103: 2,609 SF±	6017 W. St. Joseph
Suite 202 & 204: 4,111-12,188 SF±	Suite 201: 2,911 SF ±
Suite 209: 536 SF±	

LEASE RATE:

\$19.00

PSF/YR, FULL SERVICE

PROPERTY FEATURES



PARKING:
Doorstep



SIGNAGE:
Monument



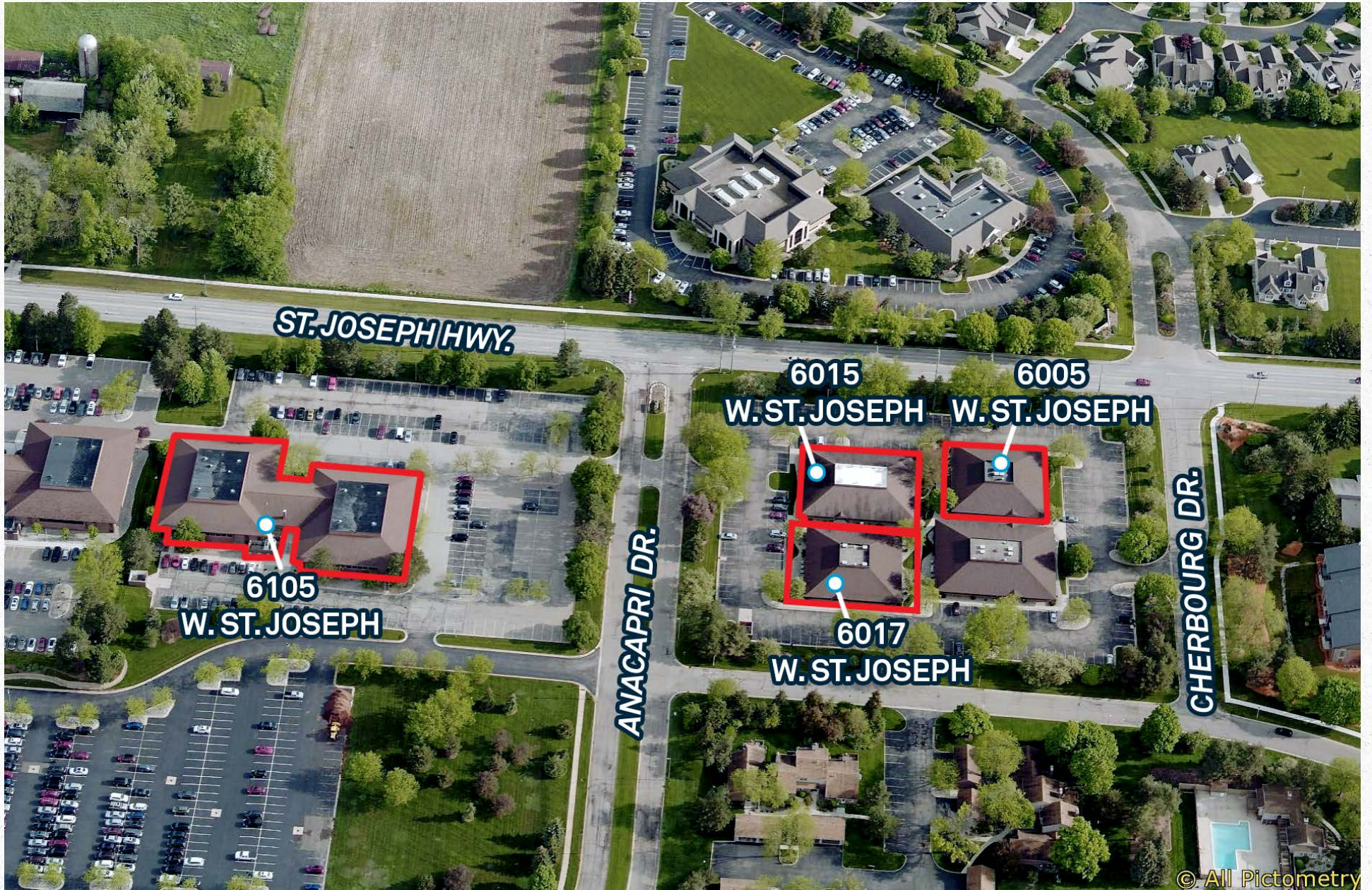
NEGOTIABLE:
Suite Build-out



MANAGED:
Professional, Space
Planning Available



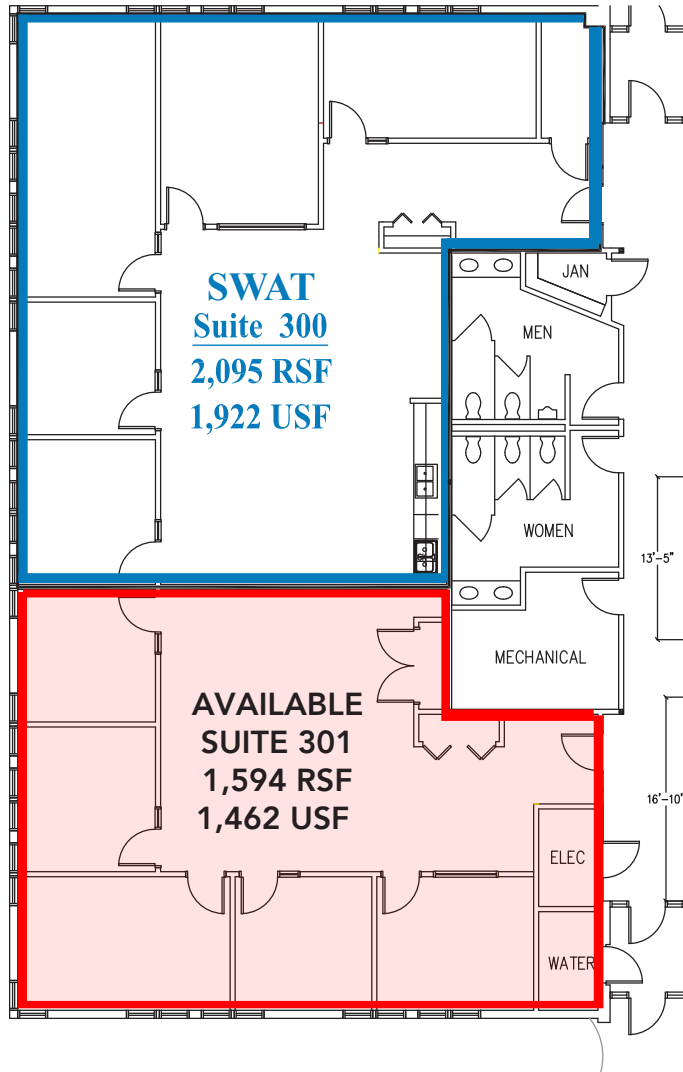
SITE PLAN



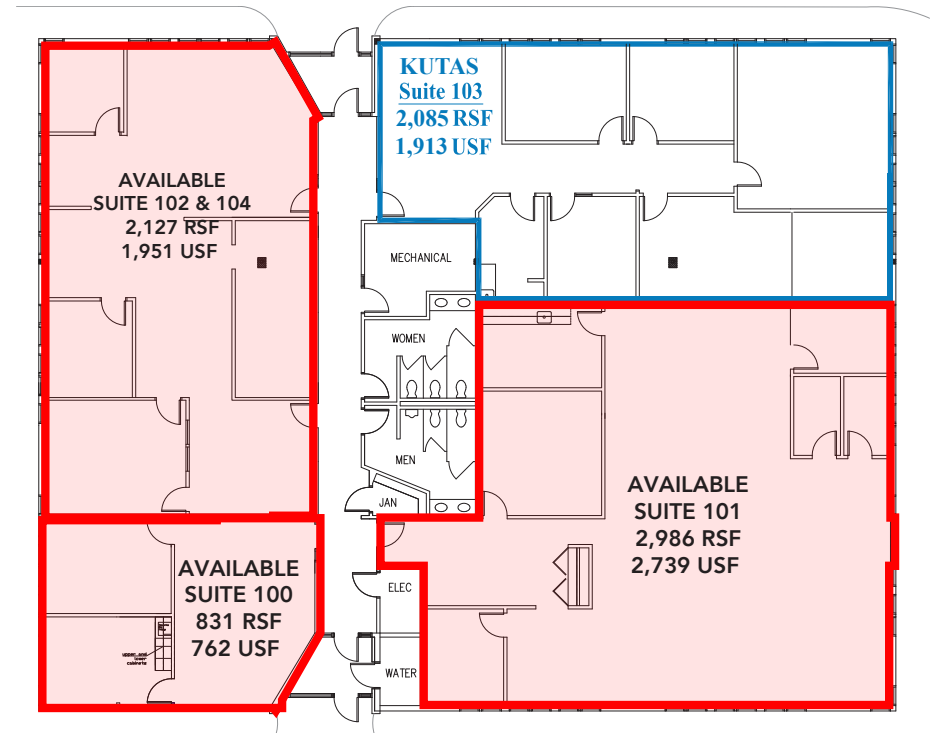


FLOOR PLANS

6005 W ST. JOSEPH



6015 W ST. JOSEPH

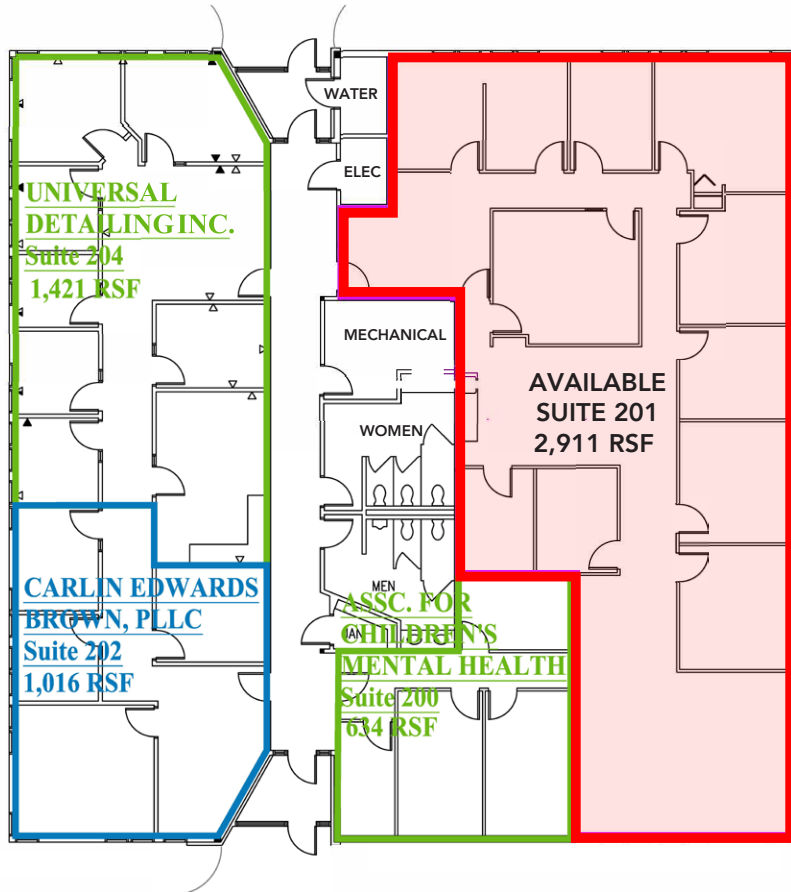


 **AVAILABLE**



FLOOR PLANS

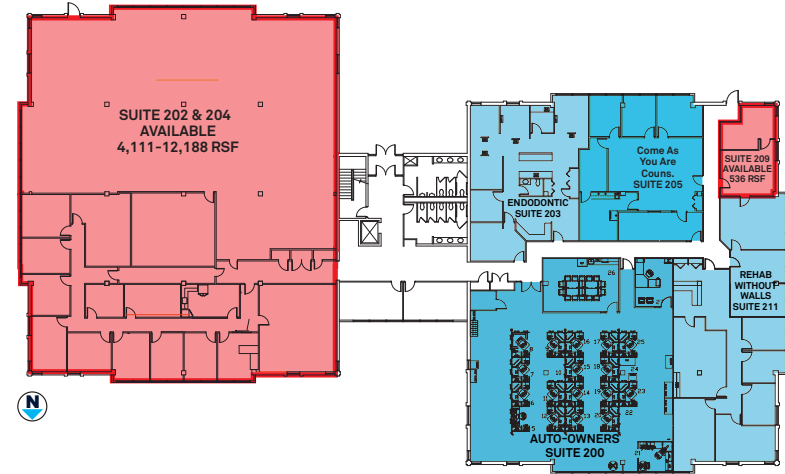
6017 W ST. JOSEPH



AVAILABLE

6105 W ST. JOSEPH

UPPER LEVEL



LOWER LEVEL





6005, 6015, 6017, 6105 W St. Joseph Hwy., Lansing, MI

AREA INFORMATION

0.5 Miles

to I-496/Creyts Rd. Interchange

1.4 Miles

to Lansing Mall

1.8 Miles

to Waverly Rd.

1.9 Miles

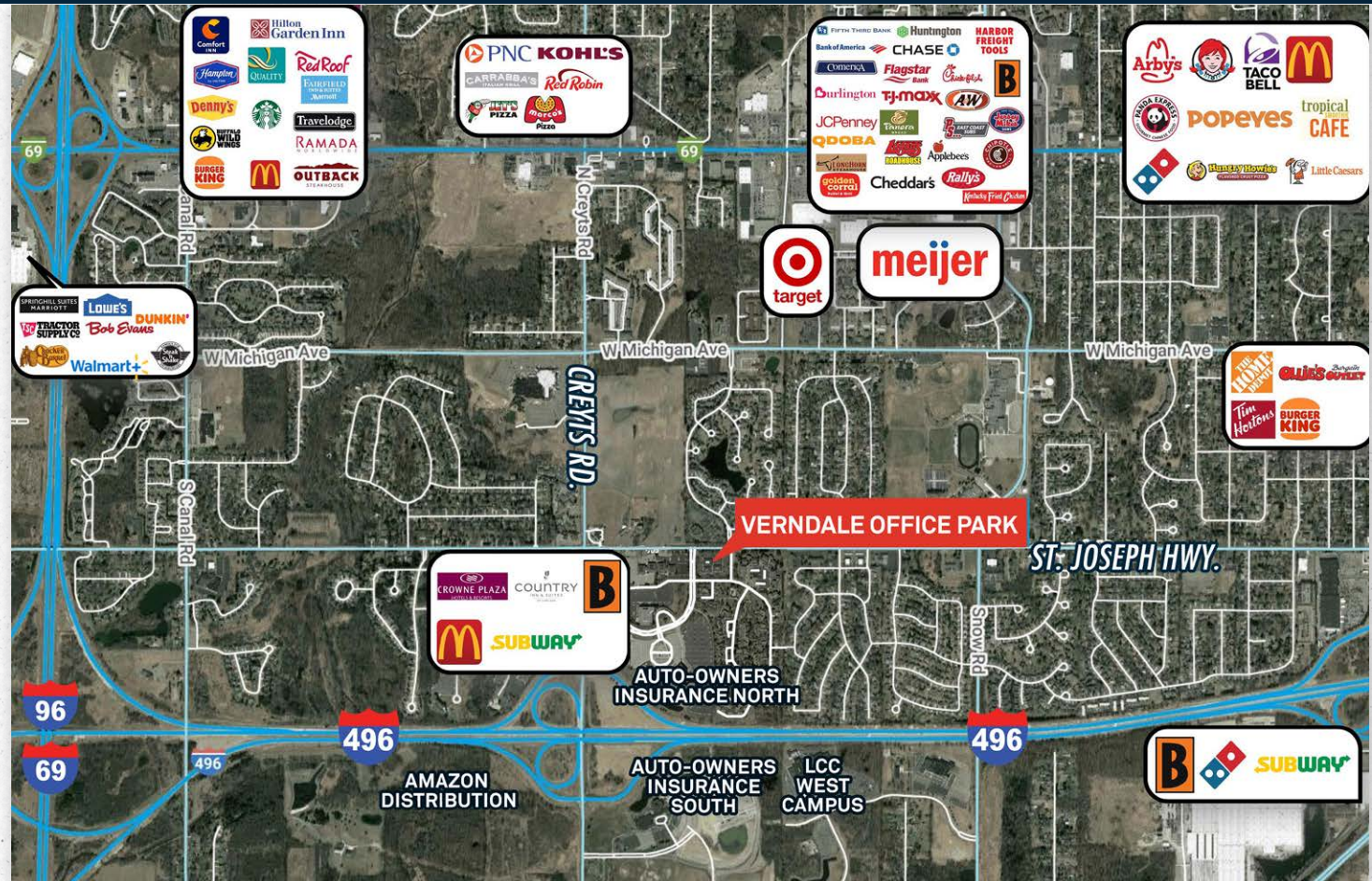
to I-96/I-69 Interchange

5.8 Miles

to State Capitol and downtown Lansing

Convenient to

restaurants, shopping, business services and highways



DEMOGRAPHICS

Proximity	1-Mile	3-Miles	5-Miles
Population	5,882	43,112	113,228
Average HH Income	\$85,508	\$96,601	\$82,399
Workforce Population	5,052	35,858	92,508

TRAFFIC COUNTS - VPD

W St. Joseph	8,471
Creyts Rd.	19,129
I-496	35,498

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Brokerage
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Management



Construction
Services



Investment
Services



Corporate
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