

MEDICAL CONDO UNIT IN GENESIS MEDICAL PARK

TURNKEY MEDICAL SPACE WITH ABUNDANT FREE PARKING



**FOR SALE OR
LEASE**

3960 Patient Care Dr.
Lansing, MI

Available Space:
Condo Unit 1
Suite 101:
1,615 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

PROPERTY BROCHURE

3960 Patient Care Drive, Condo Unit 1, Suite 101, Lansing, MI



Medical Suite in Genesis Medical Park

Medical office condo available in this well-maintained, move-in-ready facility, each designed for seamless healthcare operations. Suite 101 features, 4 exam rooms, private offices, reception, lobby area, private entrance, kitchen/break room and includes office furniture.

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.

SALE PRICE:

\$240,000

Cash or New Mortgage
Expenses available upon request

LEASE RATE:

\$15.00

PSF/YR, Plus Condo Fees*,
Utilities & Janitorial

PROPERTY INFORMATION



AVAILABLE:

1,615 SF Medical
Condo Unit



MEDICAL:

Includes Office
Furniture



PARKING:

250 Lighted
Spaces



COVERED:

Drive-up
Entrance



CONVENIENT:

To Hospital and
Numerous Providers



MINUTES:

To US-127 Interchange

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* Condo Fees ($\pm$ \$267.80/Month) include; trash, common area hall / bathroom cleaning, insurance, snow and lawn, and common area utilities, and security and maintenance. Taxes are paid by the owner of the condo (see page 3).

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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

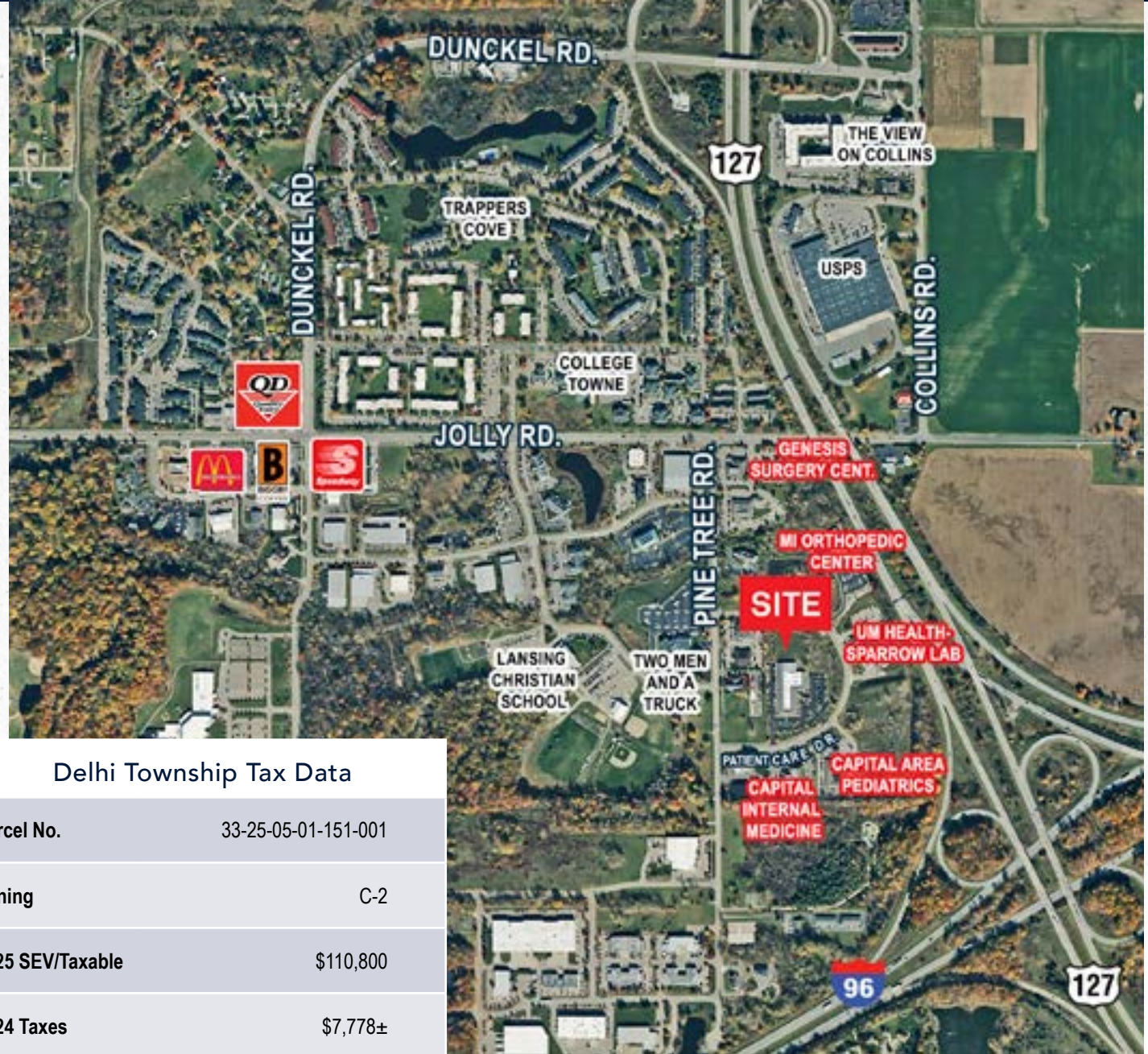
to Michigan State University

6.6 Miles

to Downtown Lansing

Convenient

to near numerous health
care providers



Delhi Township Tax Data

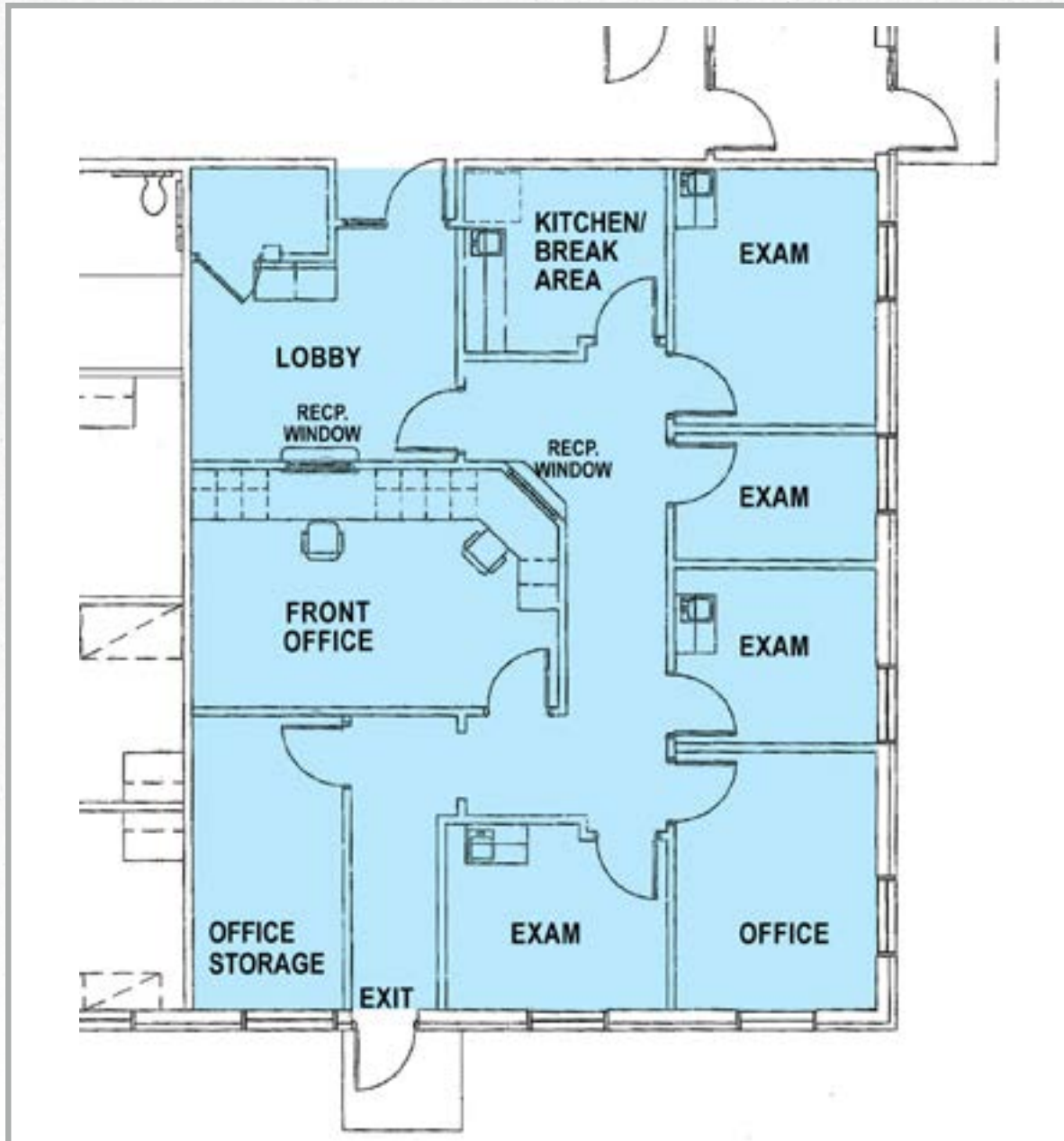
Parcel No.	33-25-05-01-151-001
Zoning	C-2
2025 SEV/Taxable	\$110,800
2024 Taxes	\$7,778±

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FLOOR PLAN



SUITE 101

