

Lease Commercial Property

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#40995 **Lease Rate:** \$ 8.75 **Status:** A

Tax Author:	Meridian Township	School Dist:	Okemos 81
Zone:	COMM	Year Built:	1978
Key:	CLO	County:	INGHAM
Occupancy:	11/12		
Sprinkler:			
Load Dock:	N		
Elevator:	N		
Alley:	N		
RR Siding:	N		
Env Discl:	N		
Env Audit:	N		

4451 Okemos Rd - Okemos 48864

State Eq Value: \$182,800 (Year: 12)	Tax: \$12,260 (Year: 11)	TV: \$182,800 (Year: 12)
Bldg Desc: Multi-Tenant Office Building		Broker#: 866

Legal: M28-3-3 BEG IN N & S 1/4 LINE AT PT 233 FT S O

Directions: S of Mt Hope on W side of Okemos Rd

Traffic:	Air: Central	Ceil Clear:
Parking SqFt: Asphalt	Heat: GFA	Ovrh Doors: n
#Stories: 2	Util Splr: Consumer	Water: public
Construction: Stick	Sewer: public	Restrooms: 2

Suite#:	
Overall Bldg:	1200
Split:	Y
Lease Term:	24
#Parking:	10
Roof Type:	Shingled
Rate/SqFt:	6.410
Parcel#:	33-02-02-28-201-003
Multi-Photo:	Y/4
Area:	81
Lot Size:	.52A

SPACE AVAILABLE	SqFt	Rate/SqFt	Mo Rent
Office	1200	8.750	875
Retail			
Warehouse/Distribution			
Industrial			

LESSOR EXPENSES	Estimated CAM:	Assoc Fee:
Heat Expense:	Net: N	Gross: N
A/C Expense: Y	Water Expense: Y	Mod Gross: Y
Tax Expense: Y	Janitor Service: N	Elec Expense: Y
	Insurance: Y	Trash Rem: Y
		Maintenance: Y

Public Remarks: Fantastic location just south of corner of Mt Hope and Okemos Rds. Lower level has newer carpet and paint. Includes large storage closet with shelving. Michigan State University is about 2 miles to the west.