

PRUDDEN TECH CENTRE



New Urban Adaptive Re-use Class "A" Office Development



700 May Street | Lansing, MI 48906

9,000 - 110,000 Square Feet Available
Built-to-Suit Office Suites | 750 On Site Parking Spaces
Lease Rates From \$9.50-\$19.50 PSF Triple Net



PROPERTY MANAGEMENT

Steve Purchase
Vice President, H Inc.
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For Sale or Lease
Contact for Details

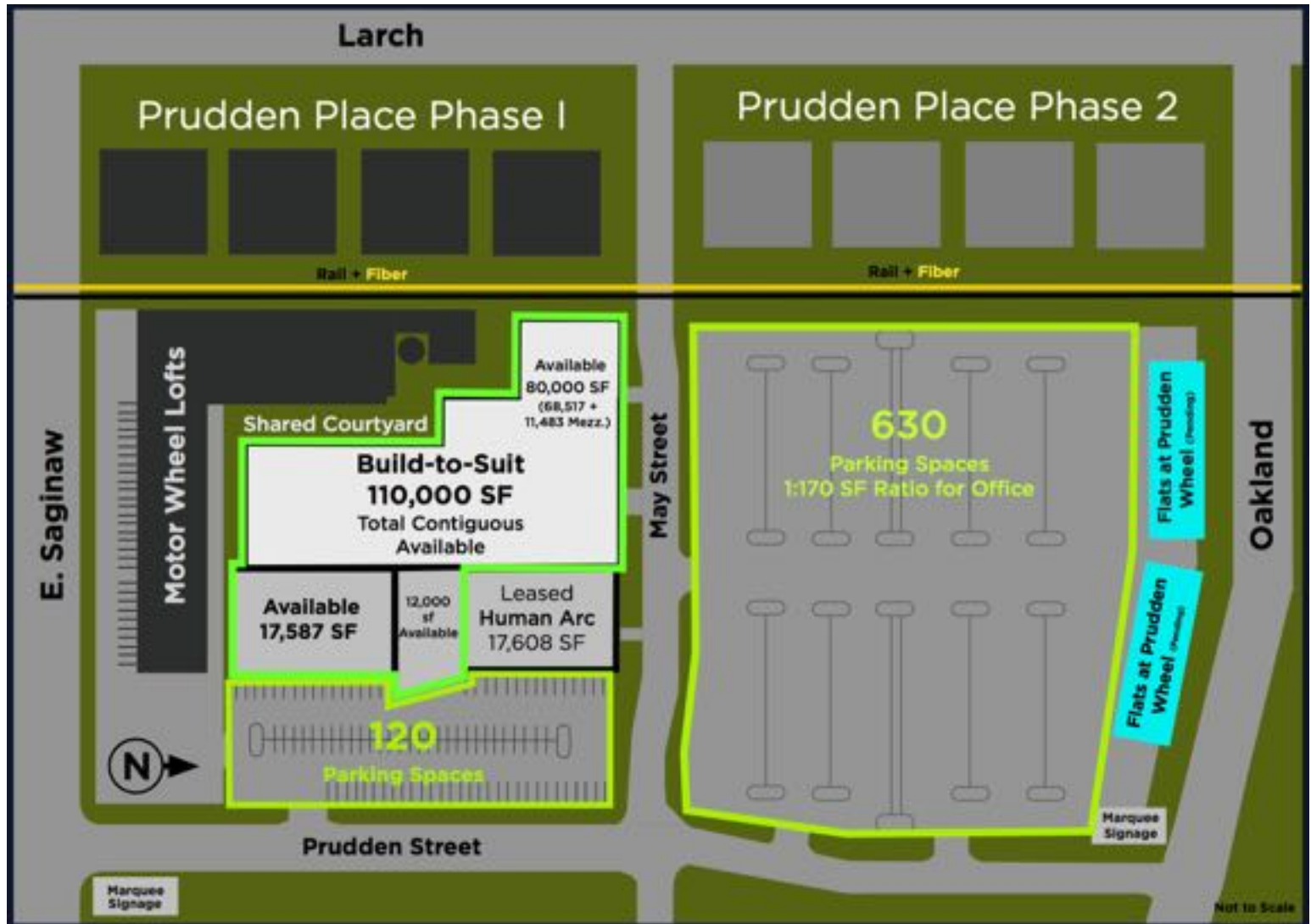
LOCATION

3-Mile



1 Mile





PROPERTY HIGHLIGHTS

VITAL STATISTICS

Address	700 May Street, Lansing, MI 48901
Acres	7.5 Acres
Gross Building Square Feet	110,820 <small>base</small> 127,186 <small>with 2nd Floor Additions</small>
Available	92,000 <small>1st Floor Contiguous</small> 110,000 <small>Total Available</small>
No. of Floors	2
Year Built	1907-1953
Year Renovated	1999, 2001, 2005, 2016
Parking Spaces	750 1:170 Ratio <small>Form Based Code</small>
Zoning	Commercial SLU
Facade	Brick & Glazing
Structural System	Steel
Column Spacing	20' x 30'
Roof	Standing Seam Metal + Rubber
Sprinklers	Yes
HVAC	Packaged Rooftop Units + Boiler Perimeter Radiant Heat
Communications	Multiple Fiber Carriers on Site
Auditorium / Gym	6000 SF available for hourly rental

SUMMARY

The Prudden Tech Centre is part of the 20 acre site once home to the historic Prudden Wheel Company. Standing as a monument to Lansing's rich automotive heritage, the Prudden Tech Centre today boasts up to 127,186 SF of "Class-A" office space expertly designed to deliver technologically advanced creative work space.

Located in Lansing's Central Business District, the Prudden Tech Centre offers high visibility along the Saginaw/Oakland corridor, easy access, proximity to downtown amenities, and ample on-site parking.

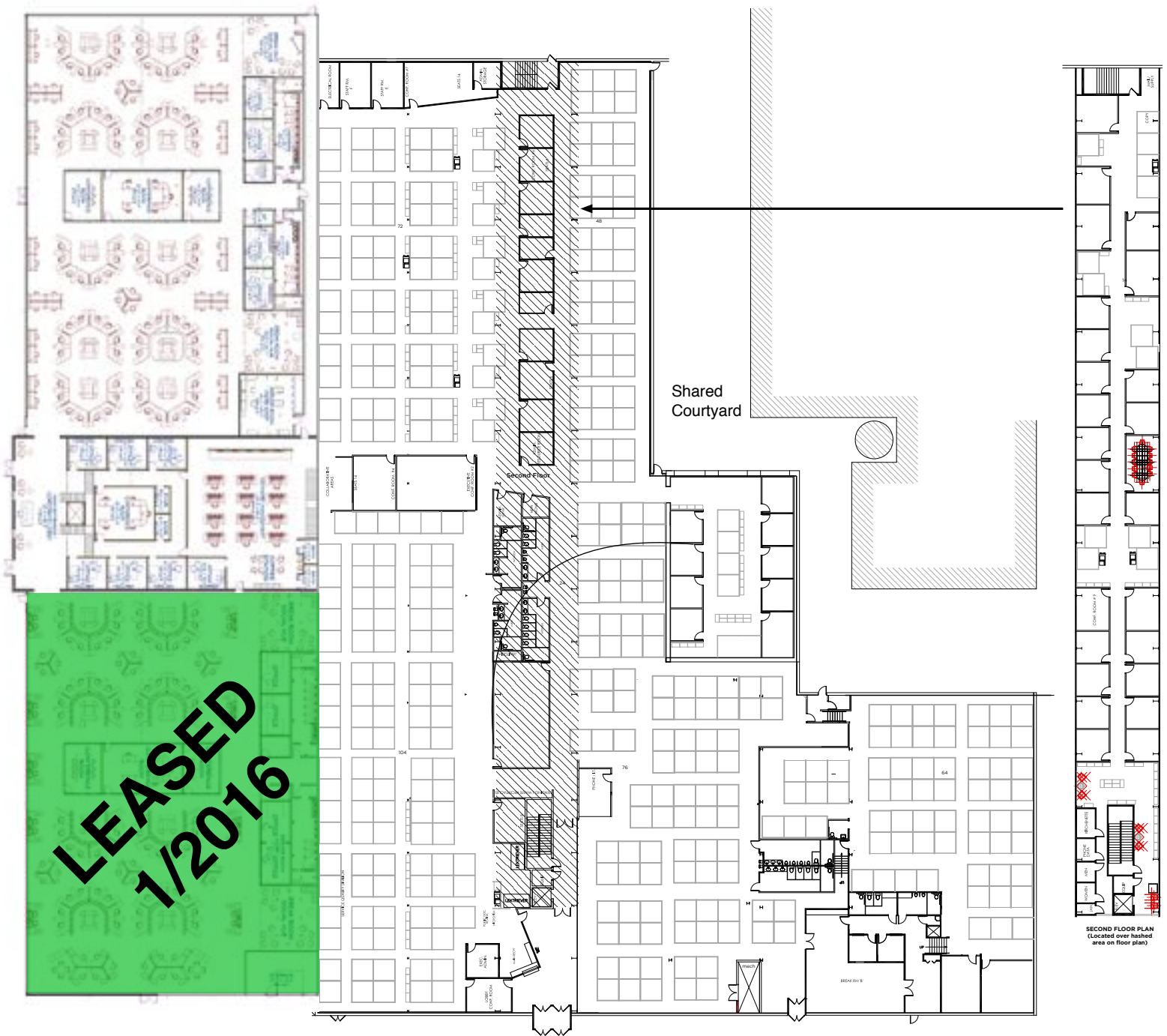
The Prudden Tech Centre neighbors Motor Wheel Lofts—Lansing's signature historic loft development—Prudden Place Apartments, and the future Flats at Prudden Wheel—Lansing's next most technologically innovative luxury housing development.



KEY FEATURES

- Fiber communications underground to site
- Less than five blocks from Level 3 vault
- Flexible floor plans from 8,000 to 100,000+ SF contiguous for efficient operations
- Located at intersection of M-43/Business 69 and Business 127 in Lansing Central Business District, and just one block from Lansing River Trail access
- Translucent panels deliver abundant natural light throughout the interior, perfect for technology based work environment
- Wide column spacing allows for flexible and efficient floor plan design creating tenant economic savings.
- High ceilings and exposed truss work contribute to a creative and functional work space
- Perimeter radiant heat maintains optimal comfort year round

SAMPLE FLOOR PLAN & LEASE TERMS



SAMPLE FLOOR PLAN HIGHLIGHTS

- 110,000 Square Feet (sub-dividable)
- 557 8'x8' workstations
- 55 private offices
- 18 Conference/Training Rooms
- 3 Break Rooms
- 3 Social Breakout areas with kitchenette

LEASE TERMS

\$9-\$19.50 / Square Foot Triple Net.
Rate negotiable based on lease length, tenant creditworthiness, requested buildout. Economic incentives may be available to reduce lease expense.

CONCEPTUAL RENDERINGS

