

405 S GRAND AVENUE, LANSING, MI - 6,180 SF



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GILLESPIE GROUP
LANSING

FOR LEASE

405 S GRAND AVENUE, LANSING MI

PROPERTY DETAILS

Address:	405 S Grand Avenue Lansing, MI 48912
Lease Rate:	\$19.00/SF, NNN
Building SF:	6,180
Information:	This commercial lease opportunity offers excellent visibility with strong signage opportunities, convenient on-site parking, and a flexible layout designed to accommodate a wide range of business uses. The adaptable space provides an ideal foundation for retail, service-based, or professional concepts looking to establish or expand their presence in a well-positioned location.

AREA DESCRIPTION

Located along South Grand Avenue in Lansing, this property benefits from a central, well-traveled corridor that connects downtown Lansing to surrounding neighborhoods and key business districts. The area is characterized by a strong mix of professional offices, service businesses, and civic destinations, creating steady daily activity and consistent visibility. With close proximity to downtown amenities, major employers, and convenient access to primary roadways, this location offers an ideal setting for businesses seeking accessibility, exposure, and long-term growth within Lansing's urban core.

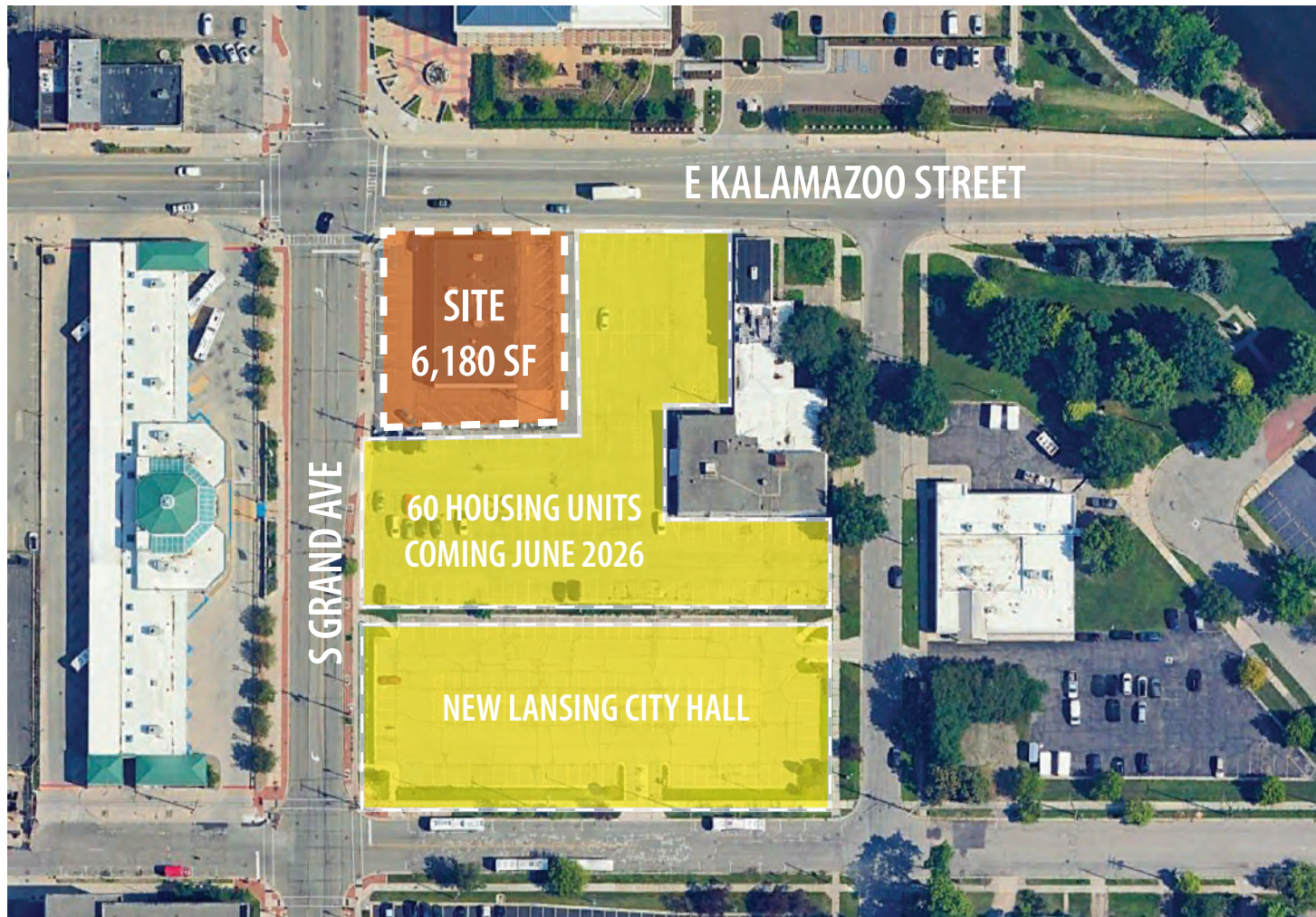
Recent and upcoming residential investment further strengthens this location's long-term potential. Within one block of the property, more than 100 new residential units are being added, including 60 units immediately adjacent to the site and 40 units directly across the street. In addition, a new city hall development is scheduled to open in late 2026, reinforcing consistent foot traffic, neighborhood activity, and a growing built-in customer base.



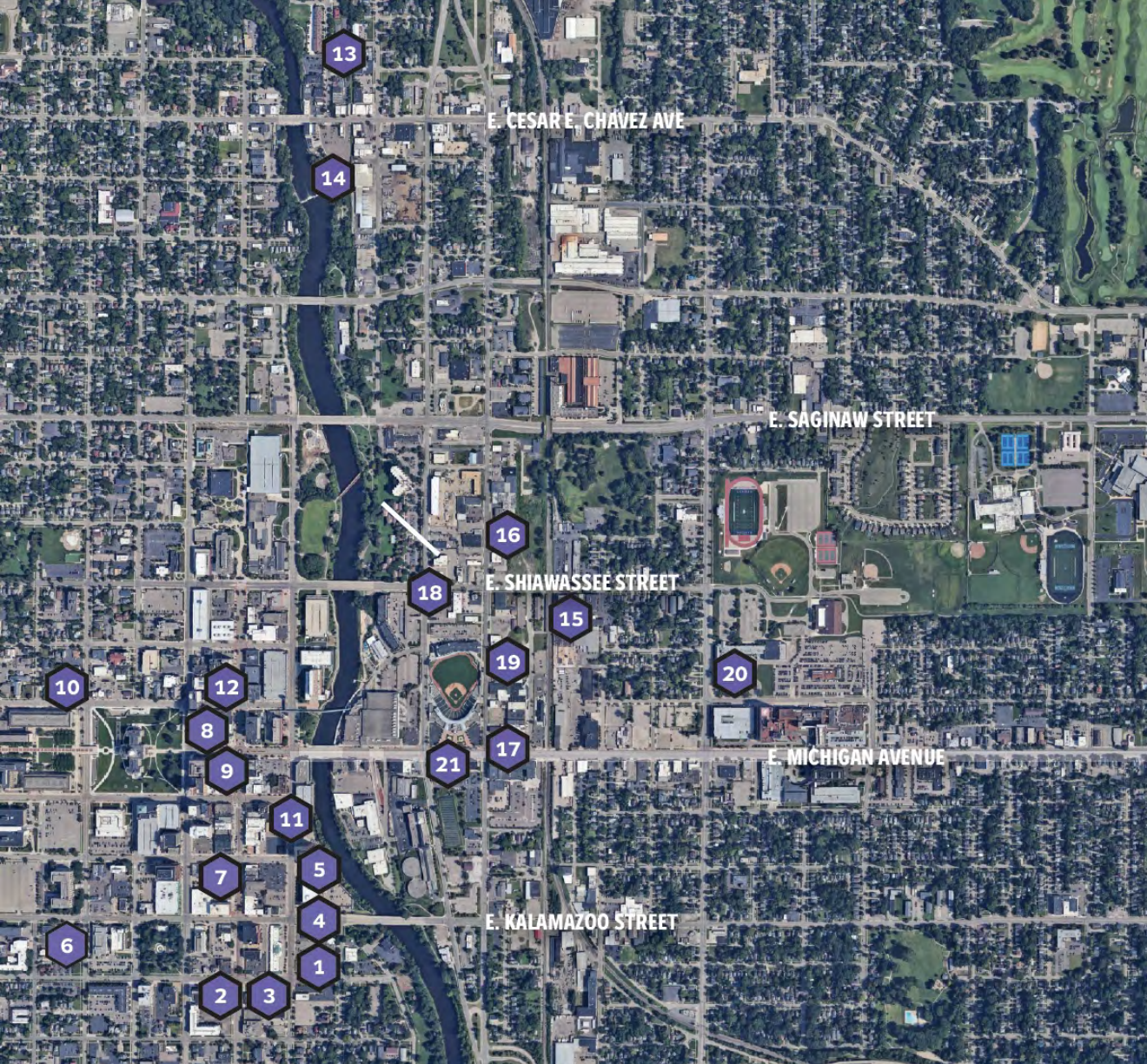
CONTEXT MAP



VIEW FROM S GRAND AVE



CONTEXT MAP



REGIONAL PROJECTS ON THE HORIZON

- 1 **NEW LANSING CITY HALL**
Construction of brand-new modern city hall
- 2 **OVATION CENTER FOR MUSIC & ARTS**
Lansing's first performing arts center
- 3 **CATA ADMINISTRATIVE BUILDING**
CATA's new hub - connecting communities and expanding possibilities
- 4 **LANSING HOUSING COMMISSION - RIVERVIEW 220**
First affordable mixed-use development, bringing 63 units to Downtown Lansing
- 5 **LANSING HOUSING COMMISSION - GRAND VISTA PLACE**
New development bringing 55 affordable units to Downtown Lansing
- 6 **NEW CITY RESCUE MISSION**
Repurposed space for an upgraded shelter able to service 300 adults
- 7 **MACOTTA CLUB RESTAURANTS IN KNAPP CENTER**
Newly redeveloped food hall to bring 16 new restaurants to Downtown Lansing
- 8 **OLD CITY HALL INTO HOTEL**
City Hall conversion to Hotel
- 9 **WASHINGTON SQUARE APARTMENTS**
Building conversion adding 66 housing units to Downtown Lansing
- 10 **CAPITOL TOWER HOUSING**
New construction adding 105 housing units to Downtown Lansing
- 11 **TOWER ON GRAND HOUSING**
New construction adding 287 housing units to Downtown Lansing
- 12 **INGHAM BUILDING**
Building conversion adding 25 housing units to Downtown Lansing
- 13 **OLD TOWN HOUSING**
New construction adding 80 housing units to Old Town
- 14 **RIVERFRONT ACTIVATION & BRENKE FISH LADDER**
Repurposed local landmark, and riverfront programming to engage the community
- 15 **NEOGEN MANUFACTURING & RESEARCH FACILITY**
Three story, 176,000 SF campus expansion
- 16 **HOLY CROSS SERVICES EXPANSION**
Installation of 70 more beds to serve our community
- 17 **GILLESPIE GROUP HOUSING**
Repurposing of former City Rescue Mission buildings to new multi-use urban spaces
- 18 **505 SHIAWASSEE POTENTIAL RESTAURANT**
New restaurant activation, and repurposed upstairs for urban apartments
- 19 **ROCK CLIMBING - 300 N. LARCH**
Construction of Lansing's first rock climbing gym, and conversion of office to housing
- 20 **UNIVERSITY OF MICHIGAN SPARROW REDEVELOPMENT**
Repurpose of space for Behavioral Health for UM Sparrow
- 21 **NOTRE DAME FEDERAL CREDIT UNION**
First Floor of the Stadium District Building

\$682.8+ Million Invested

WHAT'S COMING TO LANSING





KEYED AMENITIES

- 1 MICHIGAN STATE CAPITOL
- 2 COOLEY LAW SCHOOL
- 3 LANSING CITY HALL
- 4 CADL - DOWNTOWN LANSING
- 5 KNAPP'S CENTRE
- 6 GREWAL HALL
- 7 KEWPEE SANDWICH SHOPPE
- 8 MSU FEDERAL CREDIT UNION
- 9 THE PEANUT SHOP
- 10 MIDDLE VILLAGE
- 11 JALAPEÑOS MEXICAN RESTAURANT
- 12 FOSTER SWIFT COLLINS & SMITH PC
- 13 CATA TRANSPORTATION CENTER
- 14 MICHIGAN DEPARTMENT OF HEALTH & HUMANS SERVICES
- 15 DOUBLE TREE BY HILTON LANSING
- 16 RE OLDS TRANSPORTATION MUSEUM
- 17 IMPRESSION 5 SCIENCE CENTER
- 18 LANSING CENTER
- 19 LANSING SHUFFLE
- 20 MP SOCIAL
- 21 THE HUMMINGBIRD
- 22 LANSING BREWING COMPANY
- 23 JACKSON FIELD
- 24 BOWDIE'S CHOPHOUSE
- 25 NUTHOUSE
- 26 SIDECAR SLIDER BAR
- 27 STATE OF FITNESS
- 28 BIGGBY
- 29 CAPITAL CITY MARKET
- 30 COURTYARD BY MARRIOTT
- 31 AMERICAN FIFTH

CONTEXT MAP