

EXCEPTIONAL DOWNTOWN BUILDINGS

OFFERING MEMORANDUM

MODERN, MULTI-USE SPACE STEPS FROM THE STATE CAPITOL

313 S. Capitol Ave. & 330 S. Washington Square

Thomas M. Cooley Law Buildings

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EXECUTIVE SUMMARY

Positioned in the heart of downtown Lansing, 313 S. Capitol Avenue and 330 S. Washington Square offer an excellent opportunity just two blocks from the Michigan State Capitol. These properties benefit from the ongoing revitalization of downtown, which is rapidly becoming a vibrant hub for business, dining, and entertainment. The buildings boast an open floor plan, a modern appearance, and have been exceptionally well-maintained, making them ideal for a variety of business uses.

Downtown Lansing’s transformation is driven by exciting new developments like the Ovation Center, a large-scale performing arts venue set to open in 2025, and the new hotel development at the former City Hall site. These projects, and more, are bringing new energy and activity to the area, making it a prime destination for businesses and visitors alike.

In addition to their prime location, these properties are within walking distance of the CATA Transportation Center, providing easy access for employees and visitors. The buildings also feature private, gated parking, a rare and valuable asset in the downtown area. Surrounded by major employers, state government offices, and the energy of these new developments, these properties are perfectly positioned to capitalize on the momentum of downtown Lansing’s exciting growth.

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OFFERING SUMMARY

ASSETS CAN BE ACQUIRED INDIVIDUALLY



313 S. Capitol Avenue \$3,115,000 LIST PRICE	330 S. Washington Square \$3,650,000 LIST PRICE
TOTAL \$6,765,000 LIST PRICE	
\$48.82 PSF	
2.045 Total of 4 parcel Acres	

ASSET OVERVIEW

313 S. Capitol Avenue

Total Building Area:	63,901 SF
Parcel Number:	33-01-01-16-331-041
Year Built:	1950 (remodeled 2009)
Zoning:	Business district (G-1)
Parking:	29 shared spaces

330 S. Washington Square

Total Building Area:	74,660 SF
Parcel Number:	33-01-01-16-331-022
Year Built:	1950 (remodeled 1994)
Zoning:	Business district (G-1)
Parking:	33 shared spaces

BUILDING SPECIFICATIONS - ASSETS CAN BE ACQUIRED INDIVIDUALLY

313 S. Capitol Avenue



[CLICK FOR 3D TOUR](#)

Total Building Area:	63,901 SF (Gross) 59,954 SF (Rentable Area)
Acres	1.336 Acre
Stories	2
Exterior	Masonry Concrete Foundation
Roof	Rubber Membrane (2009)
Floors	Carpet, Tile and Laminate
Walls	Painted drywall, concrete block, and wood panel
Ceilings	Mixture - suspended and exposed truss
Restrooms	1st floor only
Lighting	Mixture
Power	2,000 Amps
Heating	Electricity
Air Conditioning	Chilled Water
Back-Up Generator	750 kW
Fire Protection	Yes/100 coverage
Elevators	2

330 S. Washington Square



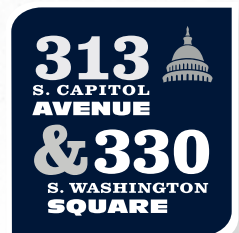
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Total Building Area:	74,660 SF (Gross) 67,563 SF (Rentable Area)
Acres	0.629 Acre
Stories	5
Exterior	Masonry Concrete Foundation
Roof	PVC Duro-Last (2015)
Floors	Carpet, Tile and Wood
Walls	Painted drywall, concrete block, and wood panel
Ceilings	Drywall and suspended panel
Restrooms	Each Floor
Lighting	Flush and suspended florescent
Power	2,000 Amps
Heating	Electricity
Air Conditioning	Chilled Water
Back-Up Generator	750 kW
Fire Protection	Yes/100 coverage
Elevators - 2 Passenger, 1 Freight	3

Additional Parcels

Parking lot spans 2 additional parcels

33-01-01-16-331-062	0.571 Acre
33-01-01-16-331-053	0.080 Acre



OFFERING MEMORANDUM

313 S. Capitol Avenue and 330 S. Washington Square, Lansing, MI



1.) LANSING COMMUNITY COLLEGE - 409 N. WASHINGTON SQUARE



2.) ACCIDENT FUND OF AMERICA - 200 N. GRAND AVE.



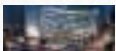
3.) MICHIGAN HALL OF JUSTICE - 925 W. OTTAWA ST.



4.) NEW VISION DEVELOPMENTS - 3 MIXED-USE PROJECTS



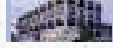
5.) STATE CAPITOL - 100 N. CAPITOL AVE.



6.) OLD CITY HALL - HOTEL DEV., 124 W MICHIGAN AVE.



7.) DOUBLETREE BY HILTON LANSING - 111 N. GRAND AVE.



8.) PROPOSED DEVELOPMENTS



9.) LANSING CENTER - 333 E. MICHIGAN AVE.



10.) JACKSON FIELD - 505 E. MICHIGAN AVE.



11.) UM HEALTH-SPARROW HOSPITAL - 1215 E. MICHIGAN AVE.



12.) THE LOUIE (OFFICE TOWER) - 123 W. ALLEGAN ST.



13.) COOLEY LAW SCHOOL - 300 S. CAPITOL AVE.



14.) NEW PROPOSED CITY HALL SITE - 421 S. GRAND AVE.



15.) CATA TRANSPORTATION CENTER - 420 S. GRAND AVE.



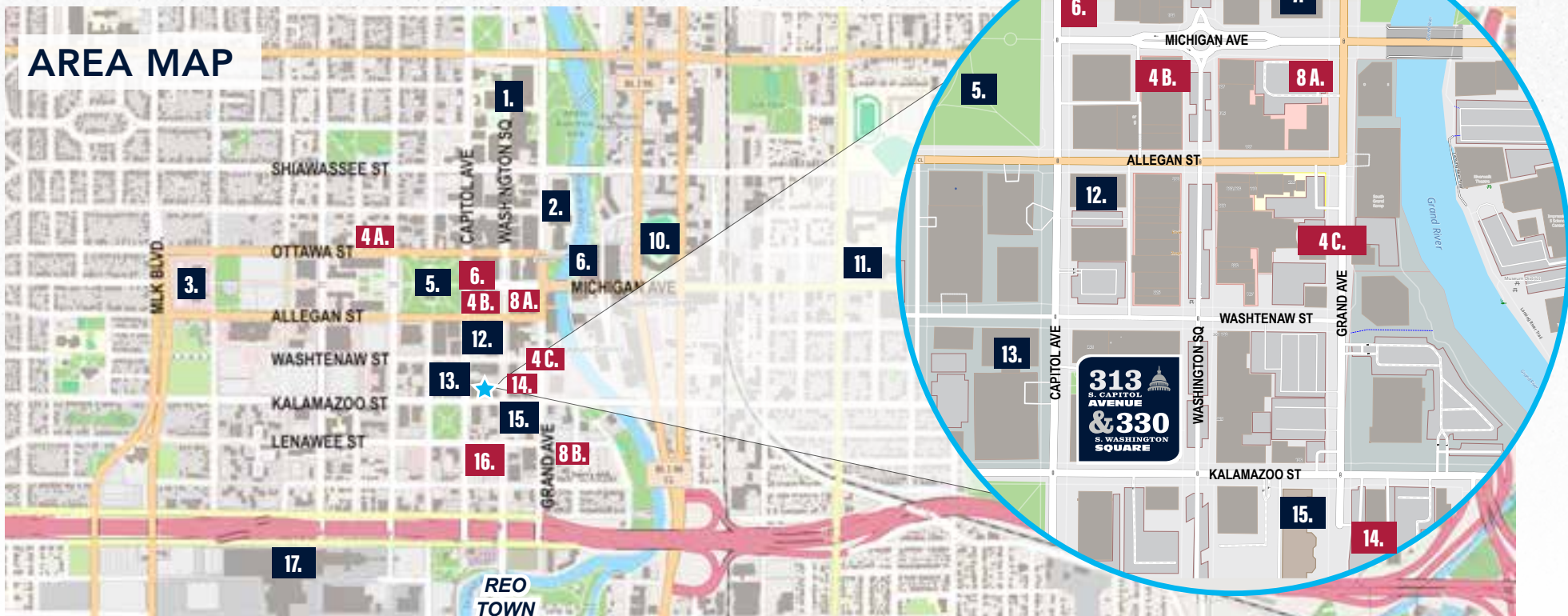
16.) OVATION CENTER FOR MUSIC & ART - 520 S WASHINGTON AVE



17.) GM GRAND RIVER ASSY. PLANT - 920 TOWNSEND ST.

NEW DEVELOPMENTS

AREA MAP



OFFERING MEMORANDUM

313 S. Capitol Avenue and 330 S. Washington Square, Lansing, MI



THE PROPERTY

FLOOR PLANS

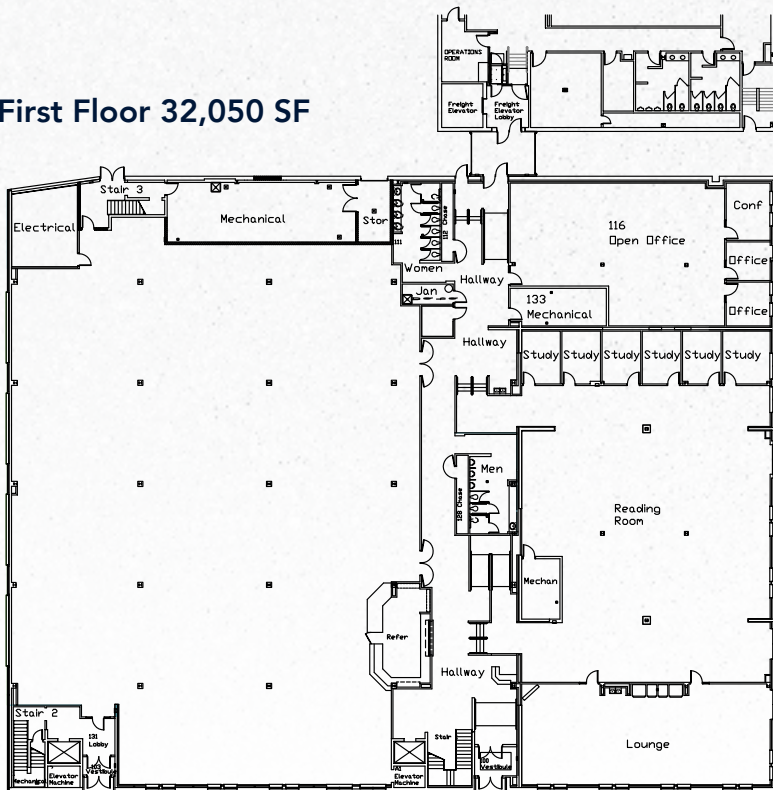
First Floor 32,050 SF

Second Floor 31,851 SF

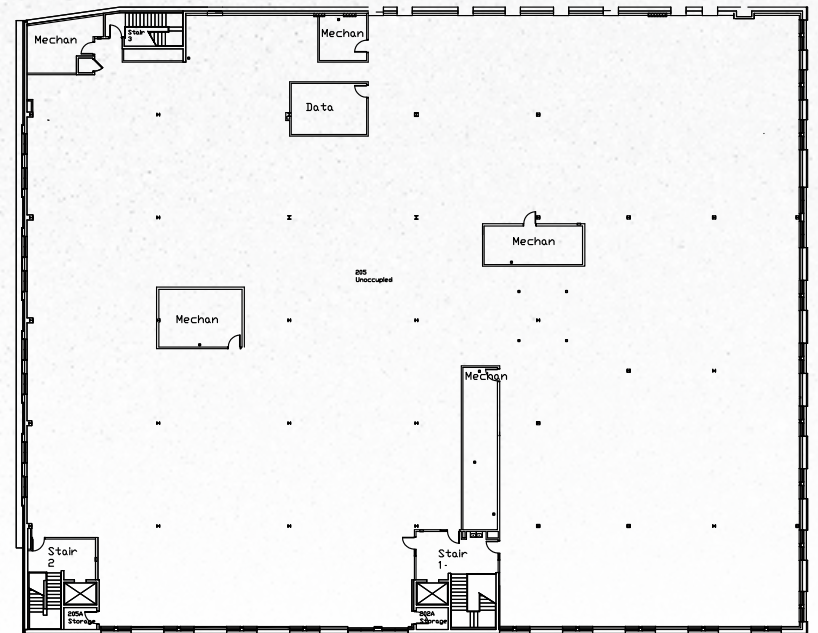
Total 63,901 SF



First Floor 32,050 SF



Second Floor 31,851 SF (Not Built Out)



OFFERING MEMORANDUM

313 S. Capitol Avenue and 330 S. Washington Square, Lansing, MI

GALLERY



OFFERING MEMORANDUM

313 S. Capitol Avenue and 330 S. Washington Square, Lansing, MI

THE PROPERTY

FLOOR PLANS

Lower Level	14,563 SF
First Floor	14,033 SF
Second Floor	14,033 SF
Third Floor	14,033 SF
Fourth Floor	14,033 SF
Fifth Floor	3,992 SF
<hr/>	
Total	74,660 SF

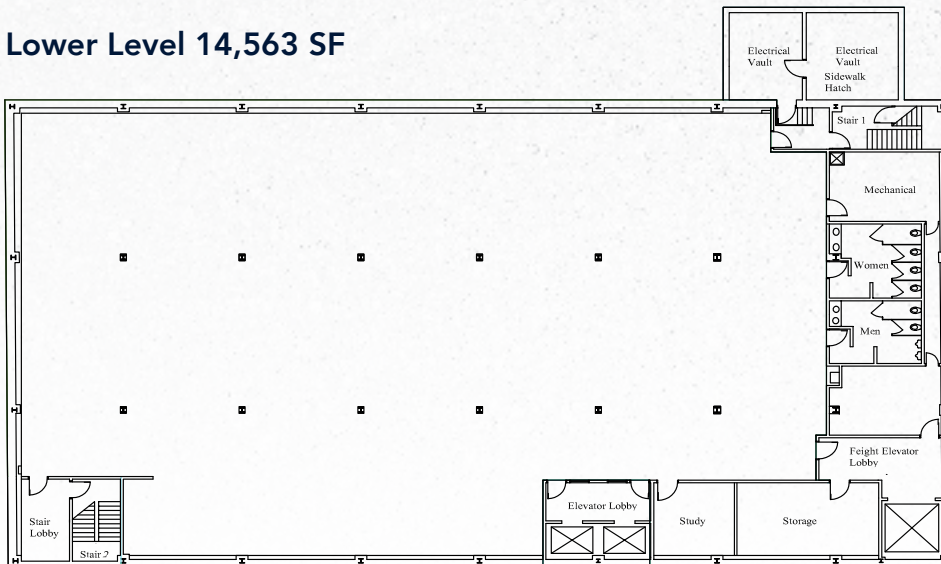


First Floor

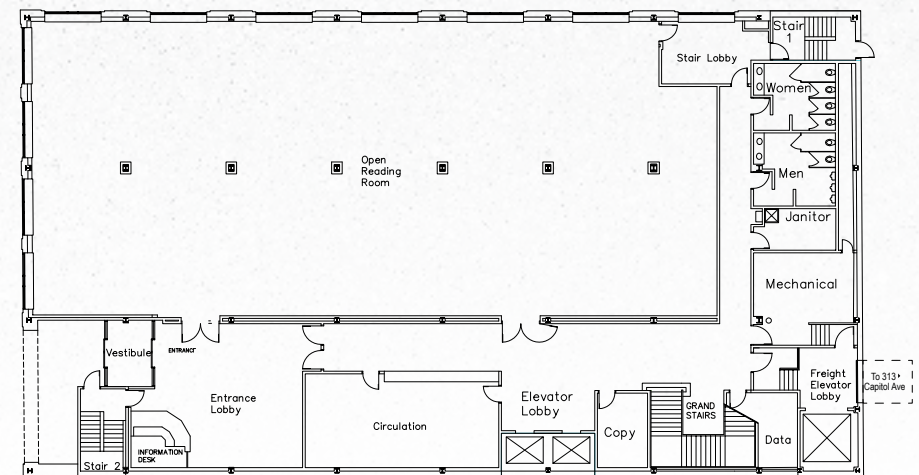


Lobby

Lower Level 14,563 SF



First Floor 14,033 SF



OFFERING MEMORANDUM

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THE PROPERTY

FLOOR PLANS

Lower Level	14,563 SF
First Floor	14,033 SF
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Total	74,660 SF

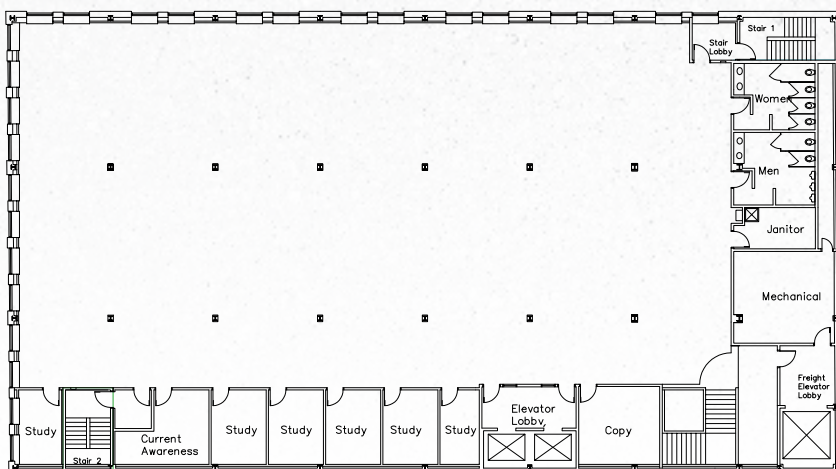


Second Floor

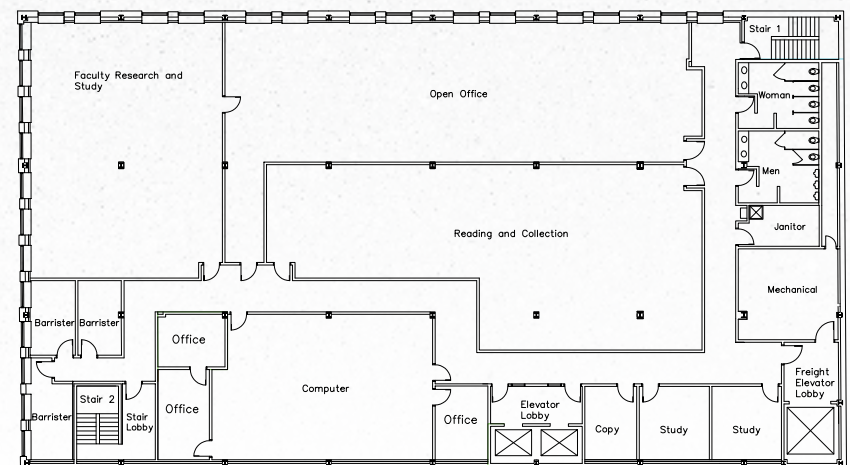


Third Floor

Second Floor 14,033 SF



Third Floor 14,033 SF



THE PROPERTY

FLOOR PLANS

Lower Level	14,563 SF
First Floor	14,033 SF
Second Floor	14,033 SF
Third Floor	14,033 SF
Fourth Floor	14,033 SF
Fifth Floor	3,992 SF

Total 74,660 SF

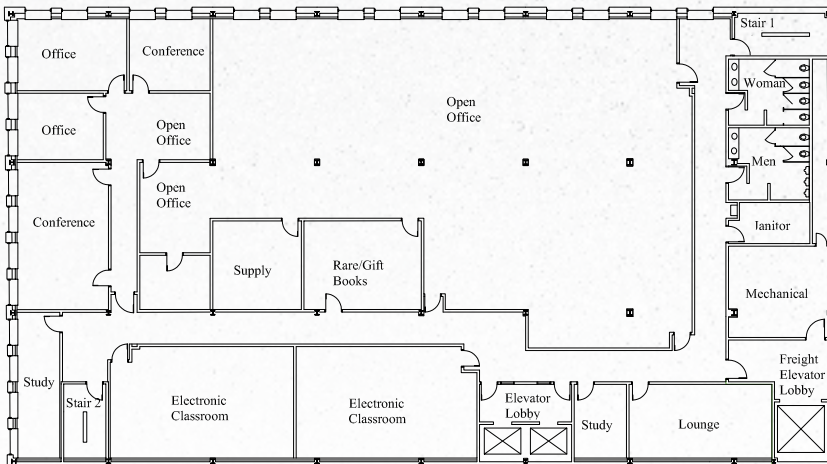


Fourth Floor

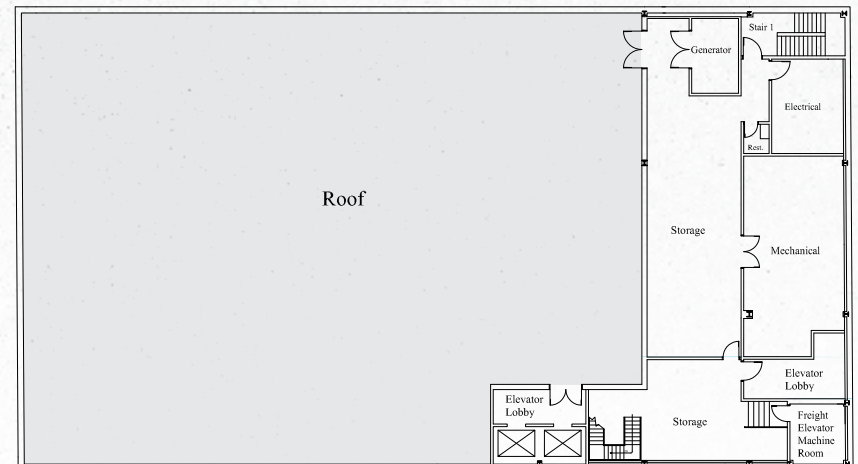


Fourth Floor

Fourth Floor 14,033 SF



Fifth Floor 3,992- Mechanical Spaces/Roof



OFFERING MEMORANDUM

313 S. Capitol Avenue and 330 S. Washington Square, Lansing, MI

GALLERY



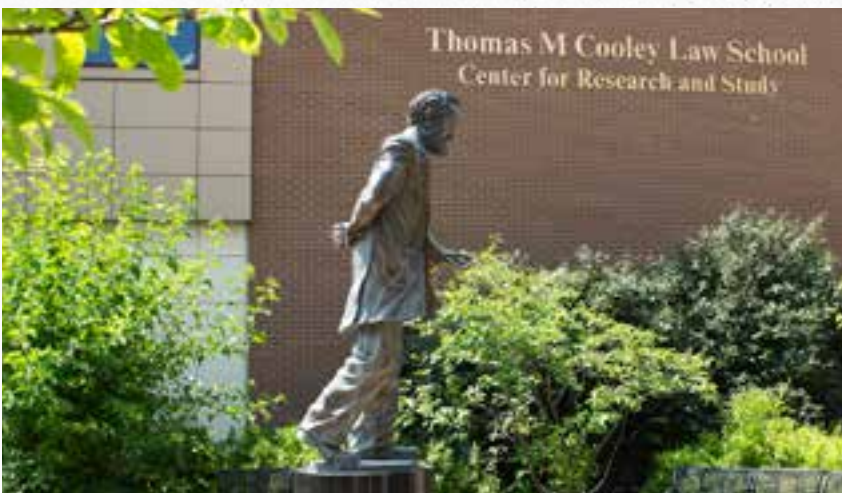
GALLERY



Back-Up Generators



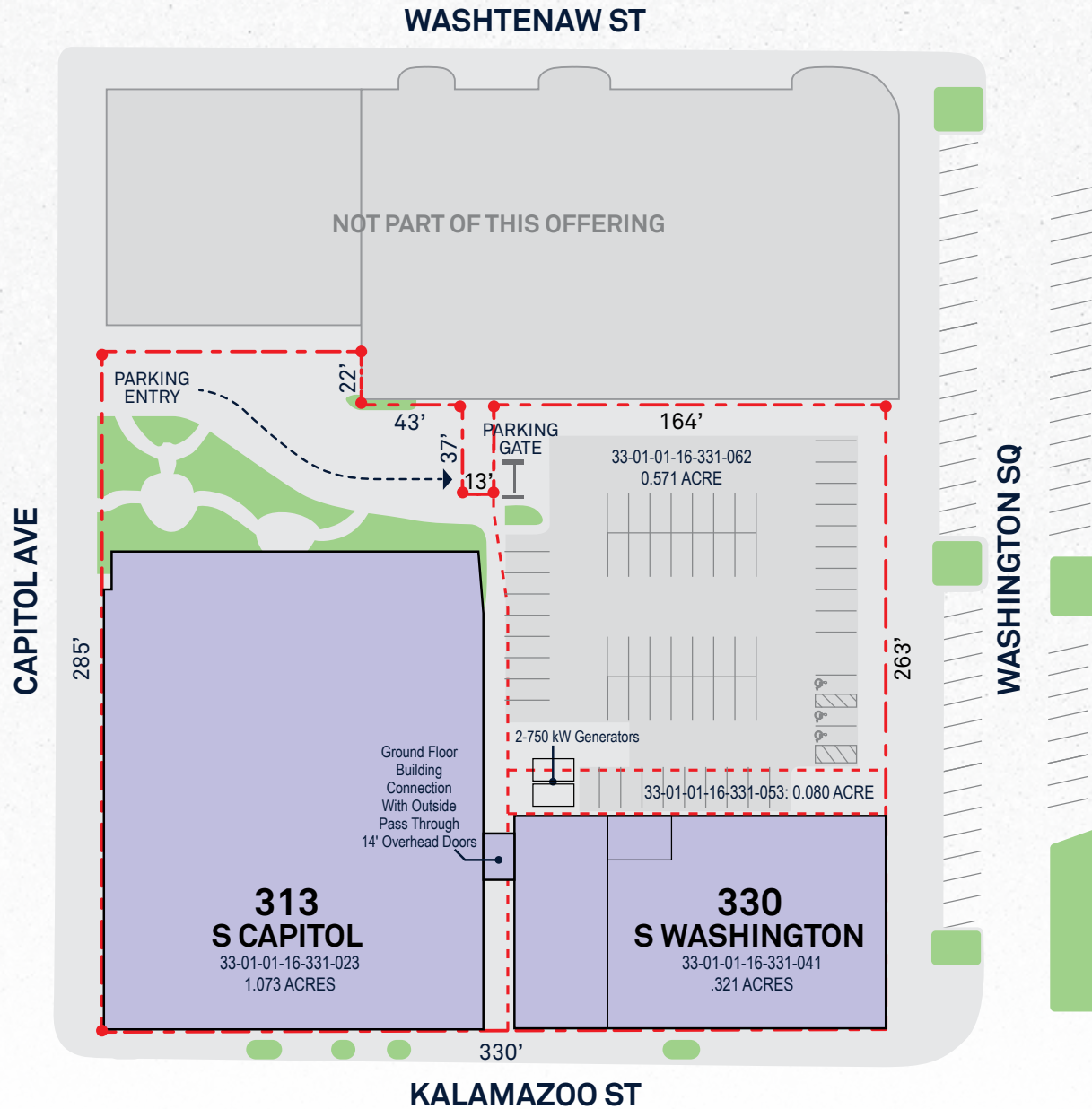
Building Pass Through w/Overhead Doors



Gated Private Parking



SITE PLAN



AREA INFORMATION

Hard Corners

Capital Avenue, Washington Square
and Kalamazoo Street

5 Minute

Walk to State Capitol

8 Minute

Walk to Lansing Community College
and the Lansing River Trail

11 Minute

Walk to Lansing Center and
Lugnuts Stadium

4 Miles

To Michigan State University

2 Minute

Drive to I-496, 12 minutes to US 127

Near

State Buildings, Parks, Interstates
& Restaurants



WHY DOWNTOWN LANSING?

Office Market

The proximity to state and local government is a significant driver for office demand in downtown Lansing, attracting major occupiers such as law firms, accounting firms, associations, lobbyist firms, financial services, and prominent banks. Organizations such as Clark Hill, Deloitte, Dickinson Wright, Dykema Law, Miller Canfield, Foster Swift, Fraser Law, Huntington Bank, and PNC Bank call downtown Lansing home. The office market has stabilized and Lansing's downtown provides the necessary infrastructure and access to state resources, making it an attractive location for large-scale operations.



113,428

Total Population



37

Restaurants



34,000

Employees Daily



73

First – Floor Storefronts

Vital Stats



Lansing 2020 Top 100 Best Places to Live in America ~ Livability.com



Lansing Ranked #44 Best Places to Retire in America ~ U.S. News & World Report



Michigan Ranked #1 Most Affordable State to Retire in America ~ Bankrate.com



Michigan Ranked #1 Economy with a State Population over 2 Million ~ Bloomberg

The asset is in the downtown neighborhood in Lansing. Nearby parks include Wentworth Park, Adado Riverfront Park and Durant Park.



87

Very Walkable

Most errands can be accomplished on foot.



87

Very Bikeable

Biking is convenient for most trips.



Good Transit

Many nearby public transportation options.

WHY DOWNTOWN LANSING? (Cont.)

Residential Market

The area continues to attract and retain young and creative talent. With an increase in downtown apartments, more individuals are taking advantage of these housing options. The residential market is growing with several housing developments planned or under construction.



Housing Developments

425-122 S. Grand Ave **PROPOSED**

New Vision Development 3 Separate Projects: **PROPOSED**

City View Apartments: **COMPLETED**

Metro Place: **COMPLETED**

REO Town Gateway: **COMPLETED**



Retail Market

Local entrepreneurial retailers are finding success in downtown Lansing. With the retail vacancy rate dropping to pre-covid numbers, all current development projects feature ground floor retail space. Exciting new entertainment venues are slated to open soon furthering downtowns revitalization.



Entertainment & Development

Ovation Theatre: **PROPOSED OPENING JULY OF 2025** Music and Arts Center will be a large-scale performing and arts venue

Relocation of City Hall: **PROPOSED** \$40M relocating to this campus will be the Lansing Police Department, Lansing Fire Department administration and training facilities, 54-A District Courts and lockup, along with a new fire station.

Former City Hall Site Development: **PROPOSED** \$2.8M project, 180 hotel rooms with restaurant and retail space.

New Vision Lansing: **PROPOSED** 3 separate properties with a total development cost of \$228,000,000 million, total developed size 400,000 SF and with 460 apartment units.

Grewal Hall at 224: **NOW OPEN** Can accommodate concerts, weddings, corporate conferences, charity events, trade shows with a standing room capacity of 900

The Macotta Club: **COMING WINTER 2024** \$4M project. Food-Hall/Bar Business Incubator Program designed to launch 16 food-based businesses and add night time activity and residential amenities to downtown Lansing

Martin Your Vision. Our Mission.

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Brokerage
Services



Investment
Services



Property
Management



Property
Development



Corporate
Services

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