

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



*\*INSPIRATIONAL RENDERING*

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E MICHIGAN AVE

21 FLOOR  
RESIDENTIAL BUILDING  
Coming 2027



S CAPITOL AVE  
S WASHINGTON SQUARE

S GRAND AVE

60 NEW  
RESIDENTIAL UNITS  
Coming 2026

E KALAMAZOO STREET



NEW  
CITY HALL  
Coming 2027

40 NEW  
RESIDENTIAL UNITS  
Coming 2026

# CONTEXT MAP





**AVAILABLE**

**VIEW FROM S GRAND AVE**

# 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

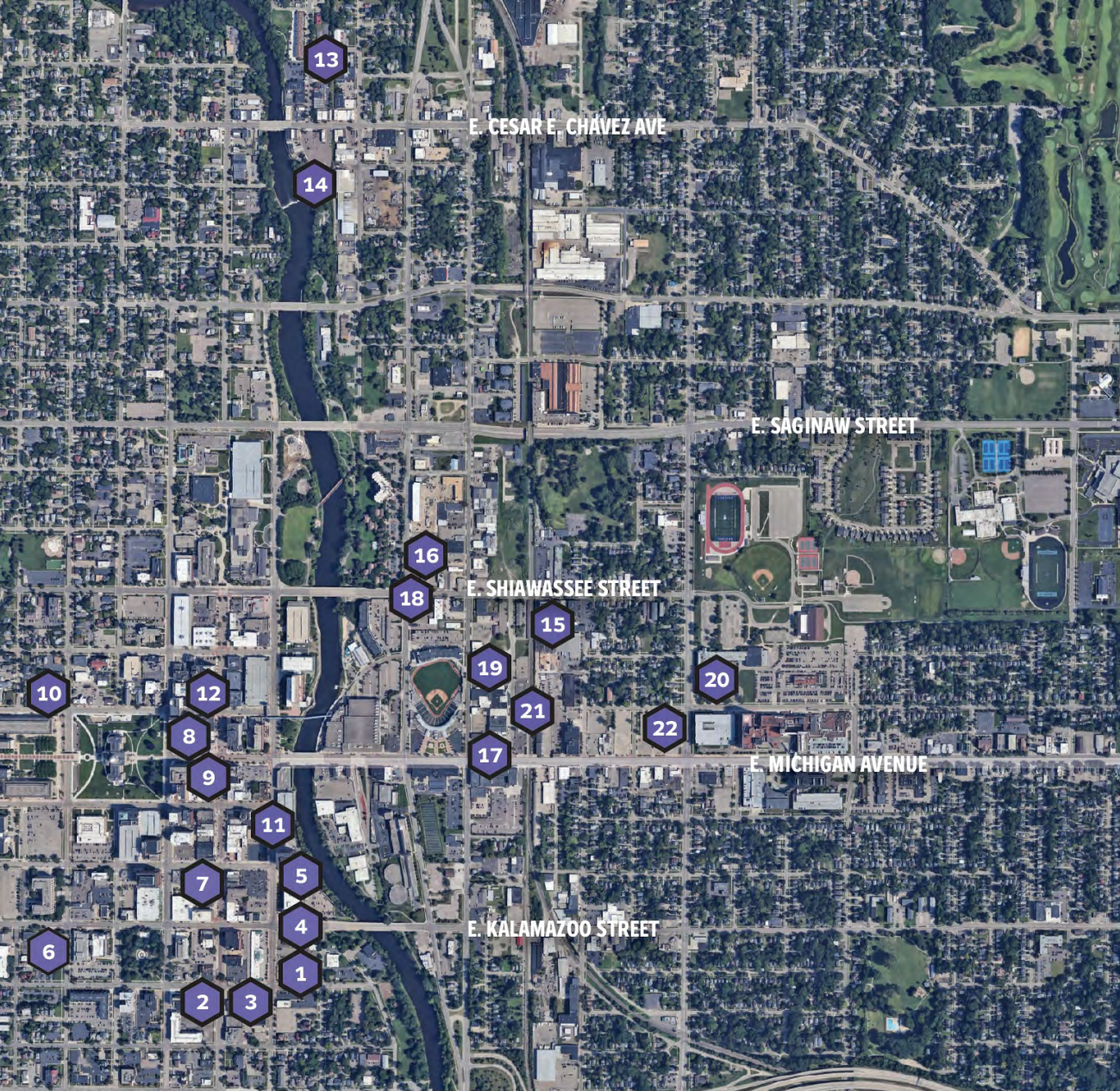


# SURROUNDING SITE RENDERING



500+ AREA VISITORS PER DAY

  
**GILLESPIE GROUP**  
LANSING



## 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 **TURNER NORTH APARTMENTS**  
*New construction adding 76 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 **NEW COMPANY HEADQUARTERS**
- 17 **BRICK ROW - APARTMENTS & COMMERCIAL SPACE**  
*15 apartments & 6 commercial storefront spaces*
- 18 **505 SHIAWASSEE EGAMING & RESTAURANT**  
*New restaurant activation, and repurposed upstairs for urban apartments*
- 19 **NEW HEADQUARTERS 300 N. LARCH**  
*New office headquarter development*
- 20 **UM HEALTH SPARROW REDEVELOPMENT**  
*Repurpose of space for 64 bed Behavioral Health for UM Sparrow*
- 21 **NEW RESTAURANT**  
*A new brunch and steak house restaurant concept*
- 22 **UM HEALTH SPARROW AMBULATORY SURGERY CENTER**  
*Outpatient surgery center with 4 operating rooms*
- 23 **THE IRIS**  
*11 apartments, childcare, retail cafe space, vocational/workforce training*

**\$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**