

# 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 School 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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## BUILDING SPECIFICATIONS - ASSETS CAN BE ACQUIRED INDIVIDUALLY

### 313 S. Capitol Avenue



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|                             |                                                       |
|-----------------------------|-------------------------------------------------------|
| <b>Total Building Area:</b> | <b>63,901 SF (Gross)</b><br>59,954 SF (Rentable Area) |
| Acres                       | 1.336 Acre                                            |
| Stories                     | 2                                                     |
| Exterior                    | Masonry<br>Concrete Foundation                        |
| Roof                        | Rubber Membrane (2009)                                |
| Floors                      | Carpet, Tile and Laminate                             |
| Walls                       | Painted drywall,<br>concrete block, and wood panel    |
| Ceilings                    | Mixture - suspended<br>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

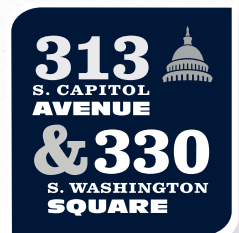


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|                                    |                                                       |
|------------------------------------|-------------------------------------------------------|
| <b>Total Building Area:</b>        | <b>74,660 SF (Gross)</b><br>67,563 SF (Rentable Area) |
| Acres                              | 0.629 Acre                                            |
| Stories                            | 5                                                     |
| Exterior                           | Masonry<br>Concrete Foundation                        |
| Roof                               | PVC Duro-Last (2015)                                  |
| Floors                             | Carpet, Tile and Wood                                 |
| Walls                              | Painted drywall,<br>concrete block, and wood panel    |
| Ceilings                           | Drywall and<br>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.

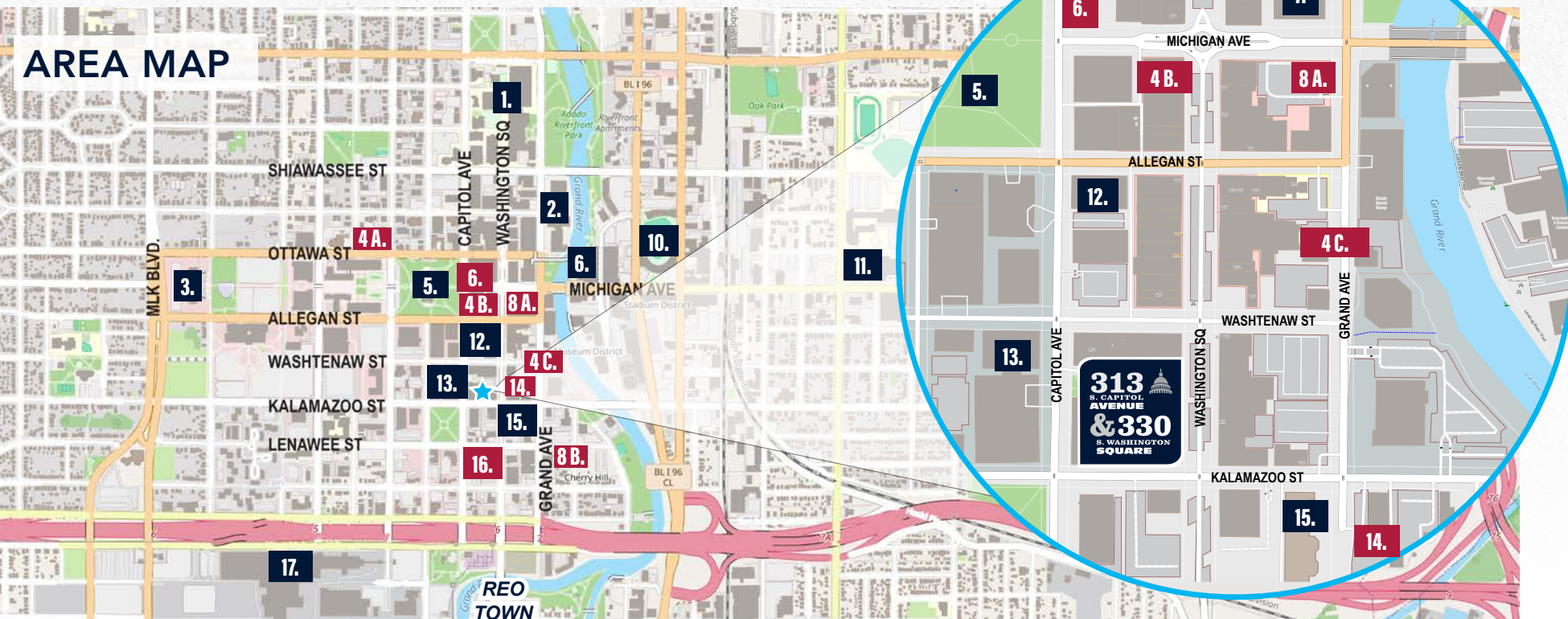


16.) OVATION CENTER FOR MUSIC & ART - 520 S WASHINGTON AVE



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

## NEW DEVELOPMENTS





## OFFERING MEMORANDUM

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

### GALLERY





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



### GALLERY





## 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





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