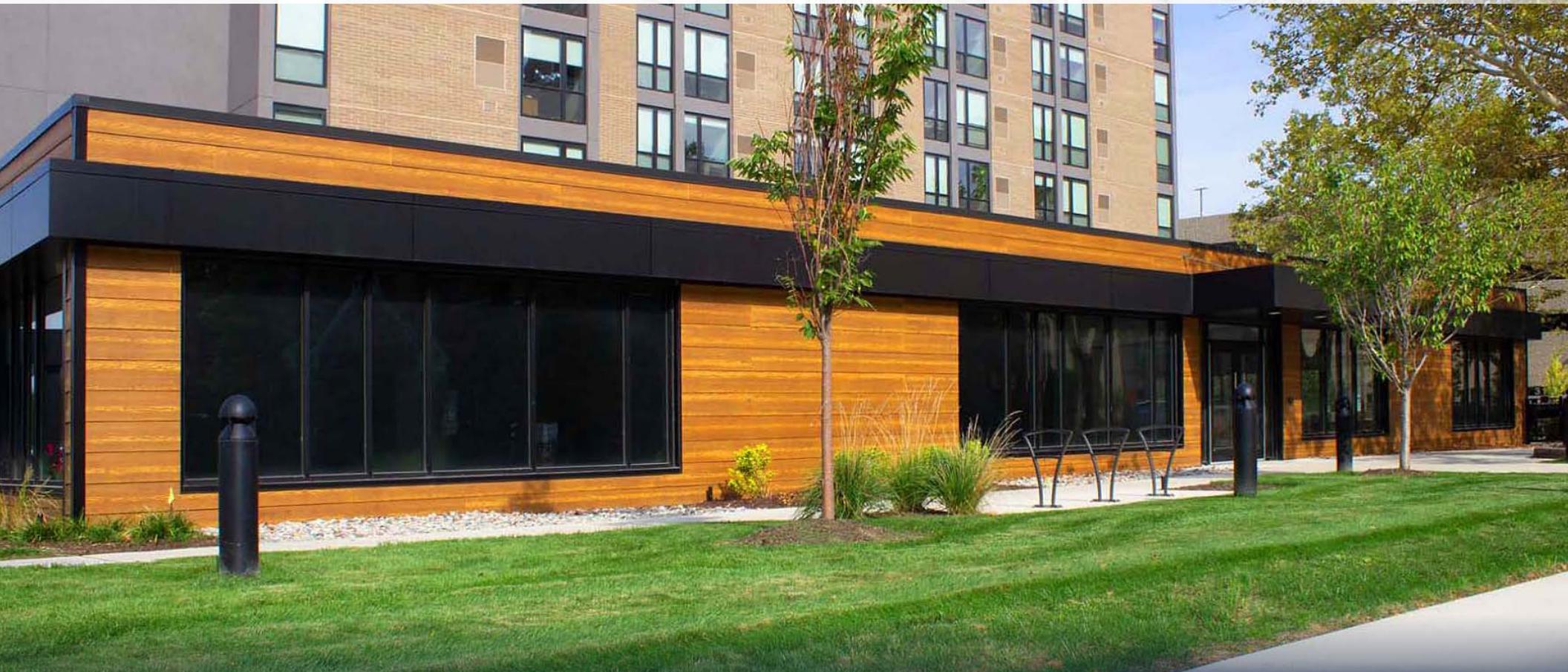


CAPITOL VIEW OFFICE/RETAIL/FLEX SPACE

DOWNTOWN LANSING 2 BLOCKS NORTH OF THE STATE CAPITOL



FOR LEASE

313 N. Capitol Ave.
Lansing, MI



AVAILABLE
SPACE
SUITE 150: 2,494 SF

CARSON PATTEN

Vice President, Retail Advisor
Direct: 517 319-9230
carson.patten@martincommercial.com

SAMANTHA LE

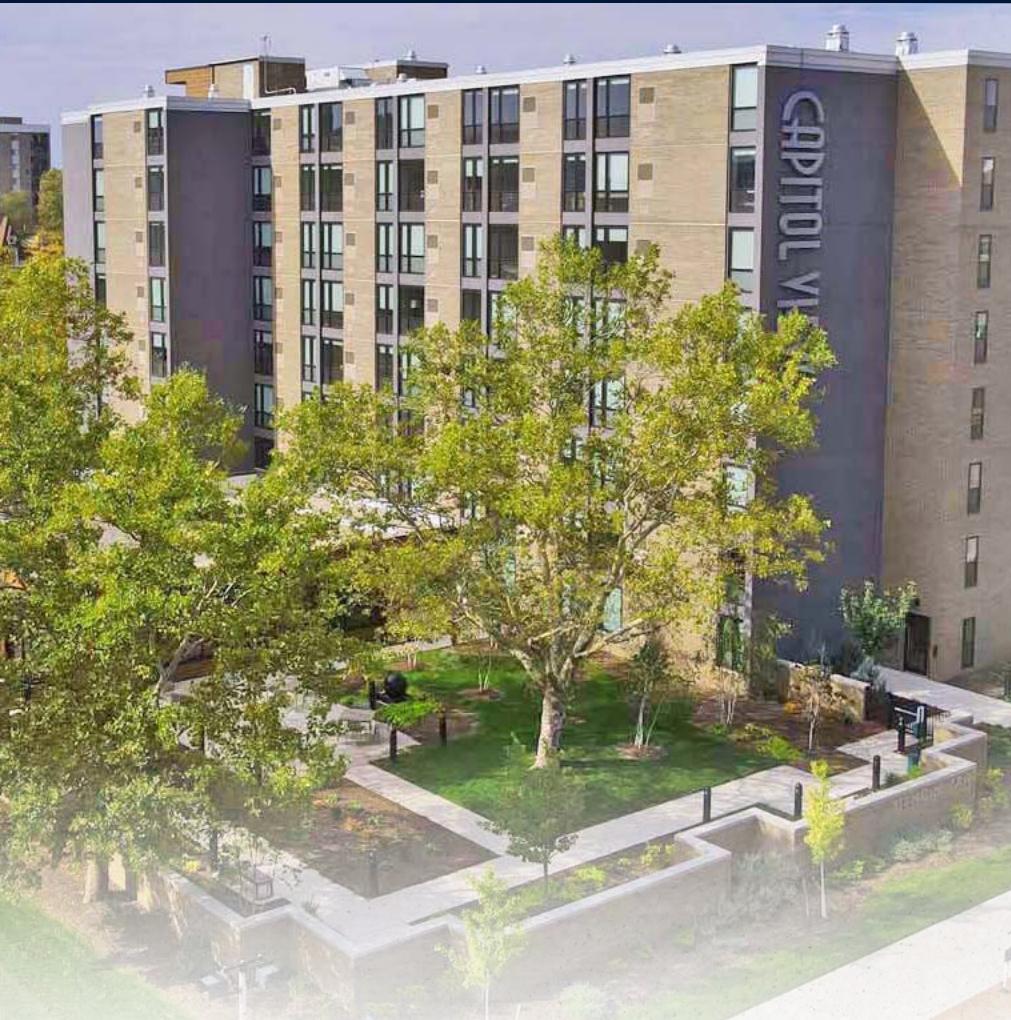
Senior Associate, Retail Advisor
Direct: 517 319-9279
samantha.le@martincommercial.com

Martin
1111 Michigan Ave., Ste 300
East Lansing, MI 48823
martincommercial.com

PROPERTY BROCHURE

Capitol View, 313 N. Capitol Ave. Lansing, MI

 Martin



PROPERTY INFORMATION



AVAILABLE:
Suite 150: 2,494 SF



SITE: Corner of
N. Capitol Ave.
and W. Ionia St.



SIGNAGE:
Building Options
Available



LOCATED:
Walking Distance to
Downtown Amenities

Downtown Lansing Grey Shell Opportunity With Built-In Residential Demand

Position your business in the heart of Downtown Lansing's business and government district at Capitol View, a mixed-use building featuring **96** residential apartment units above street-level commercial space. The available 2,494 SF grey shell suite offers a flexible opportunity for retail, office, or restaurant users seeking a high-visibility, walkable location surrounded by daily activity.

Renovated in 2020, Capitol View provides a modern, amenity-rich environment with a fitness center, resident lounge, outdoor courtyard, and bike storage. Commercial tenants benefit from courtyard access, adding valuable outdoor connectivity and an enhanced customer experience.

Located near the State Capitol and major government offices, this space is supported by a strong daytime population fueled by state employees, legal offices, and professional services. With nearby restaurants, cafés, financial institutions, and service-oriented users, the property enjoys consistent foot traffic and long-term stability anchored by the region's government, healthcare, and education employment base.

Ownership is highly motivated and flexible on delivery—offering white box buildout options or tenant improvement packages—and is prepared to structure competitive terms for qualified tenants seeking a premier downtown presence. Perfect for office, coffee shop, or boutique retail.

LEASE RATE:
\$16.00
PSF/YR NNN

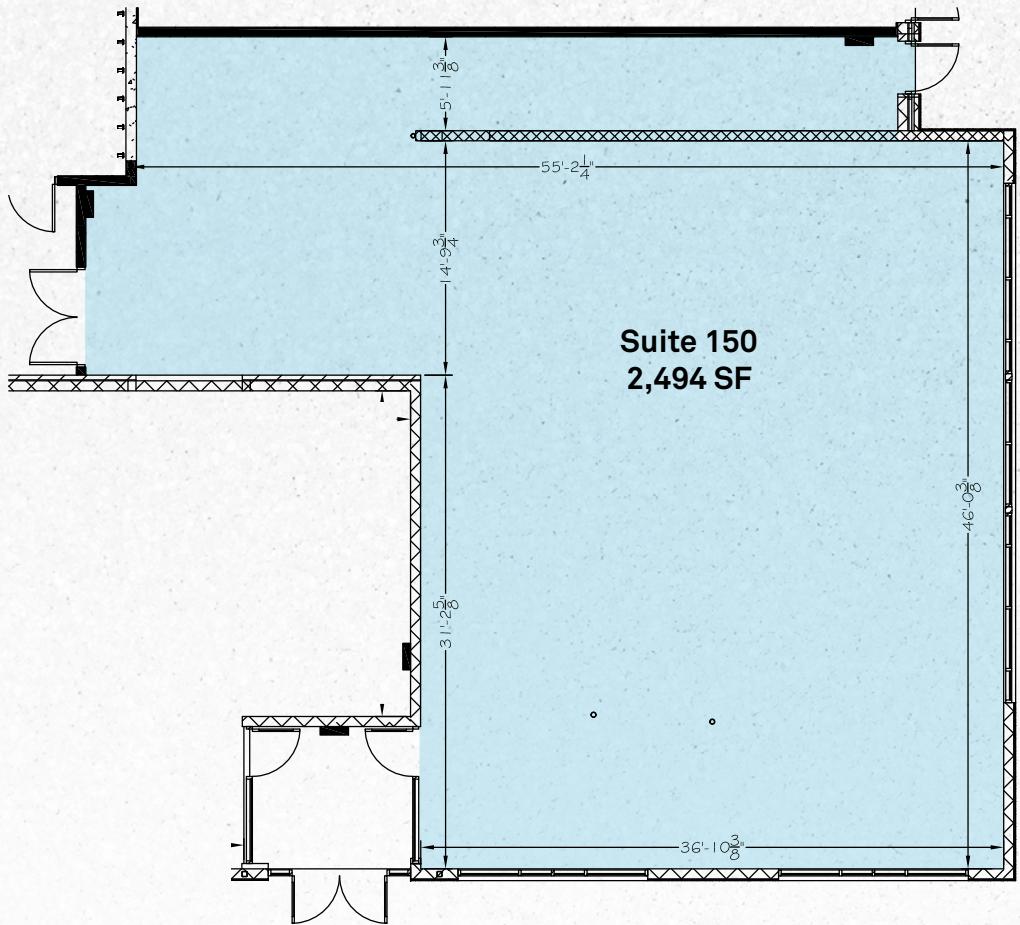
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PROPERTY BROCHURE

Capitol View, 313 N. Capitol Ave. Lansing, MI

 Martin

FLOOR PLAN



PROPERTY BROCHURE

Capitol View, 313 N. Capitol Ave. Lansing, MI

 Martin

AREA INFORMATION

3.3 Miles

to Michigan State University

Near

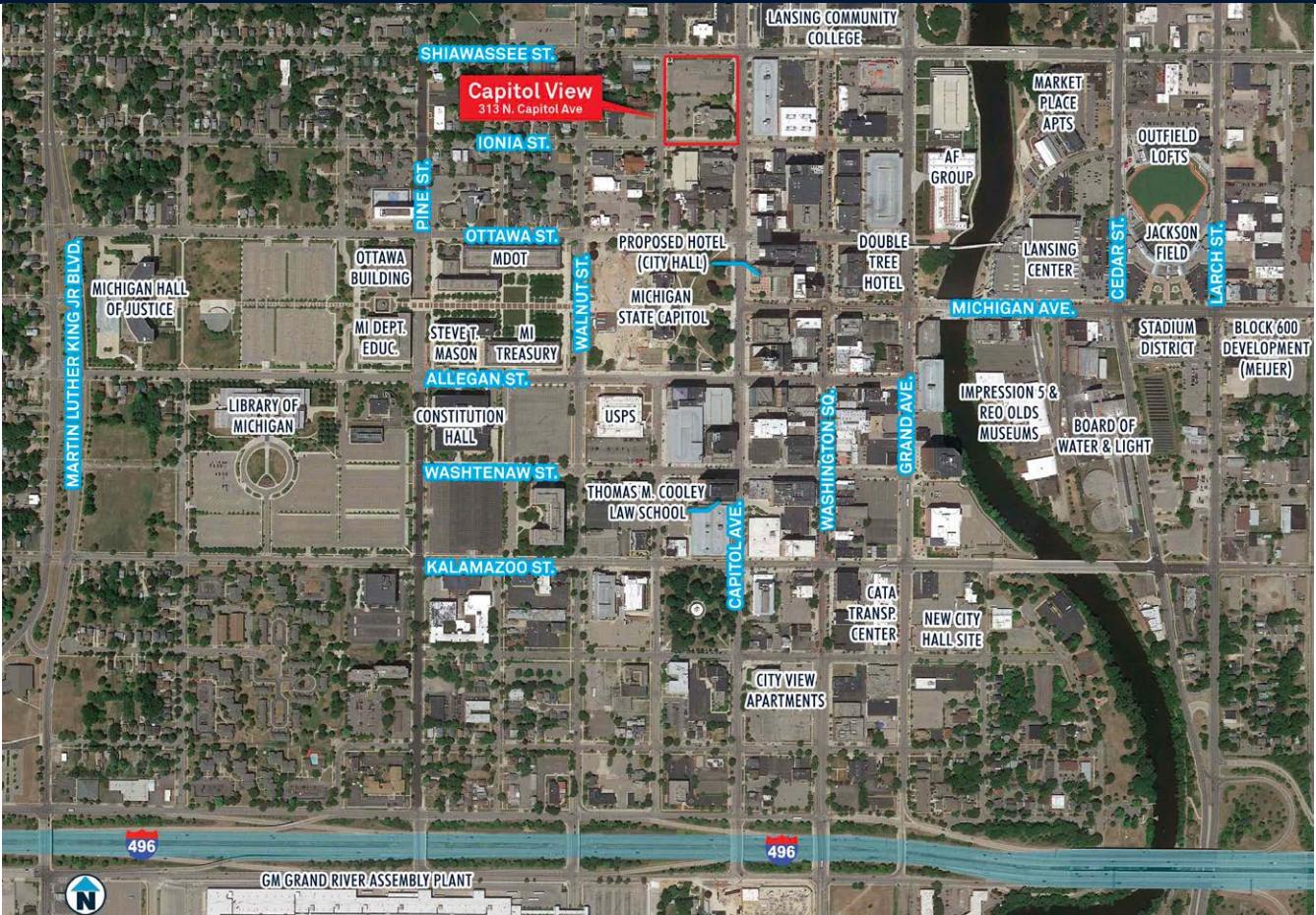
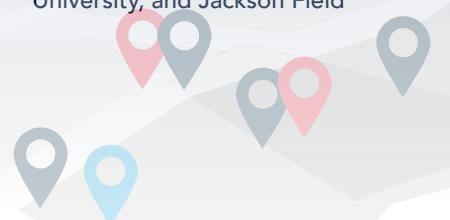
Restaurants, gyms, grocery and retail stores

Minutes From

I-496, US-127, and I-96

Walking Distance

State Capitol Building, Lansing Community College, Davenport University, and Jackson Field



DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Population	14,244	86,087	199,329
Households	7,157	39,279	83,152
Labor Force	11,770	70,864	167,407





WHY GREATER LANSING?

Lansing proudly hosts Michigan State University, a leading public research university with a vibrant student body of over 50,000. The campus is home to the 6-time national champion Spartans football team, who play at Spartan Stadium with a capacity of 75,000, and the 2-time NCAA basketball champion Spartans, who compete at the 15,000-seat Breslin Center. As one of the nation's top land-grant universities, MSU is renowned for its world-class agricultural programs. The MSU Pavilion, a 100,000-square-foot exhibition space, hosts more than 100 events each year dedicated to agriculture and livestock education.



51,316

Total Number
of Students



12,000+

MSU Employees



541,297

Greater Lansing
Population



4.8M

Annual Visitors

LARGEST EMPLOYERS



Blue Cross
Blue Shield
of Michigan



MICHIGAN STATE
UNIVERSITY

EVENT VENUES

SPARTAN STADIUM - CAPACITY: 75,000

Annual Attendance: 500,000

BRESLIN CENTER - CAPACITY: 15,000

Annual Number of Events: 250

WHARTON CENTER - CAPACITY: 3,000

Annual Number of Events: 1,000

JACKSON FIELD - CAPACITY: 10,000

Annual Number of Events: 70