

# 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

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## PROPERTY BROCHURE

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



## 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.

## 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

## LEASE RATE:

# \$16.00

## PSF/YR NNN

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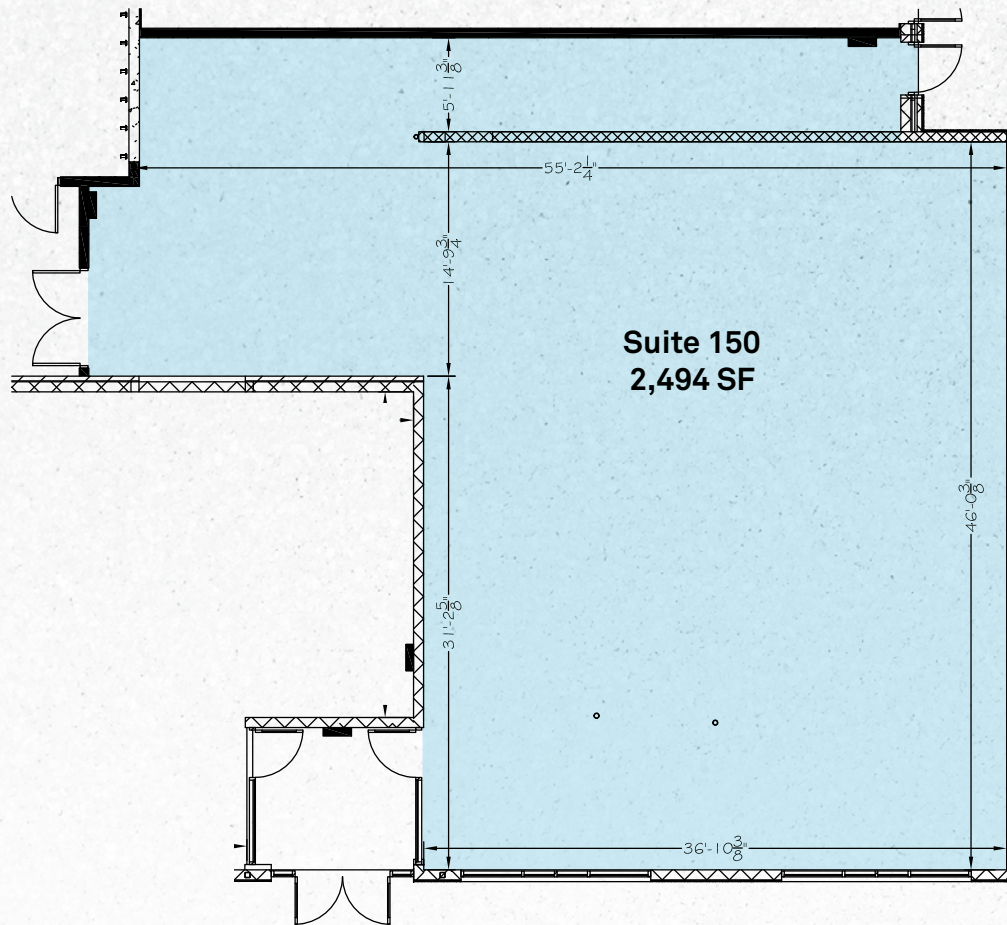


# PROPERTY BROCHURE

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



## FLOOR PLAN





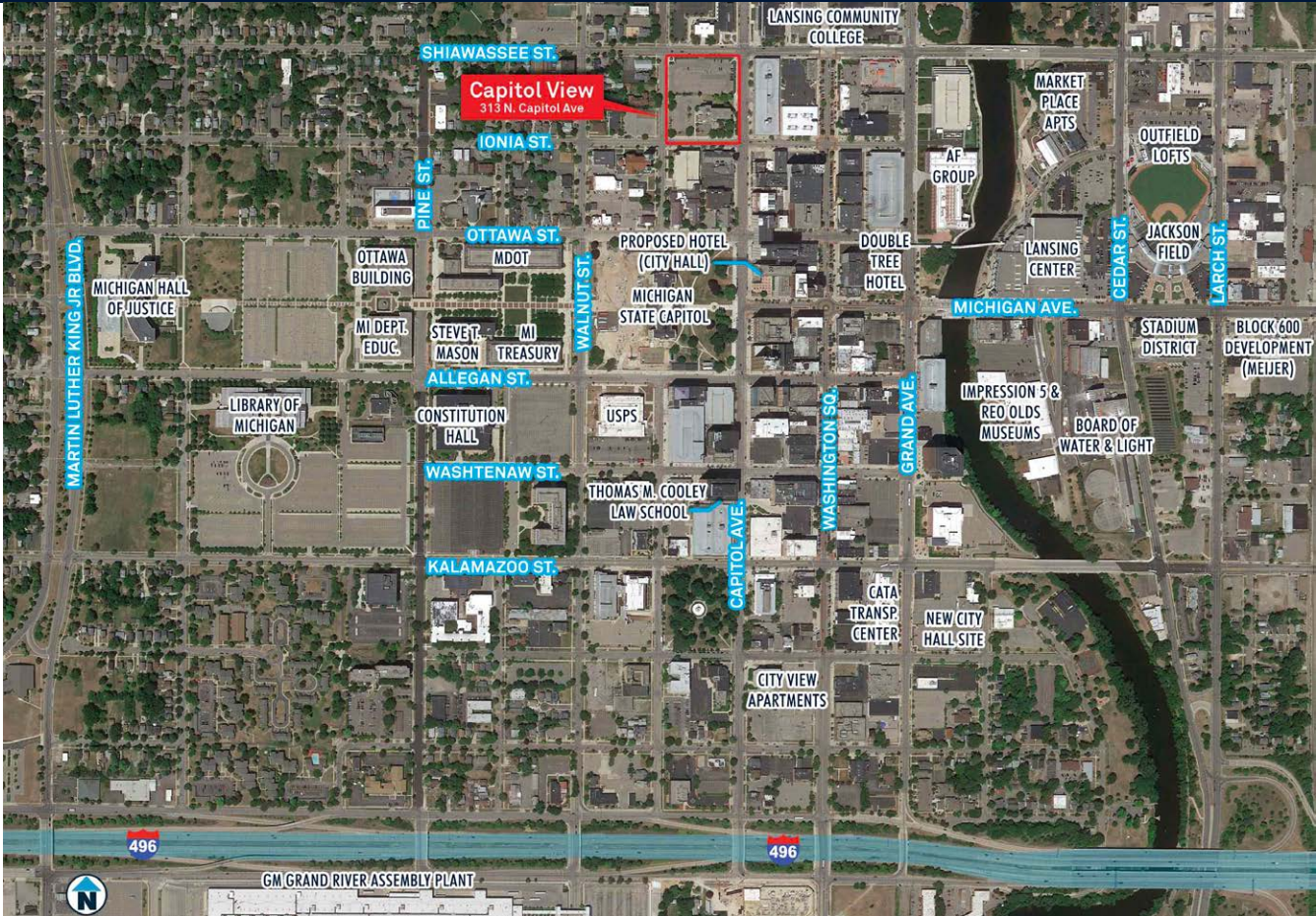
AREA  
INFORMATION

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



## 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