

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 early 2027, 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 MEMORANDUM

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



OFFERING SUMMARY

ASSETS CAN BE ACQUIRED INDIVIDUALLY



313 S. Capitol Avenue	330 S. Washington Square
\$3,115,000	\$3,650,000
LIST PRICE	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:	33-01-01-16-331-023
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:	33-01-01-16-331-041
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



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

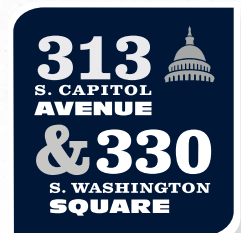
330 S. Washington Square



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

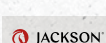
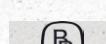
Parking lot spans 2 additional parcels	
33-01-01-16-331-062	0.571 Acre
33-01-01-16-331-053	0.080 Acre



OFFERING MEMORANDUM

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



- | | | |
|---|---|---|
|  1.) LANSING COMMUNITY COLLEGE - 409 N. WASHINGTON SQUARE |  7.) DOUBLETREE BY HILTON LANSING - 111 N. GRAND AVE. |  13.) THE LOUIE (OFFICE TOWER) - 123 W. ALLEGAN ST. |
|  2.) ACCIDENT FUND OF AMERICA - 200 N. GRAND AVE. |  8.) WALTER NELLER DEVELOPMENT - 122 N. GRAND AVE. |  14.) COOLEY LAW SCHOOL - 300 S. CAPITOL AVE. |
|  3.) MICHIGAN HALL OF JUSTICE - 925 W. OTTAWA ST. |  9.) RIVERVIEW 220 & GRAND VISTA PLACE - 220 & 521 S. GRAND AVE. |  15.) NEW CITY HALL SITE - 421 S. GRAND AVE. |
|  4.) NEW VISION DEVELOPMENTS - 4 MIXED-USE PROJECTS |  10.) LANSING CENTER - 333 E. MICHIGAN AVE. |  16.) CATA TRANSPORTATION CENTER - 420 S. GRAND AVE. |
|  5.) STATE CAPITOL - 100 N. CAPITOL AVE. |  11.) JACKSON FIELD - 505 E. MICHIGAN AVE. |  17.) OVATION CENTER FOR MUSIC & ART - 520 S WASHINGTON AVE. |
|  6.) OLD CITY HALL - HOTEL DEV, 124 W MICHIGAN AVE. |  12.) UM HEALTH-SPARROW HOSPITAL - 1215 E. MICHIGAN AVE. |  18.) BRICK ROW - 603-613 E. MICHIGAN AVE. |

NEW DEVELOPMENTS



OFFERING MEMORANDUM

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



THE PROPERTY

FLOOR PLANS

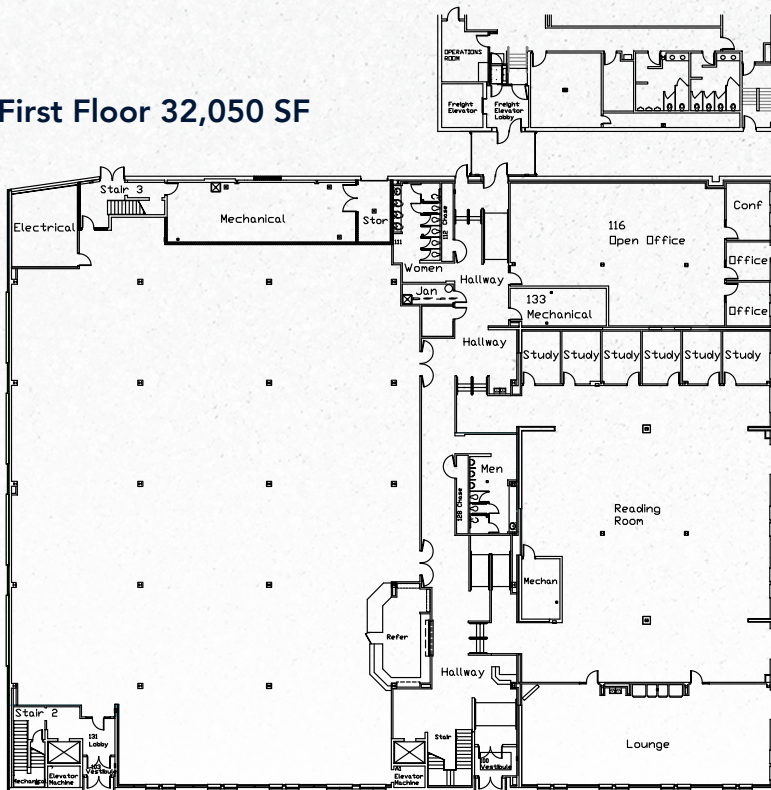
First Floor 32,050 SF

Second Floor 31,851 SF

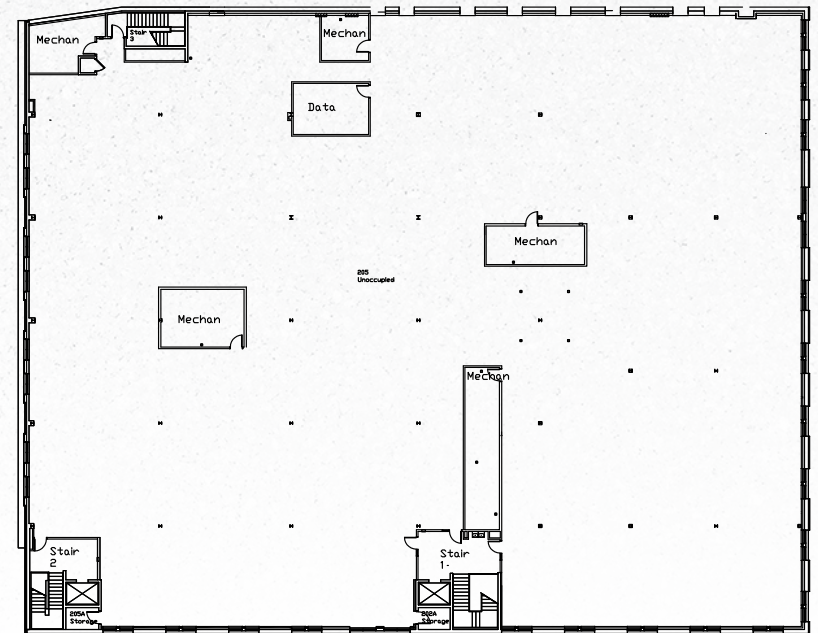
Total 63,901 SF



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



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

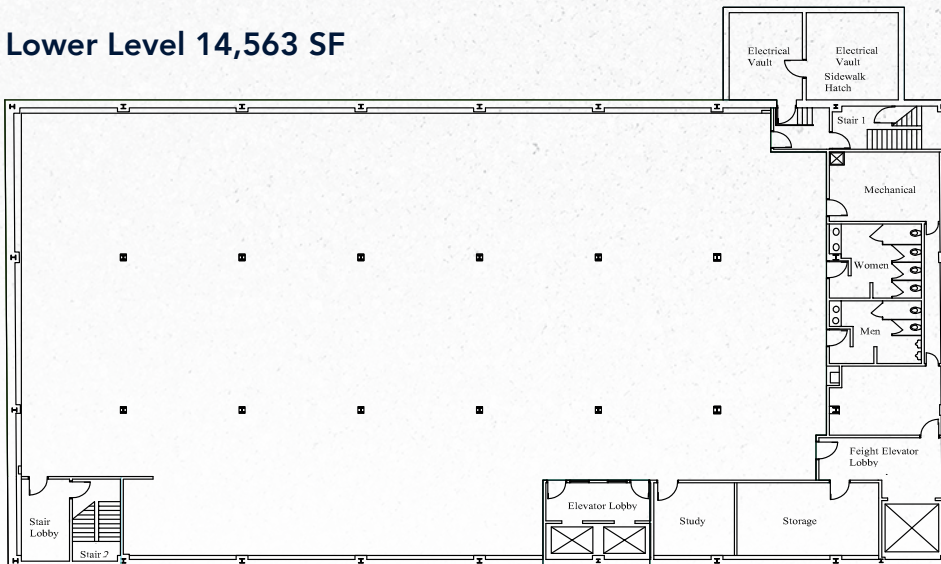


First Floor

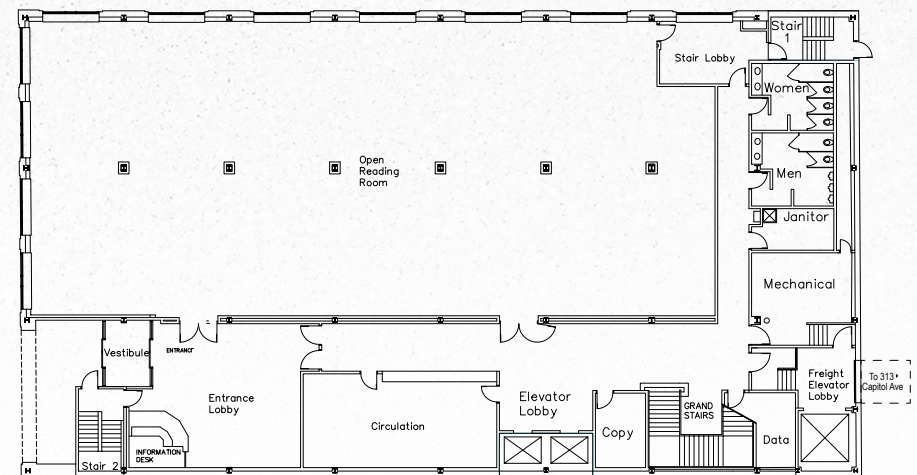


Lobby

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
Second Floor	14,033 SF
Third Floor	14,033 SF
Fourth Floor	14,033 SF
Fifth Floor	3,992 SF
Total	74,660 SF

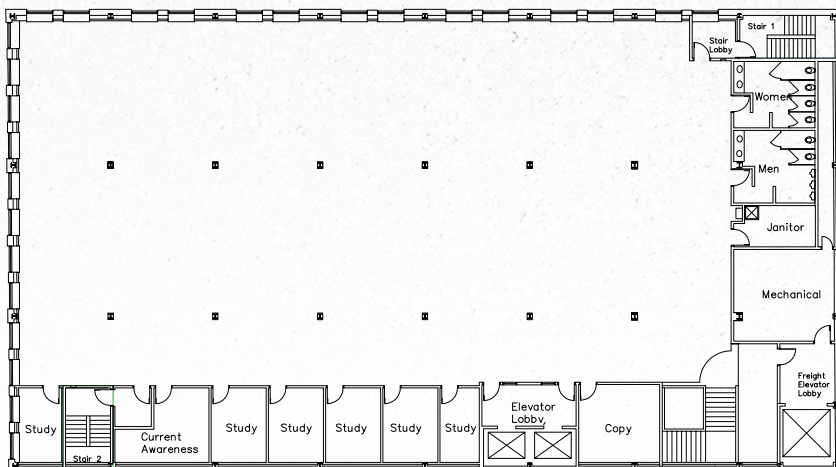


Second Floor

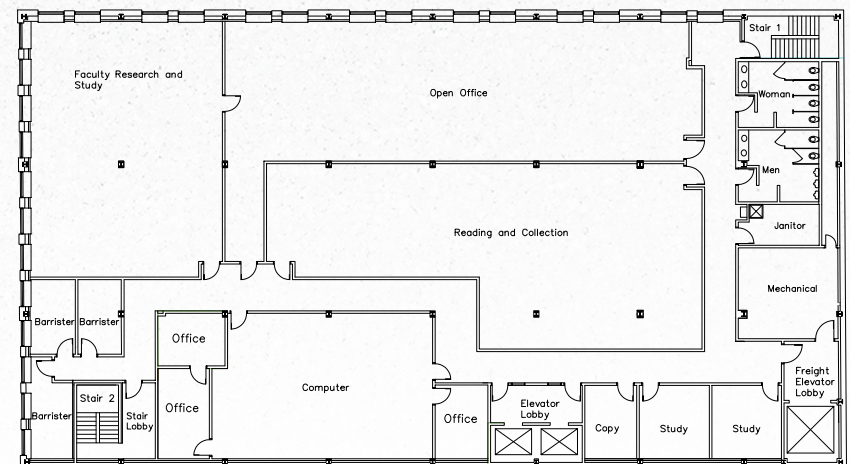


Third Floor

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

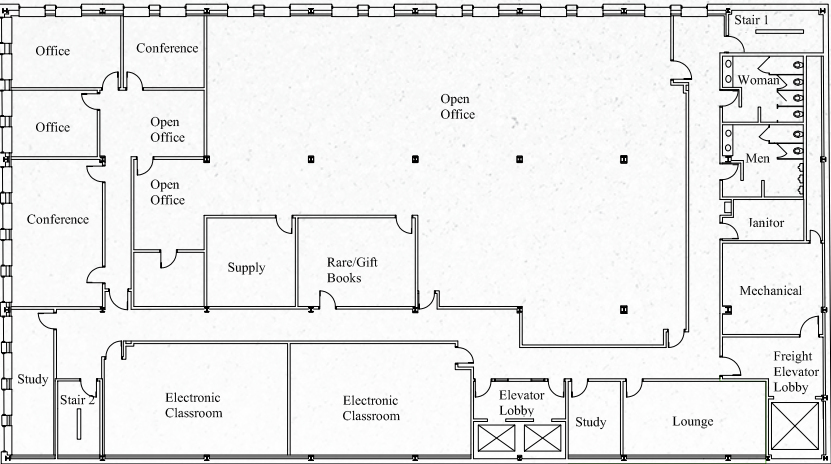


Fourth Floor

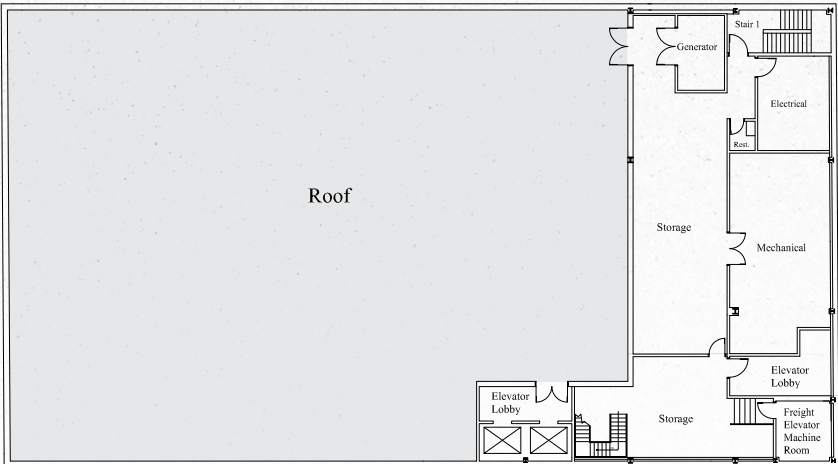


Fourth Floor

Fourth Floor 14,033 SF



Fifth Floor 3,992- Mechanical Spaces/Roof



OFFERING MEMORANDUM

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GALLERY



GALLERY



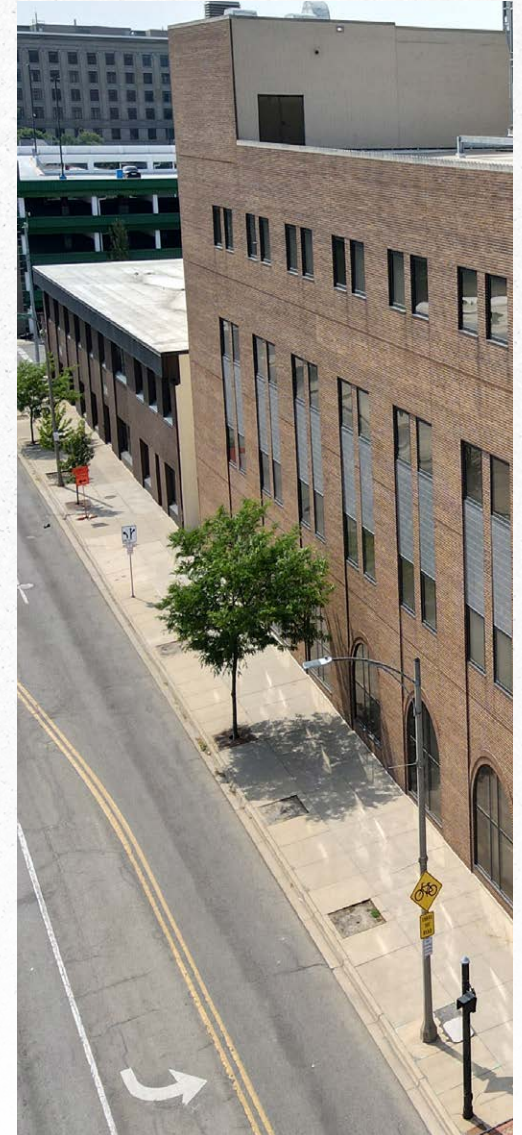
Back-Up Generators



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, Butzal Long, First National Bank of Michigan, 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.



55
Good Transit
Many nearby public transportation options.

WHY DOWNTOWN LANSING? *(Cont.)*

A Growing Residential Core

Downtown Lansing continues to attract and retain a vibrant mix of young professionals and creative talent drawn to its evolving urban lifestyle. With a steady increase in modern apartment developments, more residents are choosing to live, work, and play in the heart of the city. The residential market remains strong, supported by multiple new housing projects planned or under construction—further solidifying downtown’s transformation into a dynamic live-work environment and a catalyst for sustained growth.



Housing Developments

Riverview 220: **UNDER CONSTRUCTION**

Grand Vista Place: **UNDER CONSTRUCTION**

Tower on Grand: **UNDER CONSTRUCTION**

City View Apartments: **COMPLETED**

Metro Place: **COMPLETED**

REO Town Gateway: **COMPLETED**

Retail Market

Local entrepreneurial retailers are finding success in downtown Lansing, fueled by growing consumer demand. With the retail vacancy rate dropping to pre-COVID numbers, all current development projects incorporate activated ground floor retail space. The addition of new entertainment venues - along with more on the way - continues to energize the district and reinforce downtown Lansing's ongoing revitalization.



Entertainment & Development

Ovation Theatre: **UNDER CONSTRUCTION OPENING EARLY 2027** Music and Arts Center will be a large-scale performing and arts venue.

New City Hall: **UNDER CONSTRUCTION** \$40M facility relocating to 425 S. Washington Ave, across from the CATA Transportation Center, will be home to a one-stop customer service center on the ground floor and other modern amenities needed for local government business.

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

Lansing Public Safety & District Court Facility: **UNDER CONSTRUCTION** on S. Washington next to Debbie Stabenow Park and will be home to the 54-A District Court, Lansing Police Department, Lansing Fire Department Administration, new Fire Station 9, new fire training facility, and a temporary lock-up facility.

New Vision Lansing: **UNDER CONSTRUCTION** 3 projects with a total development cost of \$316,000,000M - including Tower on the Grand, the 28-story, 300,000 SF skyscraper at 235 S. Grand Ave - becoming the tallest building in Lansing, adding 560 residential units and a 28th floor lounge.

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 2025-2026** \$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.

Martin Commercial Properties is a vertically integrated commercial real estate firm with an established track record of delivering superior service and unparalleled results to clients since 1962. Our experienced team efficiently serves clients nationally by combining big business benefits with the attentiveness to detail and insight that you would expect from a local firm. With offices in Lansing, Grand Rapids and Tampa, we provide strategic advice and execution in five core lines of business including brokerage services, property management, construction services, investment services, and corporate services.



Brokerage
Services



Property
Management



Construction
Services



Investment
Services



Corporate
Services

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