

## CASE STUDY

### Historical Office Building in Downtown Lansing Sold to Boji Group for Redevelopment



#### Quick Glance:



**PROPERTY:**  
217 S. Capitol Avenue, Lansing



**PRODUCT TYPE:**  
Professional Office Building



**PROPERTY SIZE:**  
109,826 SF



**LOCATION:**  
Greater Lansing's  
Central Business District



**SERVICES:**  
Professional Brokerage

#### The Challenge

Office vacancies soared during the COVID-19 pandemic of 2020-2021 as demand for space fell, creating obstacles to attracting new users to Downtown Lansing. The subject property has been owned and used by WMU-Cooley Law School for decades as a conference center and lecture hall, but it was built nearly 100 years ago. Additionally, the space does not have an identified use. The current office landscape paired with the nature of the building made it difficult to secure a user who would be interested in purchasing and investing in a large space. For these reasons, the property has remained vacant for over six years.

#### The Solution

With over 80 years of combined experience, our professionals analyzed options and reached out to their contacts in the area to identify the right buyer. With a combination of industry knowledge and experience, Martin determined who has the influence and vision that aligns with the future of this building.

#### The Results

Martin Commercial Properties facilitated a sale between The Boji Group and WMU-Cooley Law to purchase the building. Our team positioned the property to help a long-term owner sell the building to a local real estate firm that has developed multiple projects in downtown Lansing such as The Louie, Boji Tower, and Hollister Building. Ron Boji, President of The Boji Group, plans to invest \$20 million to \$25 million in the space, potentially redeveloping it for residential use. With this change in ownership, the former Masonic Temple is part of history and the future.

*"Martin has been a very strategic partner of ours for over 22 years...No matter what, Martin always makes sure to represent both sides as equally as possible. The number one characteristic [of Martin's team] is the hard work, the ethics, and the morals that are placed inside of any transaction that is done."*

*~Ron Boji, President of The Boji Group*



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