

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

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.) COOLEY LAW SCHOOL - 300 S. CAPITOL AVE.



2.) ACCIDENT FUND OF AMERICA - 200 N. GRAND AVE.



8.) PROPOSED DEVELOPMENTS



14.) NEW PROPOSED CITY HALL SITE - 421 S. GRAND AVE.



3.) MICHIGAN HALL OF JUSTICE - 925 W. OTTAWA ST.



9.) LANSING CENTER - 333 E. MICHIGAN AVE.



15.) CATA TRANSPORTATION CENTER - 420 S. GRAND AVE.



4.) NEW VISION DEVELOPMENTS - 3 MIXED-USE PROJECTS



10.) JACKSON FIELD - 505 E. MICHIGAN AVE.



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



5.) STATE CAPITOL - 100 N. CAPITOL AVE.



11.) UM HEALTH-SPARROW HOSPITAL - 1215 E. MICHIGAN AVE.



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



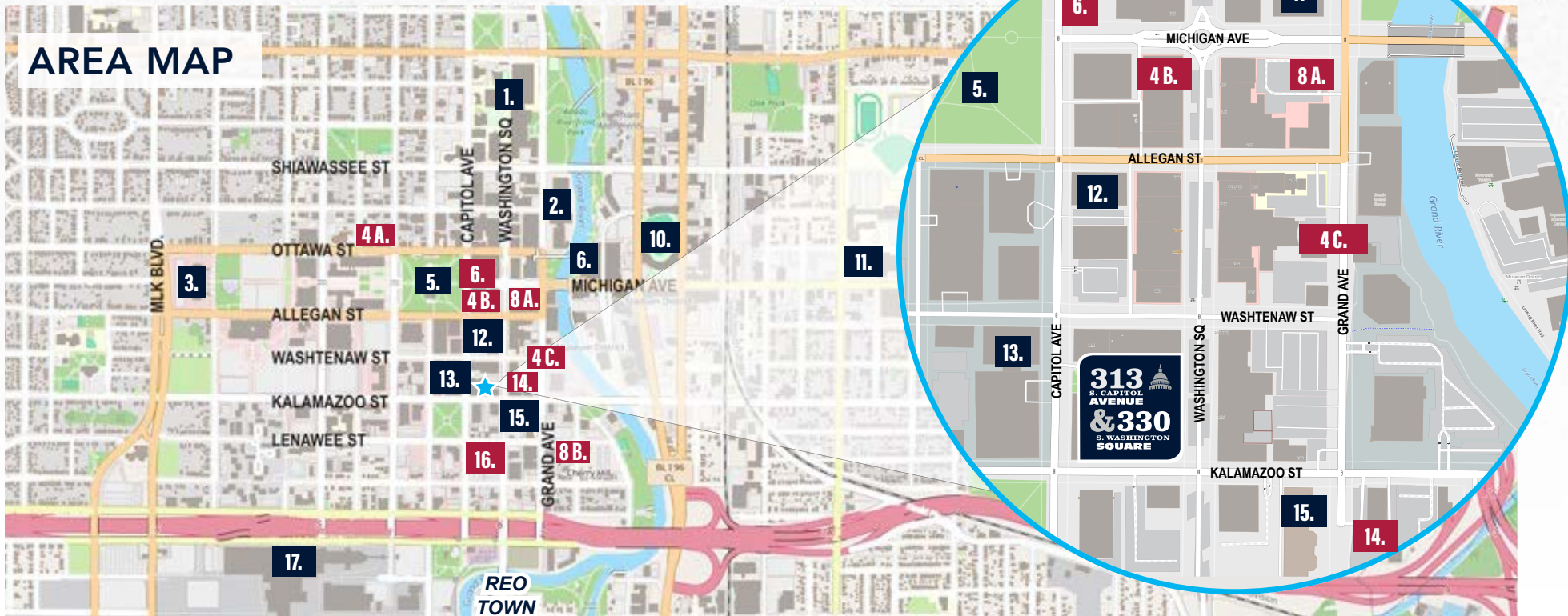
6.) OLD CITY HALL - HOTEL DEV., 124 W MICHIGAN AVE.



12.) THE LOUIE (OFFICE TOWER) - 123 W. ALLEGAN ST.

NEW DEVELOPMENTS

AREA MAP



OFFERING MEMORANDUM

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

GALLERY

313
S. CAPITOL
AVENUE



OFFERING MEMORANDUM

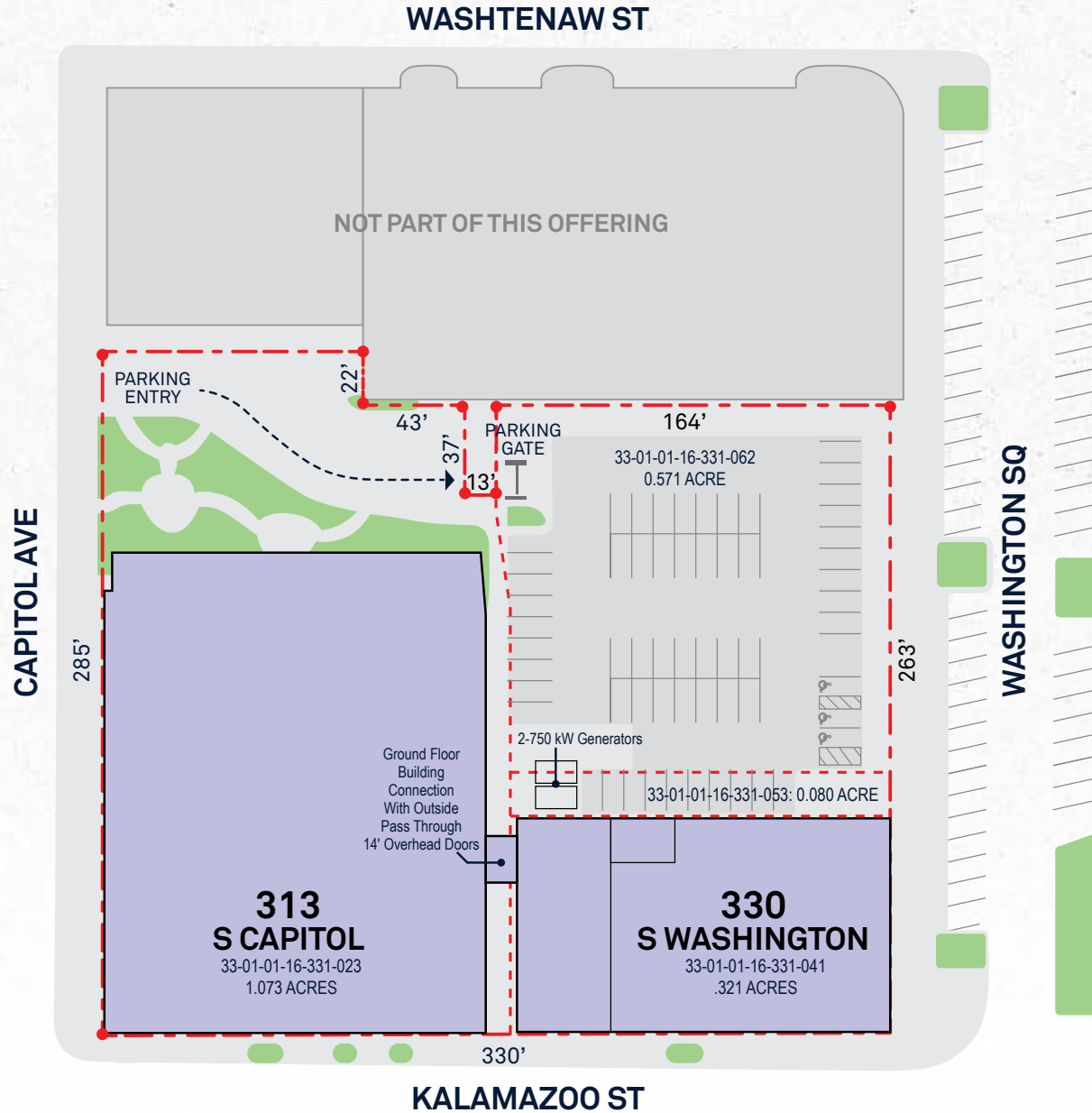
313 S. Capitol Avenue and 330 S. Washington Square, Lansing, MI

GALLERY

330
S. WASHINGTON
SQUARE



SITE PLAN



AREA INFORMATION

Hard Corners

Capitol 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
& Restuarants



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Corporate
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