Downtown East Lansing

To live in East Lansing is much like having the best of two worlds. It offers small-town ambience to families that desire a wholesome, quality community in which to raise a family, while also offering a cosmopolitan sophistication to those seeking nightlife, great shopping, and more.

**City facts:**
- City population: nearly 49,000 residents
- Median family income is around $80,000
- East Lansing is the proud home of Michigan State University, which has almost 49,000 students and more than 11,000 faculty and staff
- Average age in East Lansing is 21.6 years
- Approximately 70% of East Lansing’s population 25 years and older has a Bachelor’s degree or higher
- Downtown festivals attract 150,000 + visitors

**Downtown East Lansing** is vibrant, diverse and charming. With its eclectic mix of restaurants, retail, art galleries, and entertainment venues, downtown East Lansing has an atmosphere that is upbeat and relaxed.

Downtown East Lansing is located right across the street from Michigan State University’s campus and surrounded by diverse neighborhoods, all within walking distance. With convenient parking and bus stops, and a wide array of high-tech, legal, and other services, downtown businesses are thriving. The MSU Innovation Center and Jackson National Life Insurance Company represent new anchor office tenants in the downtown.

Many exciting events take place in downtown East Lansing from the successful East Lansing Art Festival to the Great Lakes Folk Festival. The Eli and Edythe Broad Art Museum, designed by world-renowned, Pritzker Prize winning architect, Zaha Hadid, became quickly a major attraction since opening in the fall of 2012.

For more information, check out [www.cityofeastlansing.com/downtown](http://www.cityofeastlansing.com/downtown)
For economic development resources, visit [http://www.cityofeastlansing.com/development](http://www.cityofeastlansing.com/development)
### PROPERTY:
**200 Block, Abbot Road**

<table>
<thead>
<tr>
<th>ADDRESS:</th>
<th>210 Abbot Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOCATION:</td>
<td>Downtown East Lansing, across from the MSU campus</td>
</tr>
<tr>
<td>POTENTIAL FOOTPRINT:</td>
<td>242 SF</td>
</tr>
<tr>
<td>TYPE:</td>
<td>Office</td>
</tr>
<tr>
<td>RENTAL RATE:</td>
<td>See Below</td>
</tr>
</tbody>
</table>

### SITE STATUS:

The following office suites are available for lease on the second floor.

- Suite #34 22'x13' (293 sf) $250/month windows on Abbot Road
- Suite #36-38 12' x 20' (2) (240 SF) ($150/month)
- Suite #42-44 13'x 12' (173 sf) ($225/month)
- Suite #46 19' x 19' (345 SF) ($250/month)
- Suite #48 17' x 18' (297 SF) ($225/month)
- Suite #49 8' x 14' (242 SF) ($200/month)

Contact:
Brad Ballein  
Ballein Management  
Phone: (517) 290-4866 (Cell)  
brad@sbsmsu.com
<table>
<thead>
<tr>
<th>PROPERTY:</th>
<th>100 Block, E. Grand River Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS:</td>
<td>115-119 E. Grand River Avenue</td>
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<tr>
<td>LOCATION:</td>
<td>Downtown East Lansing, across from the MSU campus</td>
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<tr>
<td>POTENTIAL FOOTPRINT:</td>
<td>4,746 SF</td>
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<tr>
<td>TYPE:</td>
<td>Retail/Restaurant</td>
</tr>
<tr>
<td>RENTAL RATE:</td>
<td>$25/SF/Yr. Triple Net</td>
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</table>

**SITE STATUS:**

Site is located in Downtown East Lansing at the intersection of Grand River Ave. and Abbot Road, across the street from MSU Campus. Site features full kitchen, vent hood and walk-in freezer. Excellent frontage and visibility on Grand River Ave.

Contact:
CBRE Martin
Shawn O’Brien 351-2200
Amy Richter Perkins 319-9248
<table>
<thead>
<tr>
<th><strong>PROPERTY:</strong></th>
<th>200 Block, E. Grand River Avenue</th>
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</thead>
<tbody>
<tr>
<td><strong>ADDRESS:</strong></td>
<td>213.5 E. Grand River Avenue</td>
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<tr>
<td><strong>LOCATION:</strong></td>
<td>Downtown East Lansing, across from the MSU campus</td>
</tr>
<tr>
<td><strong>POTENTIAL FOOTPRINT:</strong></td>
<td>1,400 SF – Basement level</td>
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<tr>
<td><strong>TYPE:</strong></td>
<td>Service Business</td>
</tr>
<tr>
<td><strong>RENTAL RATE:</strong></td>
<td>$1,260 per month plus utilities</td>
</tr>
</tbody>
</table>

**SITE STATUS:**

Located on Grand River below Pitaya Clothing Store. Front and rear private entrances to the space. Great location for service business.

Contact:
Cron Management LLC
(517)351-1177
info@cronmgt.com
PROPERTY: 300 Block, E. Grand River Avenue

ADDRESS: 301 E. Grand River Avenue

LOCATION: Downtown East Lansing, across from the MSU campus

POTENTIAL FOOTPRINT: 3,050 SF

TYPE: Retail

RENTAL RATE: $39/SF/Year

SITE STATUS:

Located on the corner of M.A.C. Ave and E. Grand River Ave., adjacent to MSU's campus, 3,050 S.F. of excellent retail space for lease. The space is located on the ground floor of a four story condominium building. This is a former Cosi Restaurant and all fixtures and equipment are still in place.

Contact:
Josh Grenadier
Grenadier Properties
(248) 663-3000, ext. 3
<table>
<thead>
<tr>
<th>PROPERTY:</th>
<th>1300 Block, E. Grand River Avenue</th>
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<tbody>
<tr>
<td>ADDRESS:</td>
<td>1331 E. Grand River Ave.</td>
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<tr>
<td>LOCATION:</td>
<td>East Downtown</td>
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<td>POTENTIAL FOOTPRINT:</td>
<td>2,000 SF</td>
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<td>TYPE:</td>
<td>Office</td>
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<tr>
<td>RENTAL RATE:</td>
<td>Contact Rep.</td>
</tr>
</tbody>
</table>

**SITE STATUS:**

2,000 SF office space in the 1300 block of E. Grand River. Near retail, restaurants and MSU.

Contact:
Steve Slater
NAI Mid-Michigan/TMN Commercial
Phone: (517) 487-9222
steveslater@naimidmichigan.com
**PROPERTY:** 300 Block, W. Grand River Avenue

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>300 W. Grand River Avenue</th>
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<tr>
<td>LOCATION</td>
<td>Downtown East Lansing,</td>
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<tr>
<td>POTENTIAL FOOTPRINT</td>
<td>2,430 – 7,200 SF</td>
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<tr>
<td></td>
<td>3,557 – 7,200 SF</td>
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<tr>
<td>TYPE</td>
<td>Retail - Commercial</td>
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<tr>
<td>RENTAL RATE</td>
<td>Contact Property Rep.</td>
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<tr>
<td></td>
<td>$24-$32 SF/YR</td>
</tr>
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</table>

**SITE STATUS:**

Brand new four story mixed-use building currently under construction in downtown East Lansing. First floor includes retail/commercial space, with apartments on the second, third and fourth floor. Great location adjacent to Valley Court Park and close to MSU campus. Two drive-thru lanes available. Contact:

CBRE Martin  
Shawn O'Brien 351-2200  
Amy Richter Perkins 319-9248
**PROPERTY:** 300 Block Albert  
**ADDRESS:** 340 Albert Ave.  
**LOCATION:** Downtown East Lansing Close to MSU  
**POTENTIAL FOOTPRINT:** 3,200 SF  
**TYPE:** Retail  
**RENTAL RATE:** Contact Property Rep.  

**SITE STATUS:**

Former restaurant located in the City Center Development in downtown East Lansing, this property is located on Albert Ave. between M.A.C. Avenue and Charles St. and is one block from Michigan State University.

Contact:  
Harry Kokkinakas  
Phone: (248) 496-2530

Mike Bailey  
Phone: (248) 770-9106
**PROPERTY:** Ann Street Plaza  

<table>
<thead>
<tr>
<th>ADDRESS:</th>
<th>301 M.A.C. Avenue</th>
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<tr>
<td>LOCATION:</td>
<td>Downtown</td>
</tr>
<tr>
<td>POTENTIAL FOOTPRINT:</td>
<td>400 – 1,184 SF</td>
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<tr>
<td>TYPE:</td>
<td>Retail, Office</td>
</tr>
<tr>
<td>RENTAL RATE:</td>
<td>Contact Property Rep.</td>
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</table>

**SITE STATUS:**
301 M.A.C. is in the heart of East Lansing's downtown business district. The building is located right across from the Marriott Hotel and in walking distance to the Michigan State University campus, local restaurants, shopping, and local amenities.

Space 104: 900 SF  
Space 200: 4,900 SF  
Space 214: 980 SF  
Space 216: 400 SF

Contact:  
Coleen Karakitsos  
Vlahakis Companies Inc.  
Phone: (517) 927-9702 [Cell], 517-381-4900 [Office]  
http://vlahakis.com/  
chkarr@aol.com
<table>
<thead>
<tr>
<th>PROPERTY:</th>
<th>University Place</th>
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<tbody>
<tr>
<td>ADDRESS:</td>
<td>333 Albert Street</td>
</tr>
<tr>
<td>LOCATION:</td>
<td>Downtown, Marriott Hotel, Ann St Plaza</td>
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<tr>
<td>POTENTIAL FOOTPRINT:</td>
<td>Varies</td>
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<td>TYPE:</td>
<td>Office</td>
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<tr>
<td>RENTAL RATE:</td>
<td>$21 SF</td>
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**SITE STATUS:**

Built in 1987, University Place is a multi-use development, with six floors of retail and office space, the Marriott Hotel, a restaurant, conference facilities, and underground parking.

Space 102 – 3,000 SF  
Space 110, 115, and 120 – 1,080 up to 6,039 SF  
Space 300 – 6,418 SF  
Space 305 – 804 SF  
Space 350 - 230 SF  
Space 390 - 1,157 SF  
Space 410 – 1,405 SF  
Space 450 – 3,219 SF  
6th Floor Executive Suites 150 – 467 SF *Rental Rate Not Disclosed

Contact:  
Eric Rosekrans, CCIM, CPM  
CBRE Martin  
Phone: (517) 319-9209  
[http://www.cbre.us/o/lansing/Pages/home.aspx](http://www.cbre.us/o/lansing/Pages/home.aspx)
Interested persons should contact:

Heather Pope  
Community Development Analyst  
The City of East Lansing  
Planning, Building and Development  
(517) 319–6877  
hpope@cityofeastlansing.com

For more information about economic development in East Lansing visit

www.cityofeastlansing.com/development