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 48,000 residents
- Median family income is around $93,000
- 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 72% 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. An urban Target, along with over 270 mixed market apartments, 92 rental units for 55 + Active Adults and a new parking structure opened in the summer of 2019. The Abbot, an 11-story mixed use building located at the corner of Abbot and Grand River Ave. is currently under construction along with a 10-story Graduate Hotel.

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, quickly became a major attraction since its opening.

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

**ADDRESS:** 210 Abbot Road

**LOCATION:** Downtown East Lansing, across from the MSU campus

**POTENTIAL FOOTPRINT:** See Below

**TYPE:** Office

**RENTAL RATE:** See Below

**SITE STATUS:**

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

Suite #34 22x13 (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)
Suite #52 10’ x 10’ (100 SF) ($125/month)

Contact:
Brad Ballein
Ballein Management
Phone: (517) 290-4866 (Cell)
brad@sbsmsu.com
<table>
<thead>
<tr>
<th>PROPERTY:</th>
<th>200 Block, E. Grand River Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS:</td>
<td>213.5  E. Grand River Avenue</td>
</tr>
<tr>
<td>LOCATION:</td>
<td>Downtown East Lansing, across from the MSU campus</td>
</tr>
<tr>
<td>POTENTIAL FOOTPRINT:</td>
<td>1,400 SF – Basement level</td>
</tr>
<tr>
<td>TYPE:</td>
<td>Service Business</td>
</tr>
<tr>
<td>RENTAL RATE:</td>
<td>$1,400 per month plus utilities</td>
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</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:** 200 Block, E. Grand River Avenue

**ADDRESS:** 217 E. Grand River Avenue

**LOCATION:** Downtown East Lansing, across from the MSU campus

**POTENTIAL FOOTPRINT:** 1,908 SF

**TYPE:** Retail - Commercial

**RENTAL RATE:** $30.00/SF, NNN

**SITE STATUS:**
Located on Grand River Ave. across from MSU. Front and rear entrances to the space. The Albert Ave. Parking Garage located directly behind the building. Great location.

Contact:
Amy Richter Perkins
Senior Associate/Retail Advisor
Martin Commercial Properties
Phone: (517)351-2200 or (517) 614-1314
Amy.richter-perkins@martincommercial.com
<table>
<thead>
<tr>
<th>PROPERTY:</th>
<th>300 Block, E. Grand River Avenue</th>
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<tr>
<td>ADDRESS:</td>
<td>319 ½ E. Grand River Ave. UPSTAIRS</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>Contact Property Rep.</td>
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<tr>
<td>TYPE:</td>
<td>Office</td>
</tr>
<tr>
<td>RENTAL RATE:</td>
<td>See Below</td>
</tr>
</tbody>
</table>

**SITE STATUS:**

Two second floor office suites are available for lease directly across the street from MSU Campus.

North Suite $500  
South Suite $500

Contact:
Brad Ballein  
Ballein Management  
Phone: (517) 290-4866 (Cell)  
brad@sbsmsu.com
PROPERTY: 500 Block, E. Grand River Avenue

ADDRESS: 507 ½ E. Grand River Ave.

LOCATION: Downtown, across from the MSU campus

POTENTIAL FOOTPRINT: 3,000 SF - Second Floor

TYPE: Office

RENTAL RATE: $10/SF/ Month

SITE STATUS:

Affordable office space is available on the second floor. The space is located across from the Michigan State University campus. Willing to split. All costs and utilities included for "gross lease." The building is located directly across from the Eli and Edythe Broad Art Museum.

Contact:
David Ledebuhr
Musselman Realty Company
322 Abbot Rd East Lansing MI 48823
Phone: (517) 332-3582
daveL@Lansing-realestate.com
http://www.musselmanrealty.net/
<table>
<thead>
<tr>
<th>PROPERTY:</th>
<th>1300 Block, E. Grand River Avenue</th>
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<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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<tr>
<td>POTENTIAL FOOTPRINT:</td>
<td>2,000 SF</td>
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<tr>
<td>TYPE:</td>
<td>Office</td>
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<tr>
<td>RENTAL RATE:</td>
<td>Contact Rep.</td>
</tr>
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</table>

SITE STATUS:

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

Contact:
Ed Weaver
NAI Mid-Michigan/TMN Commercial
Phone: (517) 497-9222
steveslater@naimidmichigan.com
<table>
<thead>
<tr>
<th>PROPERTY:</th>
<th>300 Block, W. Grand River Avenue</th>
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<tr>
<td>ADDRESS:</td>
<td>300 W. Grand River Avenue</td>
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<tr>
<td>LOCATION:</td>
<td>Downtown East Lansing</td>
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<td>POTENTIAL FOOTPRINT:</td>
<td>1,648 SF</td>
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<td>TYPE:</td>
<td>Retail - Commercial</td>
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<td>RENTAL RATE:</td>
<td>Contact Property Rep.</td>
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<td></td>
<td>$28-$40 NNN</td>
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**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:

DTN Management  
517-371-5300
<table>
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<tr>
<th>PROPERTY:</th>
<th>300 Block, W. Grand River Avenue</th>
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<tr>
<td>ADDRESS:</td>
<td>311 W. Grand River Avenue</td>
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<tr>
<td>LOCATION:</td>
<td>Downtown East Lansing,</td>
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<td>POTENTIAL FOOTPRINT:</td>
<td>2,500 SF</td>
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<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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**SITE STATUS:**

Prime retail space in downtown East Lansing available. First-floor, street-level retail space with large glass windows fronting W. Grand River Ave. Walking distance to MSU, surrounding neighborhoods and off campus student housing. Excellent visibility.

Contact:

Woodworth Commercial LLC
Todd M. Kosta
517-679-8633
<table>
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<tr>
<th>PROPERTY:</th>
<th>Ann Street Plaza</th>
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<tbody>
<tr>
<td>ADDRESS:</td>
<td>301 M.A.C. Avenue</td>
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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 200: 4,900 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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<tr>
<td>ADDRESS:</td>
<td>333 Albert Street</td>
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<tr>
<td>LOCATION:</td>
<td>Downtown, Marriott Hotel, Ann St Plaza</td>
</tr>
<tr>
<td>POTENTIAL FOOTPRINT:</td>
<td>Varies</td>
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<tr>
<td>TYPE:</td>
<td>Office</td>
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<tr>
<td>RENTAL RATE:</td>
<td>Contact Listing Agent</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 212 – 1,350 SF
- Space 300 – 6,418 SF
- Space 305 – 840 SF
- Space 350 – 230 SF
- Space 390 – 1,157 SF
- 6th Floor Executive Suites 1,852 SF

Contact:
Eric Rosekrans, CCIM, CPM
Martin Commercial Properties
Phone: (517) 319-9209 or (517) 290-7606
Eric.Rosekrans@martincommercial.com
PROPERTY: 300 Block Evergreen Ave.

ADDRESS: 314 Evergreen
LOCATION: Downtown
POTENTIAL FOOTPRINT: 390 Sq. Ft.
TYPE: Office
RENTAL RATE: Contact Prop. Rep.

SITE STATUS:
314 Evergreen is a mixed-use building with commercial/office space on the first floor. This office space is located on the south side of the building on the first floor. Includes a half bath and two parking spaces. Short term lease available.

Contact:
Cron Management
(517) 719-2039
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<tr>
<th>PROPERTY:</th>
<th>200 Block M.A.C. Ave.</th>
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<tr>
<td>ADDRESS:</td>
<td>211 M.A.C.</td>
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<td>LOCATION:</td>
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<td>POTENTIAL FOOTPRINT:</td>
<td>1,677 SF</td>
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<td>TYPE:</td>
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<td>RENTAL RATE:</td>
<td>24.00/SF, NNN</td>
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**SITE STATUS:**

Located on M.A.C. Ave. ½ block from the MSU Campus. Front and rear entrances to the space. The Albert Ave. Parking Garage is located directly behind the building. Great location. The space is available March 2020.

Contact:
Amy Richter Perkins
Senior Associate/Retail Advisor
Martin Commercial Properties
Phone: (517)351-2200 or (517) 614-1314
Amy.richter-perkins@martincommercial.com
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