

CITY CENTER BUILDING

333 E. Grand River Ave, East Lansing, MI 48823



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:
JAMES PORTH
Partner
jporth@thomasduke.com

OFFERING SUMMARY: 333 E. Grand River Ave | East Lansing, MI 48823



PROPERTY OVERVIEW

Highly visible building located along Grand River Avenue, directly across from Michigan State University's Campus in the core of downtown East Lansing's Business & Shopping District with access to an attached parking structure and many downtown amenities.

OFFERING SUMMARY

Lease Rate:	Contact Broker
Building Size:	98,493 SF
Available SF:	300 - 5,436 SF
Year Built:	1970
Renovated:	2002
Zoning:	B3

PROPERTY HIGHLIGHTS

- Fully renovated, mixed-use building
- Premium views of the Michigan State University campus
- Within the core of the Downtown East Lansing Central Business District
- Highly visible corner location
- Attached parking structure

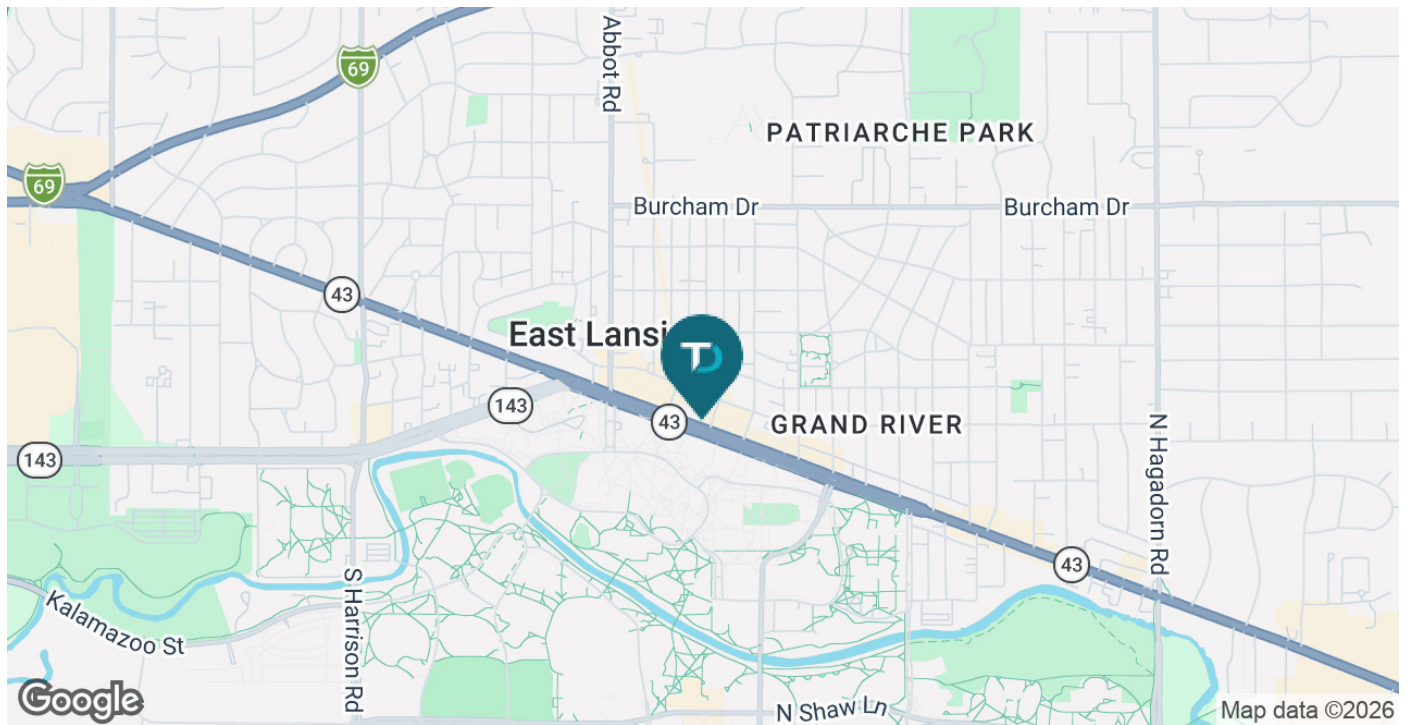
BUILDING/PROPERTY INFORMATION: 333 E. Grand River Ave | East Lansing, MI 48823

BUILDING INFORMATION

Building Size: 98,493 SF
Year Built: 1970
Last Renovated: 2002
Number of Floors: 3
Parking Ratio: 0.05/1,000 SF

PROPERTY INFORMATION

Property Type: Office
Property Subtype: Office Building
Zoning: B3
Traffic Count: 22,900
APN: 20-02-18-165-005



LEASE SPACES: 333 E. Grand River Ave | East Lansing, MI 48823



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	300 - 5,436 SF	Lease Rate:	Contact Broker

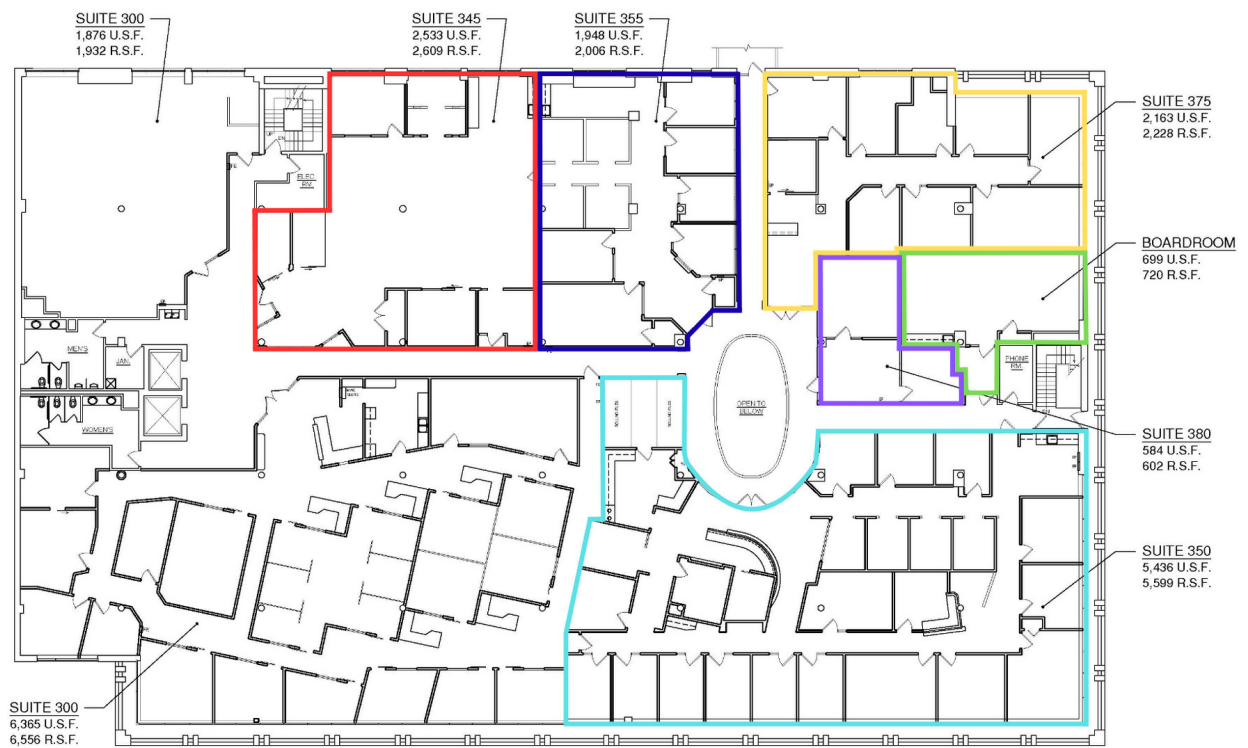
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Board Room	Available	699 SF	Modified Gross	Contact Broker	Board Room MSU TRAINING AND EVENTS
345	Available	2,533 SF	Modified Gross	Contact Broker	MSU HATCH
350	Available	5,436 SF	Modified Gross	Contact Broker	MSU Technologies
355	Available	1,948 SF	Modified Gross	Contact Broker	Suite 355 Burgess Institute
375	Available	2,163 SF	Modified Gross	Contact Broker	MSU Business Connect
380	Available	300 SF	Modified Gross	Contact Broker	MSU INNOVATION CENTER

ADDITIONAL PHOTOS: 333 E. Grand River Ave | East Lansing, MI 48823



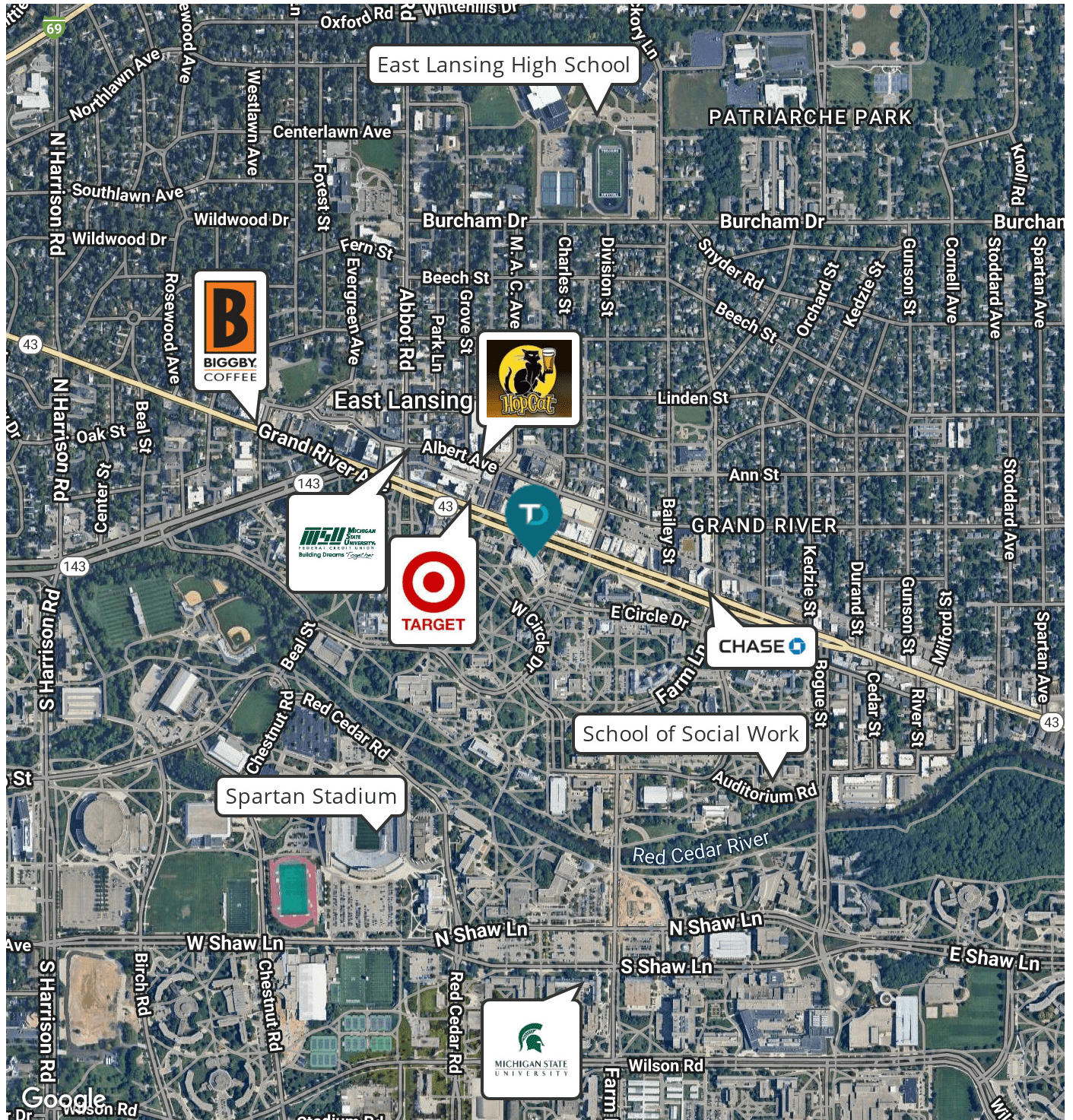
FLOOR PLAN: 333 E. Grand River Ave | East Lansing, MI 48823



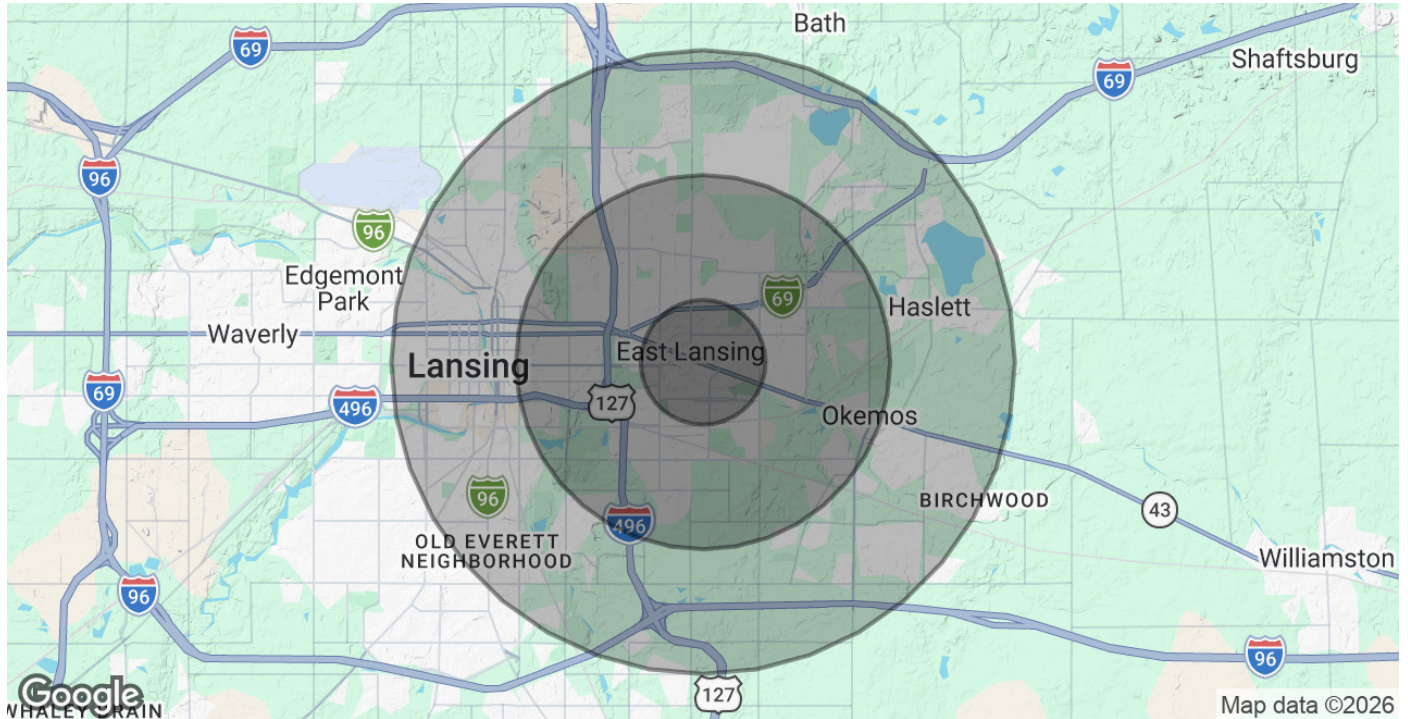
3RD FLOOR PLAN
325 E. GRAND RIVER
LANSING, MICHIGAN
9-9-25 SCALE: 1/16" = 1'-0"

PREPARED BY METRO CAD GROUP

RETAILER MAP: 333 E. Grand River Ave | East Lansing, MI 48823



DEMOGRAPHICS MAP & REPORT: 333 E. Grand River Ave | East Lansing, MI 48823



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	25,651	86,041	164,312
Average Age	26	33	36
Average Age (Male)	25	32	35
Average Age (Female)	26	34	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,521	32,679	67,360
# of Persons per HH	3.9	2.6	2.4
Average HH Income	\$75,161	\$81,776	\$84,644
Average House Value	\$232,288	\$232,051	\$227,795

2020 American Community Survey (ACS)