EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

CITY CENTER BUILDING

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



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:
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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

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

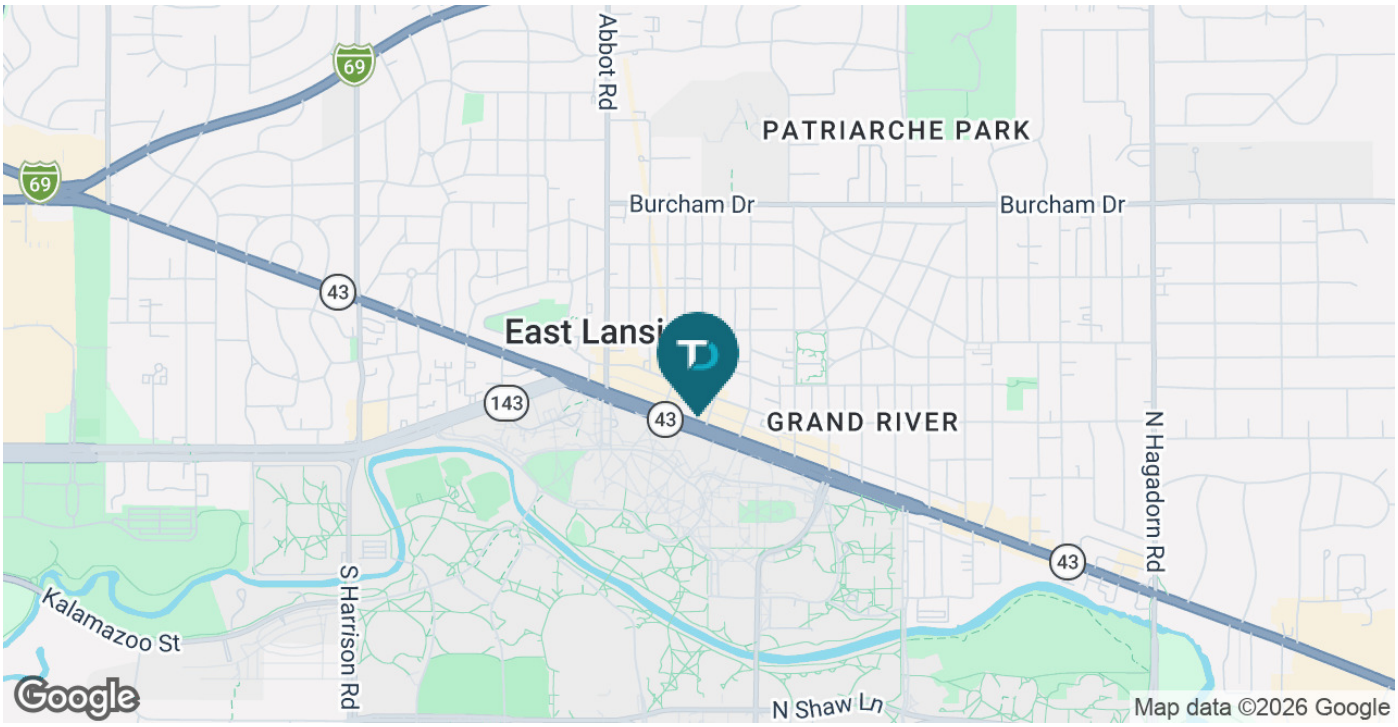
BUILDING/PROPERTY INFORMATION: 333 E. Grand River Ave | East Lansing, MI 48823

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



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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

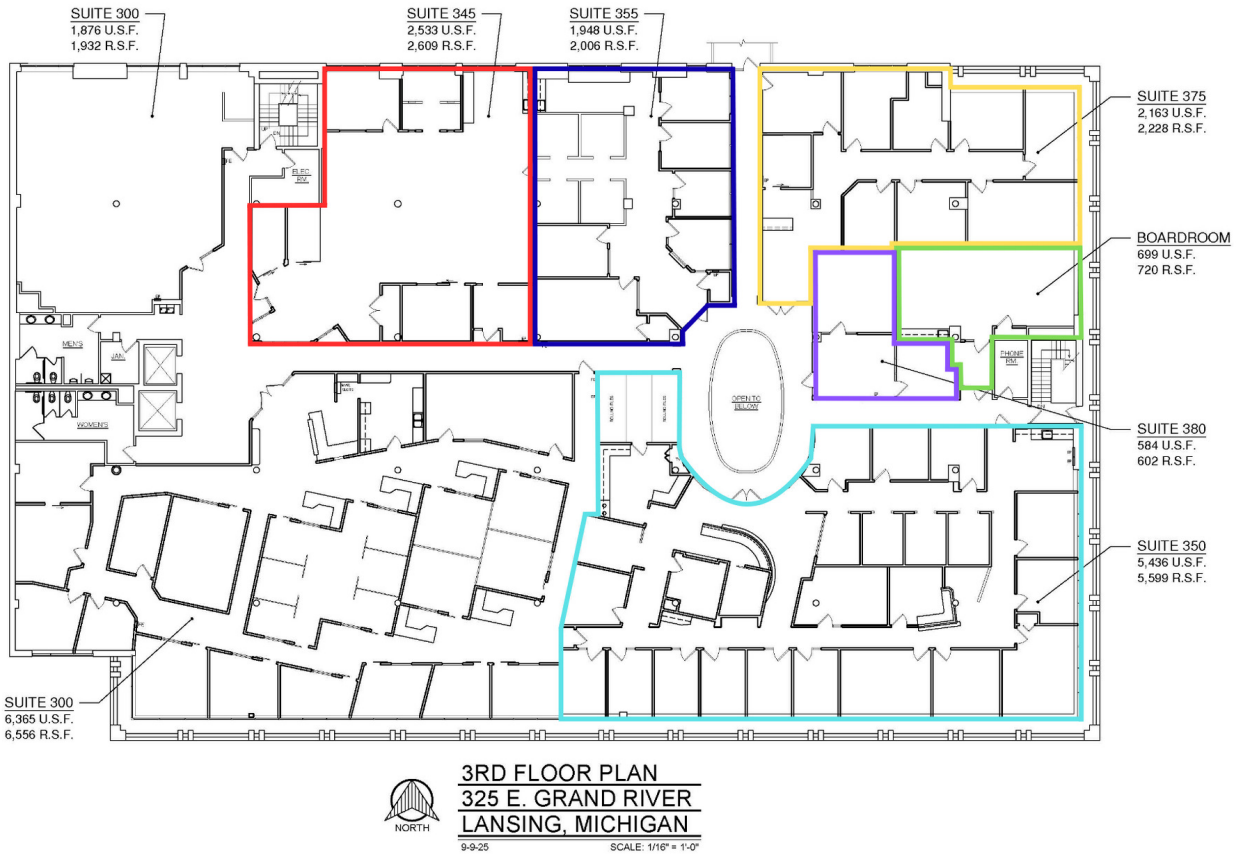
ADDITIONAL PHOTOS: 333 E. Grand River Ave | East Lansing, MI 48823





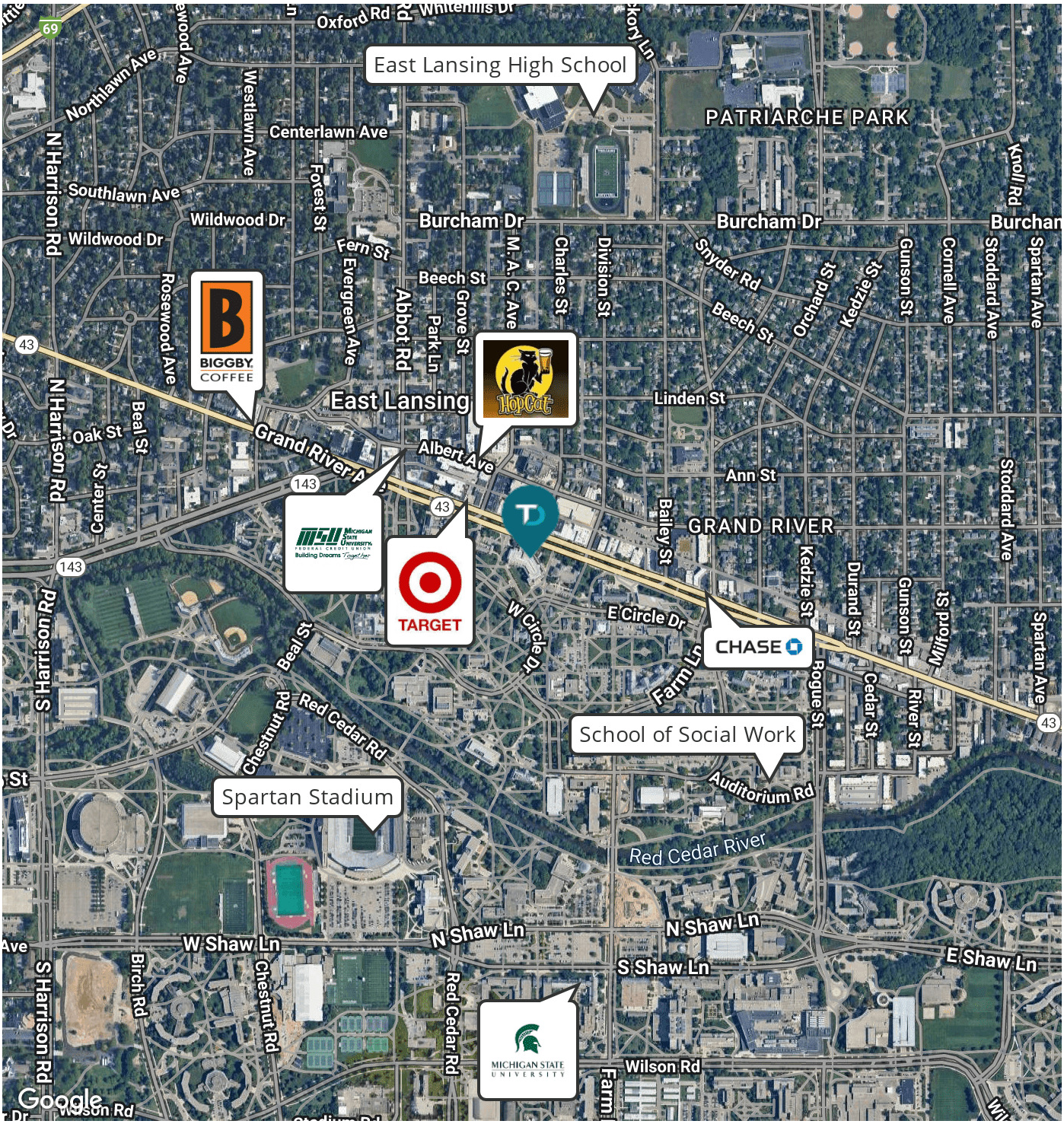


FLOOR PLAN: 333 E. Grand River Ave | East Lansing, MI 48823



PREPARED BY METRO CAD GROUP

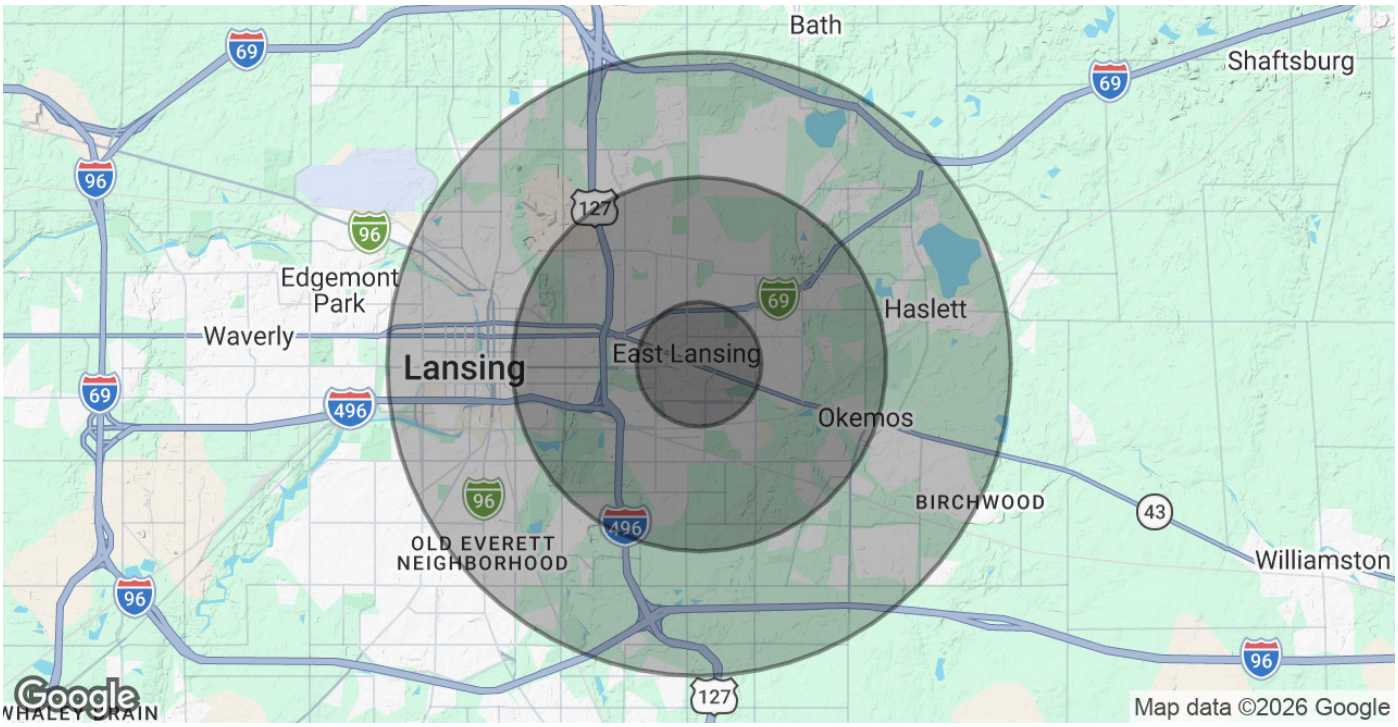
RETAILER MAP: 333 E. Grand River Ave | East Lansing, MI 48823



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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)

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