



FOR LEASE

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LISTED BY:
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FOR LEASE

City Center Building

333 E. Grand River Ave East Lansing, MI 48823



PROPERTY DESCRIPTION

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.

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

SPACES	LEASE RATE	SPACE SIZE
Ste. 250	\$22.00 SF/yr	6,029 - 13,136 SF
Ste. 230	\$22.00 SF/yr	4,400 - 13,136 SF
Ste. 200	\$22.00 SF/yr	2,707 - 13,136 SF

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (Gross)
Available SF:	2,707 - 13,136 SF
Building Size:	98,493 SF

SPACES	LEASE RATE	SPACE SIZE
Ste. 250	\$22.00 SF/yr	6,029 - 13,136 SF
Ste. 230	\$22.00 SF/yr	4,400 - 13,136 SF
Ste. 200	\$22.00 SF/yr	2,707 - 13,136 SF

SPACE NOTES

Virtual Tour Links with Floor Plans - page 4

- Ste. 230 & 250 - Can be combined for 10,429
- Ste. 200 & 230 - Can be combined for 7,107 sf
- Ste. 200, 230 & 250 - Can be combined for total of 13,136 sf

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LOCATION INFORMATION

Building Name	City Center Building
Street Address	333 E. Grand River Ave
City, State, Zip	East Lansing, MI 48823
County	Ingham

PROPERTY INFORMATION

Property Type	Mixed Use
Property Subtype	Office Building
Zoning	B3
APN #	20-02-18-165-005

BUILDING INFORMATION

Building Size	98,493 SF
Building Class	B
Number of Floors	3
Year Built	1970
Year Last Renovated	2002
Free Standing	Yes

Lease Rate

\$22.00 SF/YR

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Ste. 230 - Build to Suite



Ste. 250 Rm1 Office Space

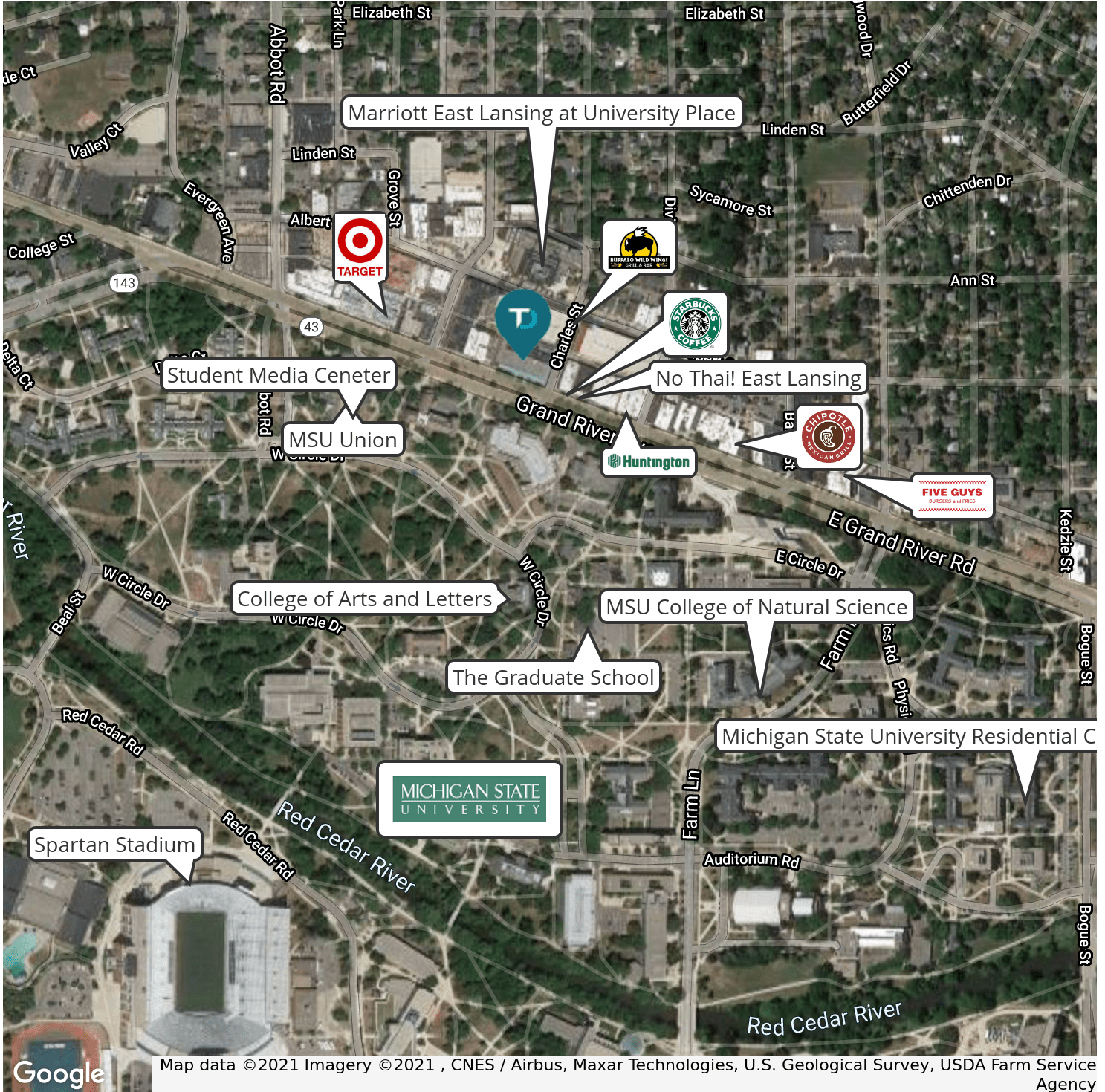


Ste. 250

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DEMOGRAPHICS

0.5 MILES

1 MILE

1.5 MILES

Total population	5,759	21,971	42,161
Median age	21.0	21.8	23.2
Median age (Male)	21.0	22.4	24.0
Median age (Female)	21.0	21.5	22.9
Total households	1,048	3,904	8,410
Total persons per HH	5.5	5.6	5.0
Average HH income	\$28,328	\$45,701	\$56,576
Average house value	\$211,151	\$214,942	\$209,294



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JAMES PORTH

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PROFESSIONAL BACKGROUND

An Executive Vice President, Jim heads up our Washtenaw County team. He's developed specialized expertise in the sale of student-housing apartments near the University of Michigan. Representing some of the most prestigious student-housing management companies, Jim is unmatched by any other broker in the area, leading the market in sales and investment acquisitions of these properties. His versatility and extensive knowledge of the local market enable him also to excel in the brokerage of commercial, office, industrial, and retail properties, as well as residential and commercial land for development.

James has led his team to more than \$100 million in closed transactions. Foundational to this accomplishment is his commitment to strong working relationships with all players, including government officials, in the growing Ann Arbor market. Jim is an incomparable asset to anyone looking to buy or sell commercial property in Washtenaw County.

Thomas Duke Company

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