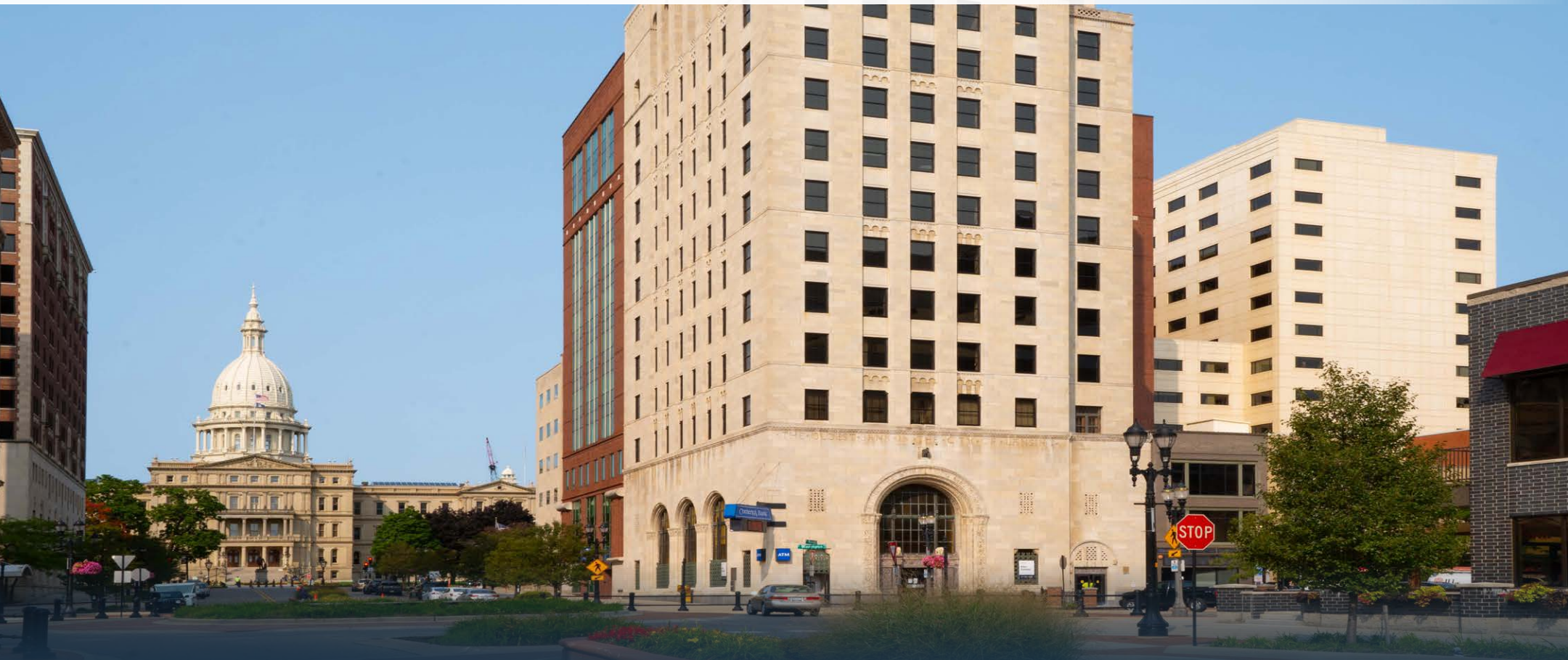


14-STORY COMERICA BUILDING DOWNTOWN LANSING

LOCATED ONE BLOCK EAST OF THE CAPITOL



FOR LEASE
101 N. Washington Square
Lansing, MI

AVAILABLE:
UP TO 35,000 SF

THOMAS JAMIESON, SIOR
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Martin

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ICONIC DOWNTOWN LANSING OFFICE SPACE IN THE COMERICA BUILDING

Located at the signature intersection of Michigan Avenue and Washington Square, the Comerica Building offers flexible office space within a historic 14-story high-rise in the heart of downtown Lansing. Featuring executive suites and full-floor opportunities, the building provides abundant natural light, turnkey options, and a professional, well-established environment.

Tenants enjoy walkable access to the State Capitol, Lansing Center, and nearby amenities, along with convenient connectivity to I-496, US-127, and Michigan State University. This iconic property delivers a prestigious business address with the flexibility to support a wide range of office users.

PROPERTY FEATURES



LOCATION:
Heart of
Downtown



MOVE-IN READY:
Turnkey Options
Available



BUILDING:
Classical Finishes



TWO ELEVATORS:
Freight Capacity



NATURAL LIGHT:
Large, Expansive Windows

LEASE RATE: **4TH FLOOR**
\$18.50 **EXECUTIVE SUITES:**
PSF/YR, FULL SERVICE **\$30.00**
PSF/YR, FULL SERVICE

FOURTH FLOOR / EXECUTIVE SUITES



AVAILABLE SPACE:

4th floor: Exec. Suites: 171-618 SF
 5th floor: 4,406 SF
 6th floor: 4,406 SF
 7th floor: 1,000-4,406 SF
 8th floor: 4,406 SF
 9th floor: 1,000-4,406 SF
 10th floor: 4,406 SF
 11th floor: 4,406 SF
 15th floor: 4,406 SF

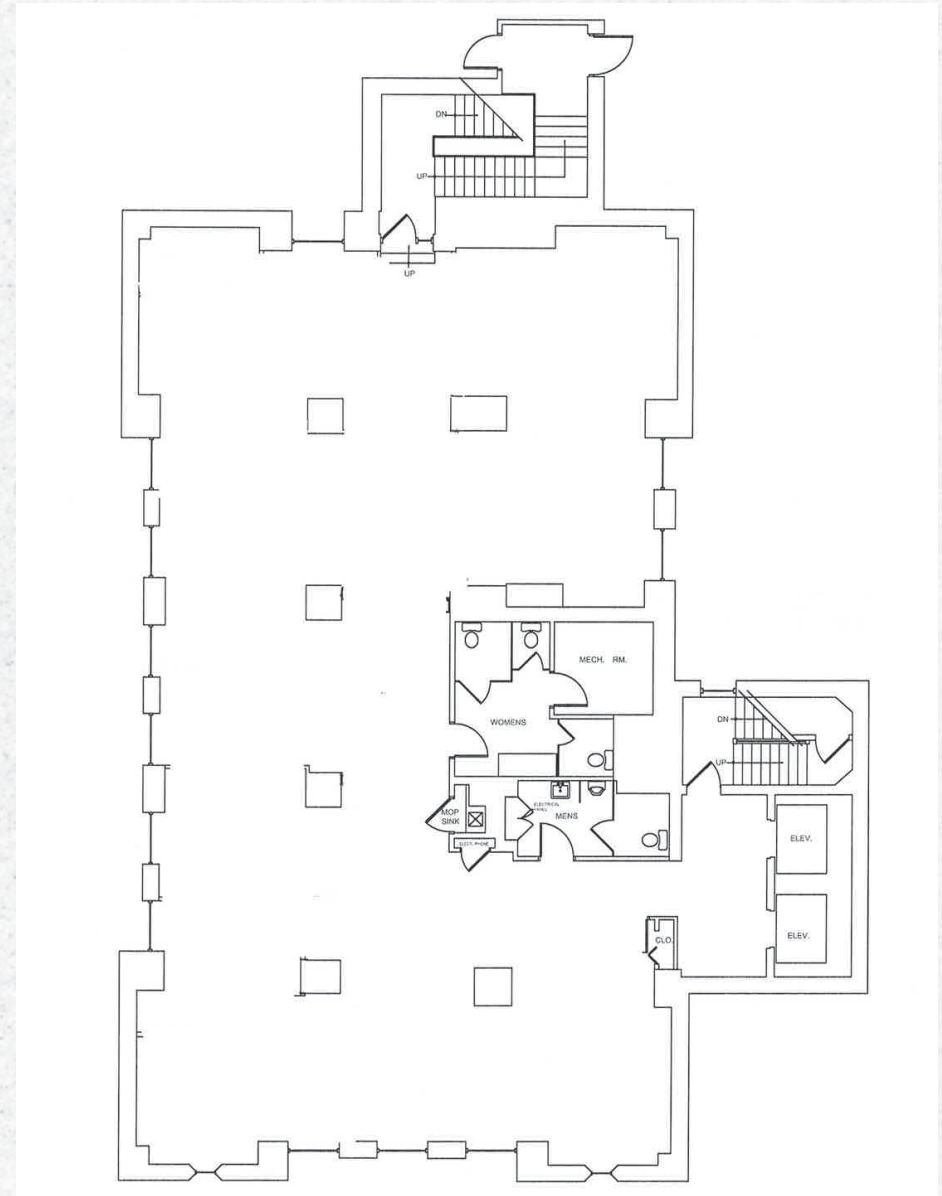
BUILDING DATA:

BUILT:	1931
REMODELED:	1974
FLOOR PLATES:	
1 ST FLOOR	4,901 SF
MEZZANINE	2,048 SF
4 TH - 15 TH FLOORS	4,406 SF
ZONING:	G-1 Business District
MIN. LEASE TERM:	3 Year
FREIGHT ELEVATOR SERVICES:	Basement, 1 st Floor, 4 th Floor
EXEC. SUITES:	Include conference and break room

NINTH FLOOR



FIFTEENTH FLOOR



AREA INFORMATION

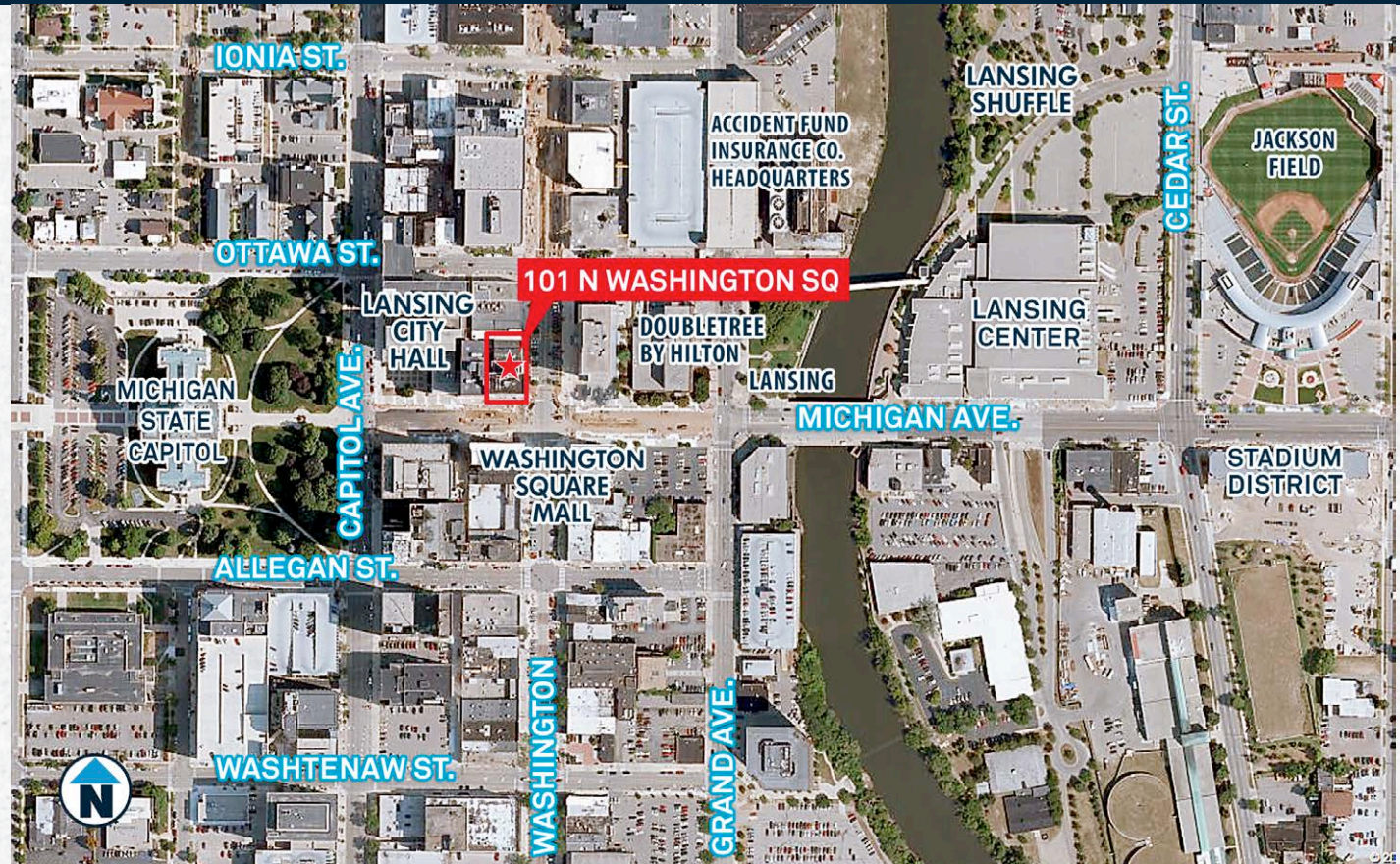
5 Minutes
to I-496 & US-127

3 Miles
to Michigan State University

5.2 Miles
to Capital Region International
Airport

Walking Distance
to State Capitol, City Hall, Lansing
Center, Lansing Community College
and DoubleTree by Hilton Lansing

Convenient
to restaurants, lodging and
entertainment



DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
Population	199,601	91,711	199,601
Households	83,300	40,704	83,300
Average HH Income	76,438	75,094	76,438

GALLERY

