

CITY CENTER BUILDING LOCATED ALONG GRAND RIVER AVE.
IN THE CORE OF DOWNTOWN EAST LANSING'S BUSINESS & SHOPPING DISTRICT

FOR LEASE

325-333 E Grand River Ave
East Lansing, MI

AVAILABLE:

2ND FLOOR: 2,707 & 4,332 SF
(AVAILABLE 2027)

3RD FLOOR: 602 - 22,252 SF

ERIC F. ROSEKRANS, CCIM, CPM

Executive Vice President

Direct: 517 319-9209

eric.rosekrans@martincommercial.com

THOMAS JAMIESON, SIOR

Senior Vice President, Office Advisor

Direct: 517 319-9235

thomas.jamieson@martincommercial.com



Martin

martincommercial.com



325-333 E Grand River Ave, East Lansing, MI



DOWNTOWN EAST LANSING OFFICE SPACE WITH UNMATCHED VISIBILITY

Position your business in the heart of Downtown East Lansing at this highly visible Grand River Avenue address. Located within the city's primary business and shopping district, this multi-tenant office building offers immediate access to Michigan State University, national retailers, restaurants, and a dense surrounding population.

The 98,493 SF, three-story building offers flexible leasing opportunities across multiple floors. The second floor will have approximately 2,700 and 4,300 SF available in 2027, while the third floor currently offers suites ranging from 600 to 22,252 SF, accommodating a wide range of tenant needs.

With an attached parking structure, prominent corner visibility, and walkable access to amenities, the property provides both convenience and strong exposure. Tenants benefit from proximity to more than 63,000 students and faculty at Michigan State University, along with high daily traffic counts along Grand River Avenue, creating a dynamic and highly active business environment.

PROPERTY FEATURES



PARKING:
Attached Structure



BUILDING:
98,493 SF, 3-Story



ZONING:
B3



BUILT:
1970,
Renovated in 2002



LOCATION:
Downtown East Lansing
Central Business District



VISIBILITY:
Corner Location

LEASE RATE:

\$23.00

PSF/YR, + JANITORIAL

SECOND FLOOR:

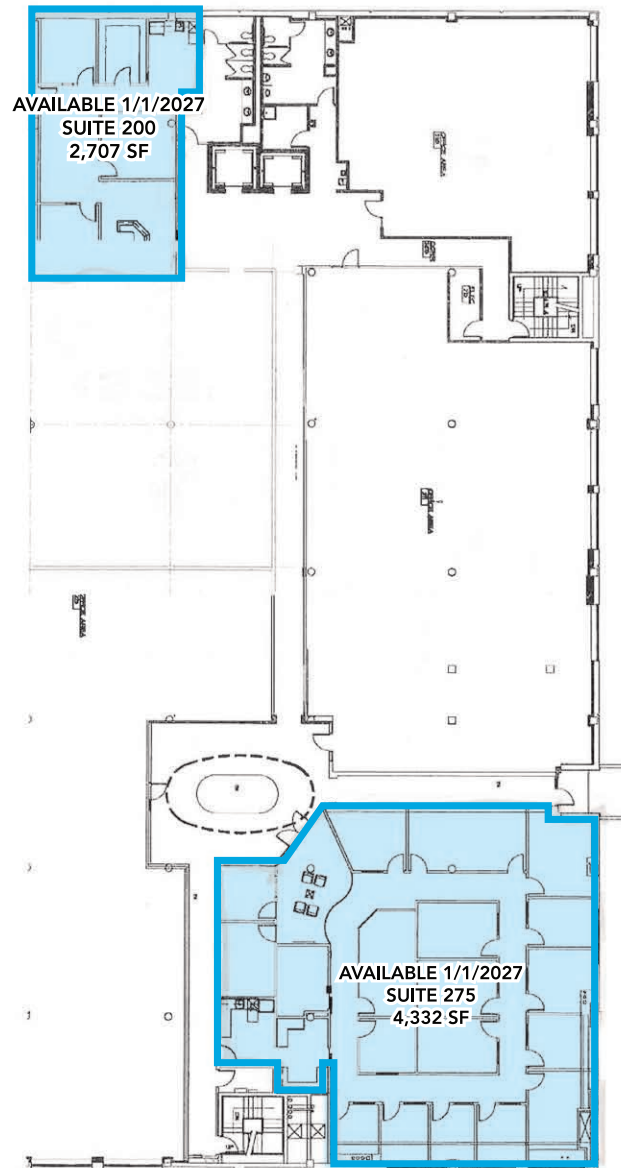
Suite 200	2,707 SF
Suite 275	4,332 SF

THIRD FLOOR:

Suite 300A	6,556 SF (1/1/2027)
Suite 300B	1,932 SF (1/1/2027)
Suite 345	2,609 SF
Suite 350	5,599 SF
Suite 355	2,006 SF
Suite 375	2,228 SF
Suite 380	602 SF
Boardroom	720 SF
22,252 SF	

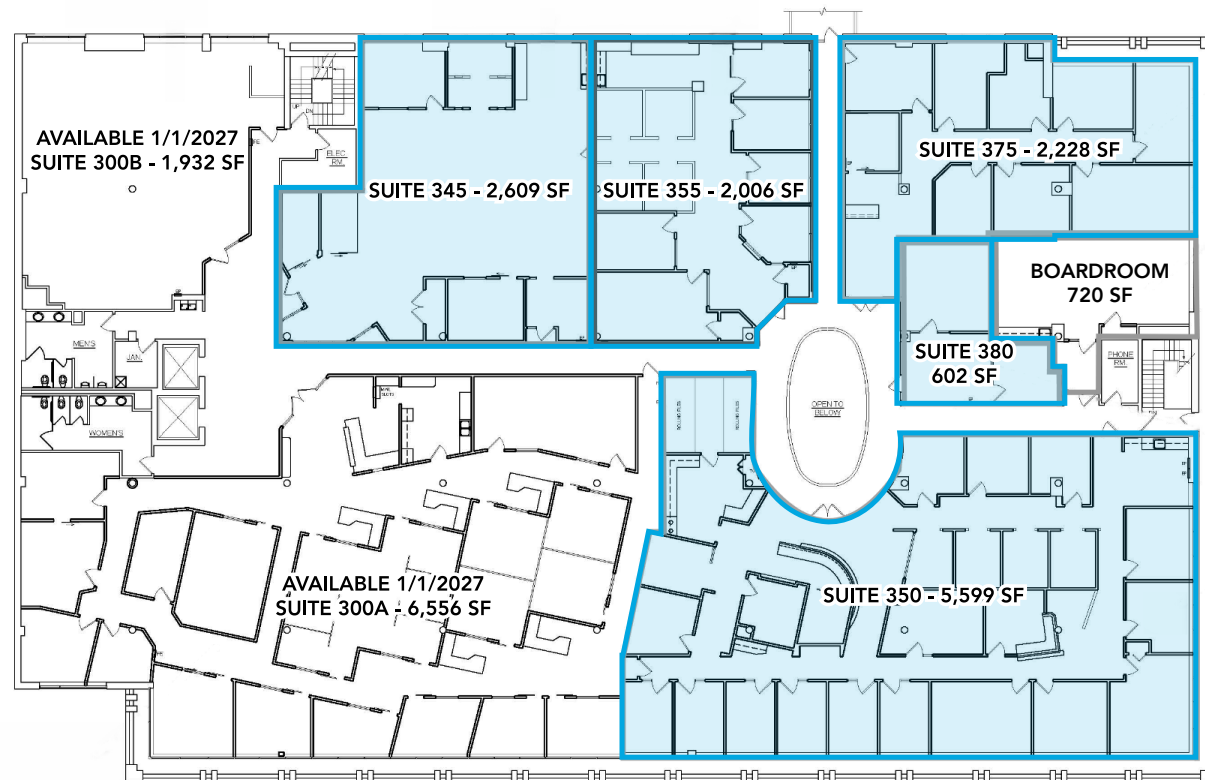


FLOOR PLAN - SECOND FLOOR





FLOOR PLAN - THIRD FLOOR





AREA INFORMATION

1 Minute

to Michigan State University with 63,000+ Students and Faculty

Walking

Distance

to national retailers, restaurants, and lodging

<7 Minutes

to 20 East Lansing Apartment Complexes

<5 Minutes

to Michigan State University dormitories and educational halls



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	26,895	86,896	46,375
Households	6,671	32,813	14,563
Average HH Income	\$71,842	\$86,964	\$87,879

TRAFFIC COUNTS - VPD

Grand River Ave	27,305
Michigan Ave	17,896
M.A.C. Ave	4,362
Charles Street	2,086





WHY GREATER LANSING?

Lansing proudly hosts Michigan State University, a leading public research university with a vibrant student body of over 50,000. The campus is home to the 6-time national champion Spartans football team, who play at Spartan Stadium with a capacity of 75,000, and the 2-time NCAA basketball champion Spartans, who compete at the 15,000-seat Breslin Center. As one of the nation's top land-grant universities, MSU is renowned for its world-class agricultural programs. The MSU Pavilion, a 100,000-square-foot exhibition space, hosts more than 100 events each year dedicated to agriculture and livestock education.



51,316

Total Number
of Students



12,000+

MSU Employees



541,297

Greater Lansing
Population



4.8M

Annual Visitors

LARGEST EMPLOYERS



Blue Cross
Blue Shield
of Michigan



MICHIGAN STATE
UNIVERSITY

EVENT VENUES

SPARTAN STADIUM – CAPACITY: 75,000

Annual Attendance: 500,000

BRESLIN CENTER – CAPACITY: 15,000

Annual Number of Events: 250

WHARTON CENTER – CAPACITY: 3,000

Annual Number of Events: 1,000

JACKSON FIELD – CAPACITY: 10,000

Annual Number of Events: 70

Martin Your Vision. Our Mission.

Martin Commercial Properties is a vertically integrated commercial real estate firm with an established track record of delivering superior service and unparalleled results to clients since 1962. Our experienced team efficiently serves clients nationally by combining big business benefits with the attentiveness to detail and insight that you would expect from a local firm. With offices in Lansing, Grand Rapids, and Tampa, we provide strategic advice and execution in five core lines of business including brokerage services, investment services, property management, property development, and corporate services.



Brokerage
Services



Property
Management



Construction
Services



Investment
Services



Corporate
Services

martincommercial.com | East Lansing | Grand Rapids | Tampa

© 2026 Martin Commercial Properties, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Martin Commercial Properties and the Martin logo are service marks of Martin Commercial Properties, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.