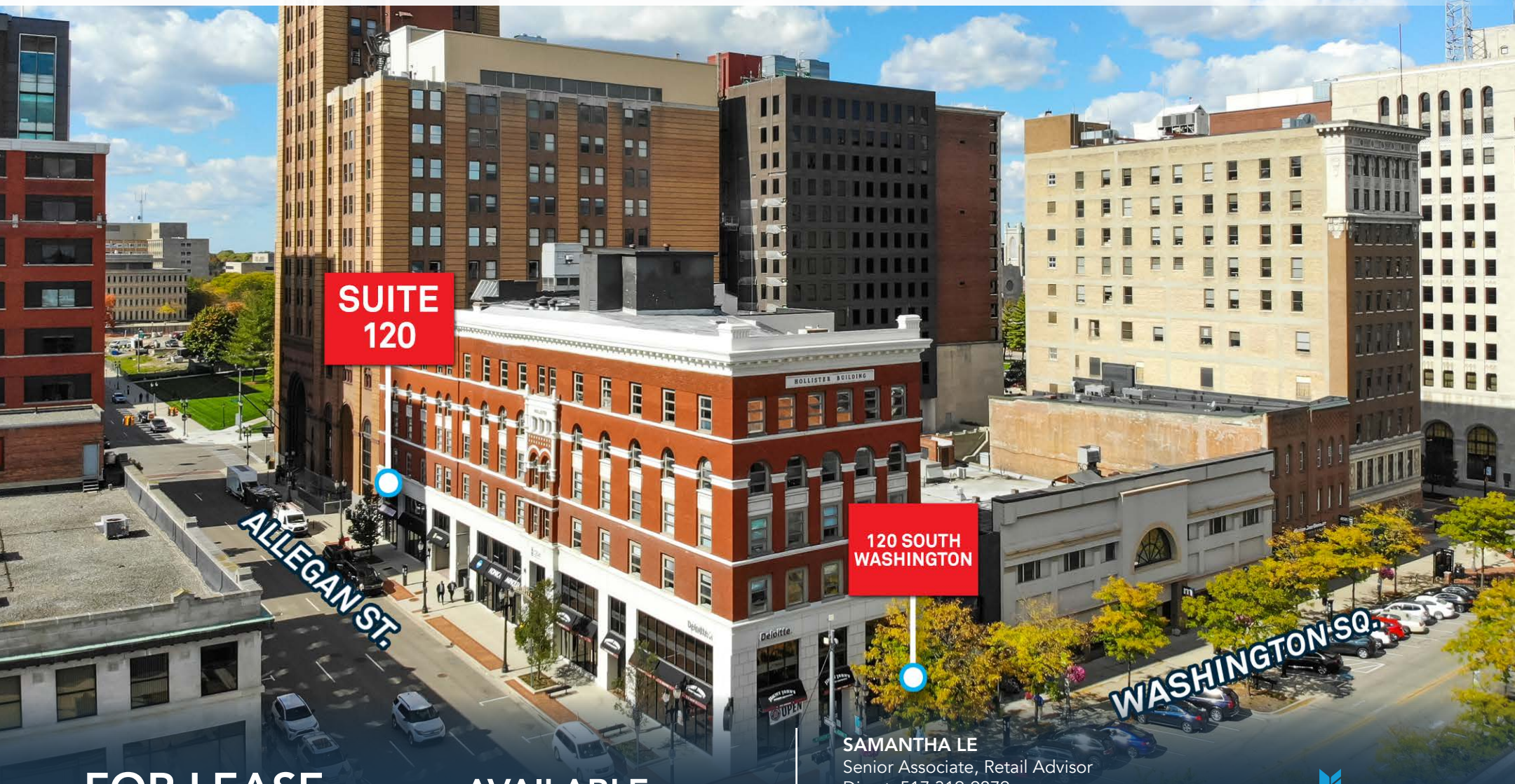


DOWNTOWN GROUND FLOOR RETAIL SPACE

HOLLISTER BUILDING - ALLEGAN ST. & WASHINGTON SQ.



FOR LEASE
106 W. Allegan Street
Lansing, MI

AVAILABLE:
1,035-1,448 SF



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RETAIL SUITE IN THE HEART OF DOWNTOWN

Positioned at the corner of Allegan Street and Washington Square, these ground floor retail spaces offer a prime location in the heart of Downtown Lansing. Situated within the historic Hollister Building, the suites benefit from strong visibility and consistent foot traffic driven by nearby office users, restaurants, and daily downtown activity.

With 1,035 to 1,448 square feet available, the spaces provide flexibility for a range of retail or service concepts. Just a short walk to the State Capitol, City Hall, and major employers, the property is surrounded by a dense daytime population and a growing residential base. With a walk score of 84 and access to nearby amenities, this location offers a well-connected and highly accessible setting for businesses looking to establish a downtown presence.

LEASE RATE:

\$20.00

PSF/YR, + UTILITIES & JANITORIAL

PROPERTY FEATURES



SUITE:
Ground Floor



STATE CAPITOL:
3 Minute Walk



GRANTS:
Available for New
Tenants



PARKING:
Metered



BUILDING:
Potential Signage



WALK SCORE:
84



DEVELOPMENT:
Growing Residential
Area

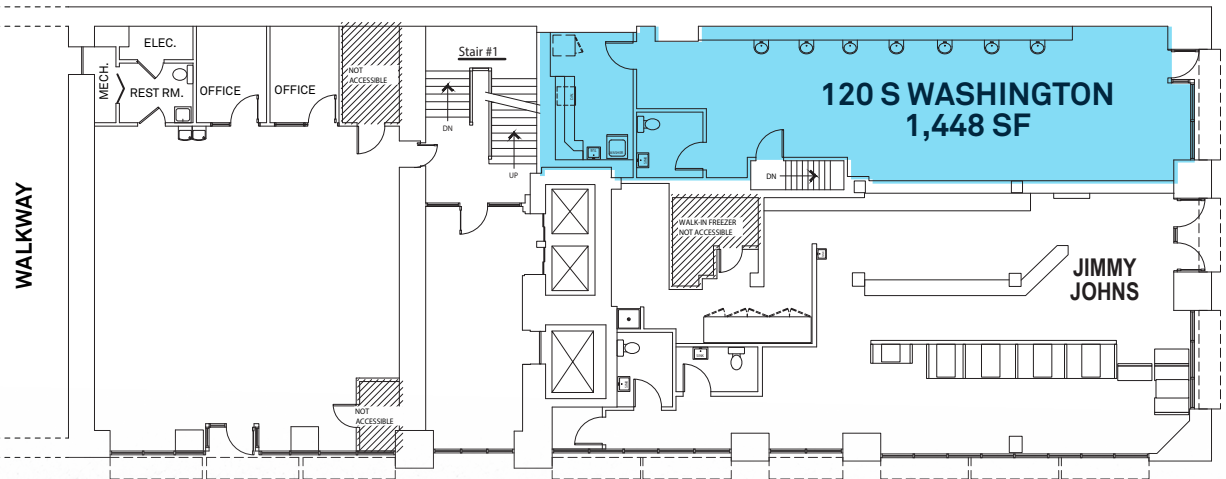
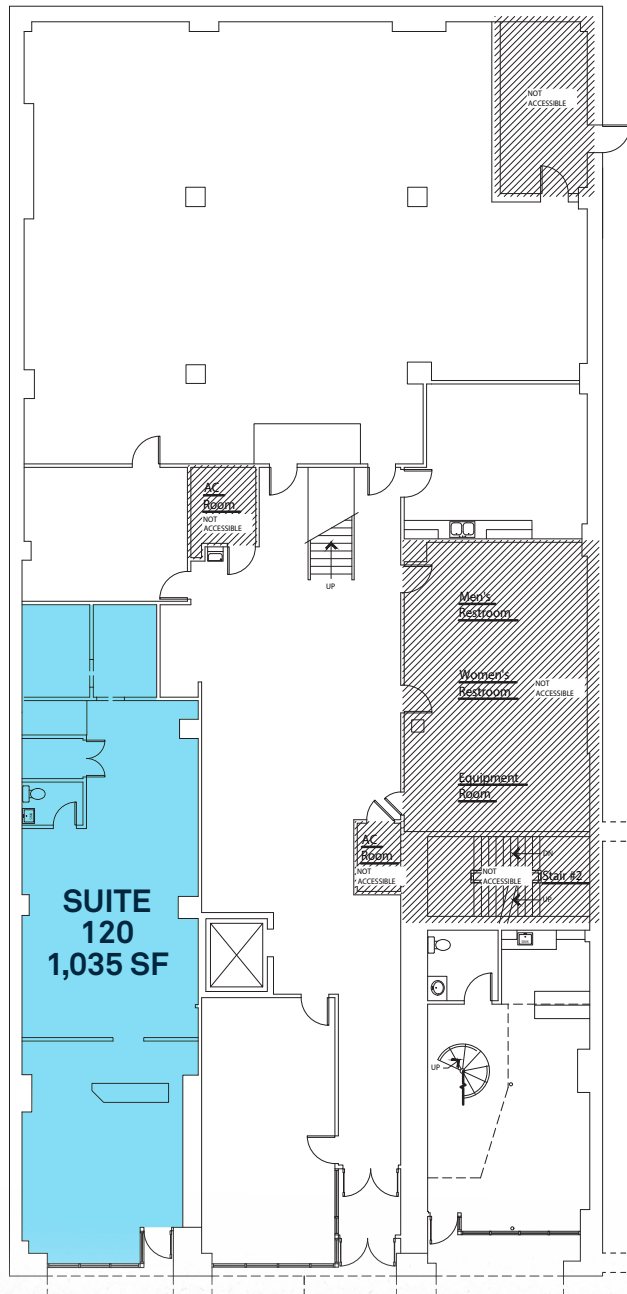


RESIDENTIAL:
2nd Floor Unit



FLOOR PLANS

SUITE 120





4 Minute

<10 Minute

±35 Restaurants
and coffee/specialty shops

Convenient

Located

SHIawassee ST.

IONIA ST.

OTTAWA ST.

ALLEGAN ST.

WASHTENAW ST.

KALAMAZOO ST.

CAPITOL AVE.

WASHINGTON ST.

GRAND AVE.

CEDAR ST.

LARCH ST.

MICHIGAN HALL OF JUSTICE

LIBRARY OF MICHIGAN

CONSTITUTION HALL

THOMAS M. COOLEY LAW SCHOOL

USPS

MICHIGAN STATE CAPITOL

PROPOSED HOTEL (CITY HALL)

106 ALLEGAN ST.

STADIUM DISTRICT

BLOCK 600 DEVELOPMENT (MEIJER)

JACKSON FIELD

OUTFIELD LOFTS

MARKET PLACE APTS

AF GROUP

LANSING CENTER

BOARD OF WATER & LIGHT

IMPRESSION 5 & REO OLDS MUSEUMS

CATA TRANSPORTATION CENTER

CITY VIEW APARTMENTS

GM GRAND RIVER ASSEMBLY PLANT

496

496

N

Proximity	1-Mile	2-Mile	3-Mile
Population Projected Growth	4.4%	3.9%	3.6%
Consumer Retail Expenditures	\$136 M	\$514 M	\$1.09 B
Employees	22,994	32,097	52,388

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Services



Investment
Services



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