

523 E. SHIAWASSEE ST, LANSING MI

FOR
LEASE

SIGNAGE

AVAILABLE
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GILLESPIE GROUP
LANSING

FOR LEASE

523 E. SHIAWASSEE STREET, LANSING MI

PROPERTY DETAILS

Address: 523 E. Shiawassee Street, Lansing, MI 48912

Building SF: 5,661 Total
Ground Floor: 4,147
2nd Floor: 1,359

Year Renovated: 2015

Information: Located at the prominent corner of E. Shiawassee Street and N. Larch Street, this 0.30-acre lot draws an impressive daily traffic count of 12,200 vehicles, making it an ideal spot for businesses seeking visibility. The property includes a spacious paved parking lot and a convenient loading area with garage door access. The three-story building features abundant natural light with multiple windows, several exterior entry points, outdoor patio space, and ramp access, offering versatility and accessibility for a wide range of business opportunities.

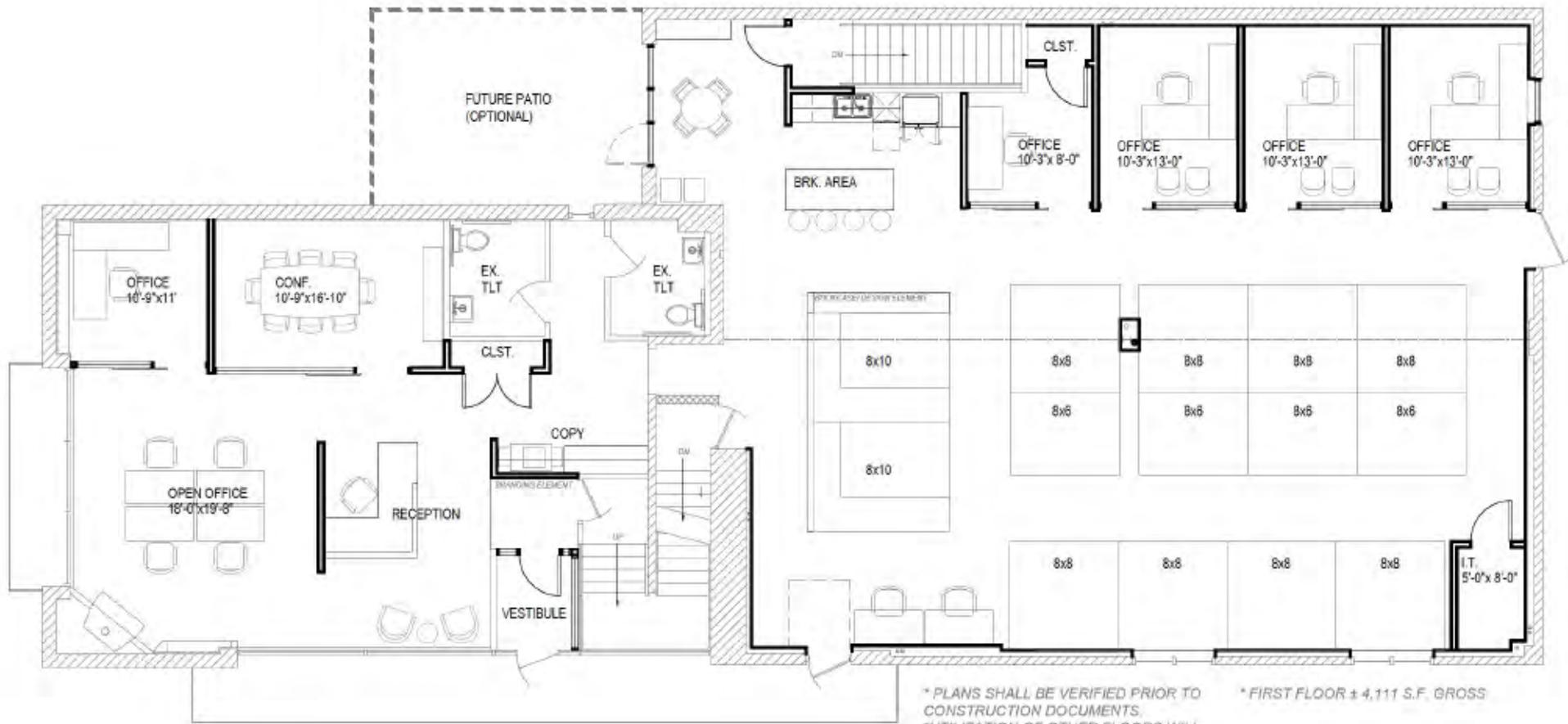
AREA DESCRIPTION

Situated in the heart of the Stadium District in Downtown Lansing, a vibrant area attracting 4.8 million visitors annually, this site offers unparalleled visibility with premier signage opportunities for businesses aiming to succeed in an energy-filled environment. The location benefits from significant foot traffic, driven by both visitors and nearby residential developments including Outfield Lofts, Marketplace Apartments, Stadium District Apartments, and BLOCK600 Lofts.

The surrounding area features over 15 bars and restaurants and is steps from Jackson Field, home of the Lansing Lugnuts, as well as the Lansing Center. Additionally, the property is conveniently located near major employers such as the Michigan State Capitol, University of Michigan Health-Sparrow Lansing, and Michigan State University, further supporting the area's robust economic growth.



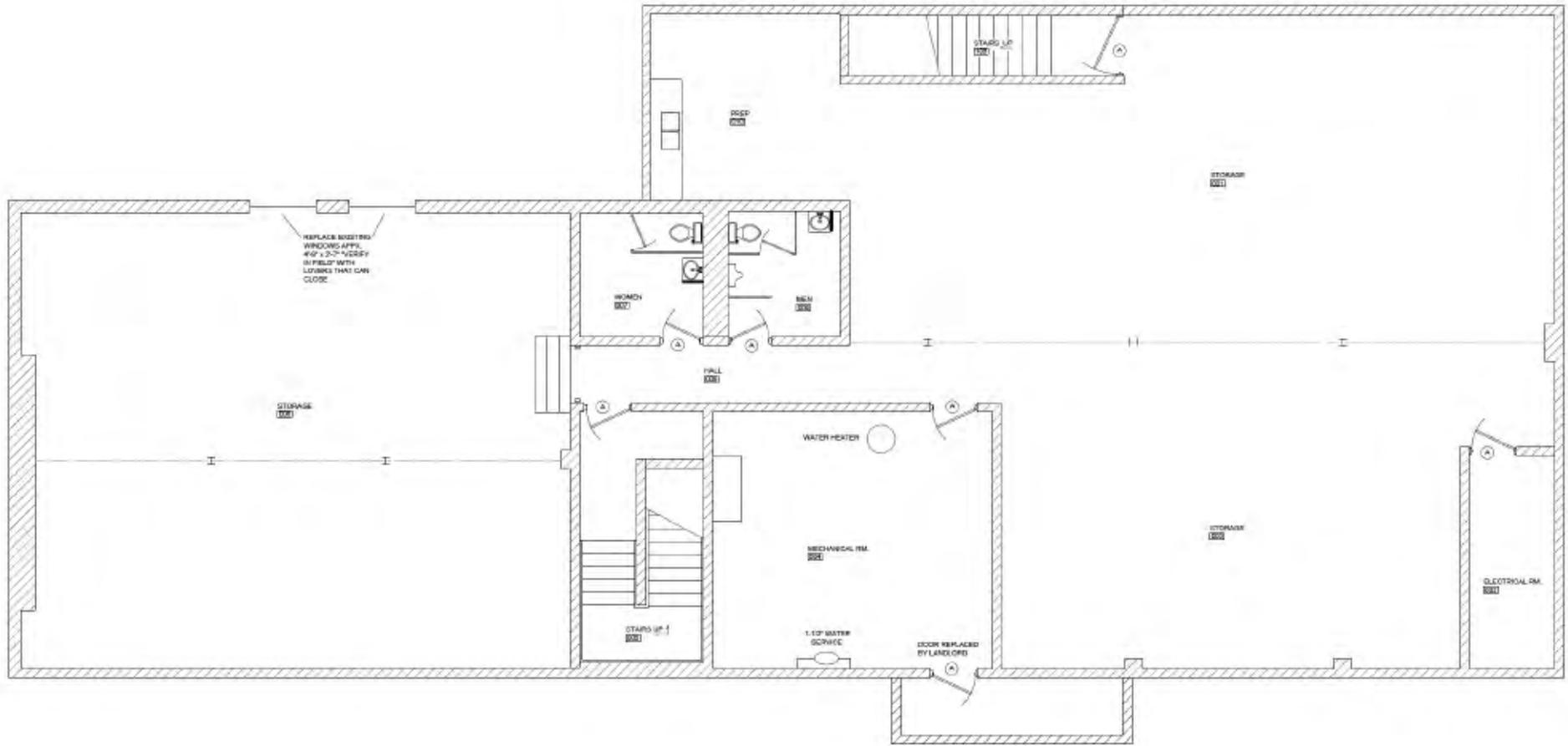
PARKING CONTEXT MAP



* PLANS SHALL BE VERIFIED PRIOR TO CONSTRUCTION DOCUMENTS.
 *UTILIZATION OF OTHER FLOORS WILL HAVE ADDITIONAL CODE IMPLICATIONS

* FIRST FLOOR ± 4,111 S.F. GROSS

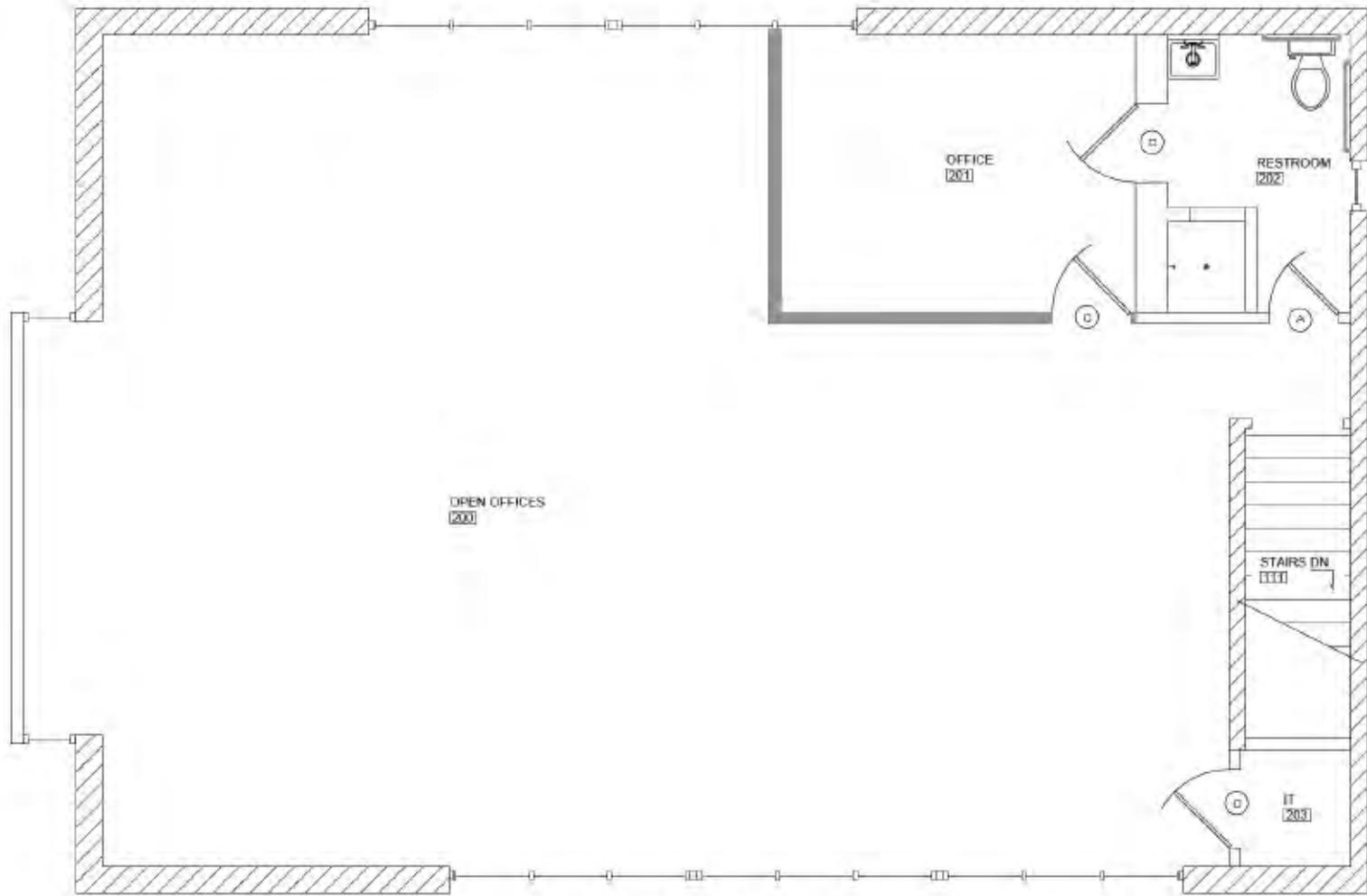
PROPOSED OFFICE LAYOUT



LOWER LEVEL FLOOR PLAN



GROUND LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN



EXTERIOR - EAST SIDE



GRADE LEVEL GARAGE DOOR ACCESS

LOWER LEVEL PHOTO GALLERY



GROUND LEVEL PHOTO GALLERY



SECOND LEVEL PHOTO GALLERY

523 E SHIAWASSEE STREET



KEYED AMENITIES

- 1 MP SOCIAL
- 2 LANSING SHUFFLE
- 3 SPARROW BLOOM
- 4 TINY BIT OF WOOD
- 5 THE HUMMINGBIRD
- 6 LANSING BREWING COMPANY
- 7 JACKSON FIELD
- 8 AMERICAN FIFTH
- 9 STARBUCKS
- 10 BOWDIE'S CHOPHOUSE
- 11 NUTHOUSE
- 12 SIDECAR SLIDER BAR
- 13 NOTRE DAME FEDERAL CREDIT UNION
- 14 BIGGBY
- 15 STATE OF FITNESS
- 16 CAPITAL CITY MARKET
- 17 COURTYARD BY MARRIOTT



CONTEXT MAP