

FOR SALE & LEASE

Historic Temple Building in the Heart of Downtown Lansing
109,826 SF Building

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DISCLAIMER:

Martin Commercial Properties, Inc. ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

OFFERING MEMORANDUM

217 S. CAPITOL AVENUE, LANSING, MI 48933



\$5,000,000

SALE PRICE

TBD

LEASE RATE

109,826

SQUARE FEET

OFFERING MEMORANDUM

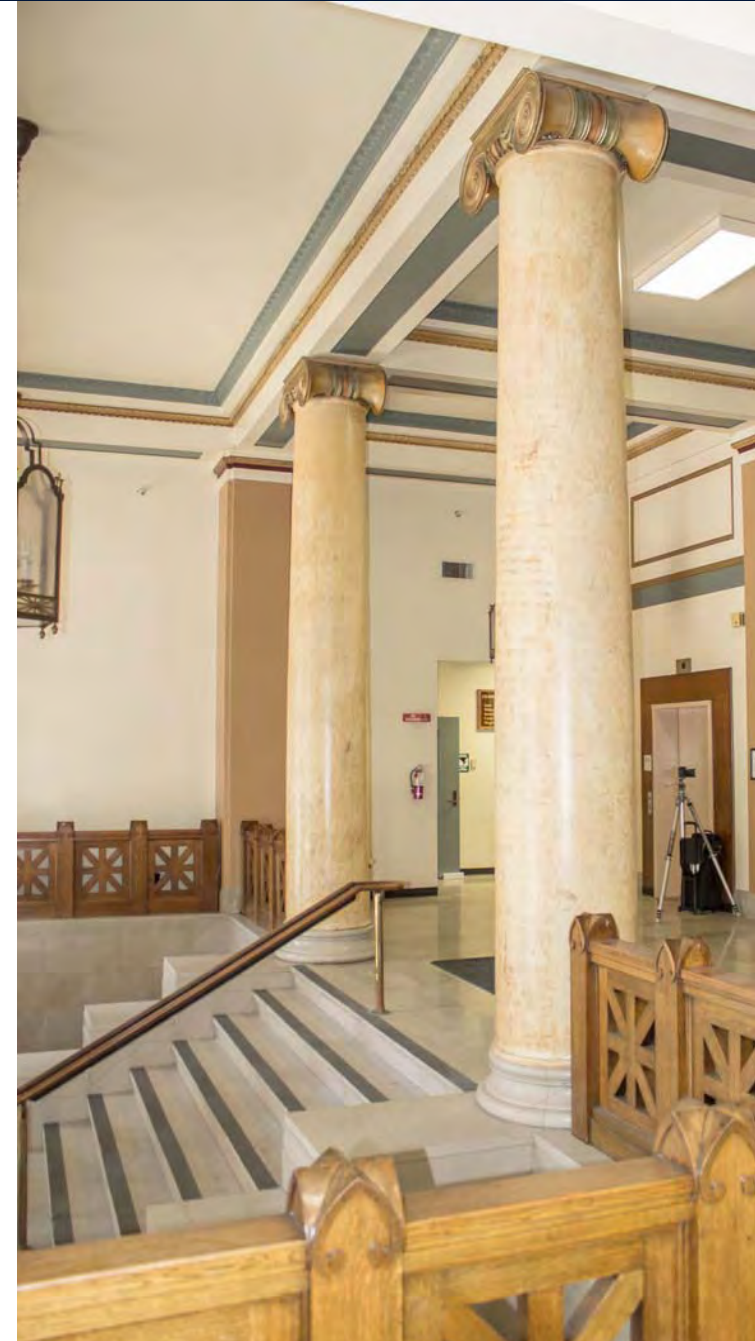
217 S. CAPITOL AVENUE, LANSING, MI 48933

PROPERTY INFORMATION:

Martin Commercial Properties is pleased to offer the opportunity to purchase or lease the 109,826 SF former Cooley Law Building & Auditorium at 217 S. Capitol Ave., Lansing. A stunning example of the Classical Revival style of architecture, this former Masonic Temple building was built in 1924 and is listed on the National Register of Historic Places.

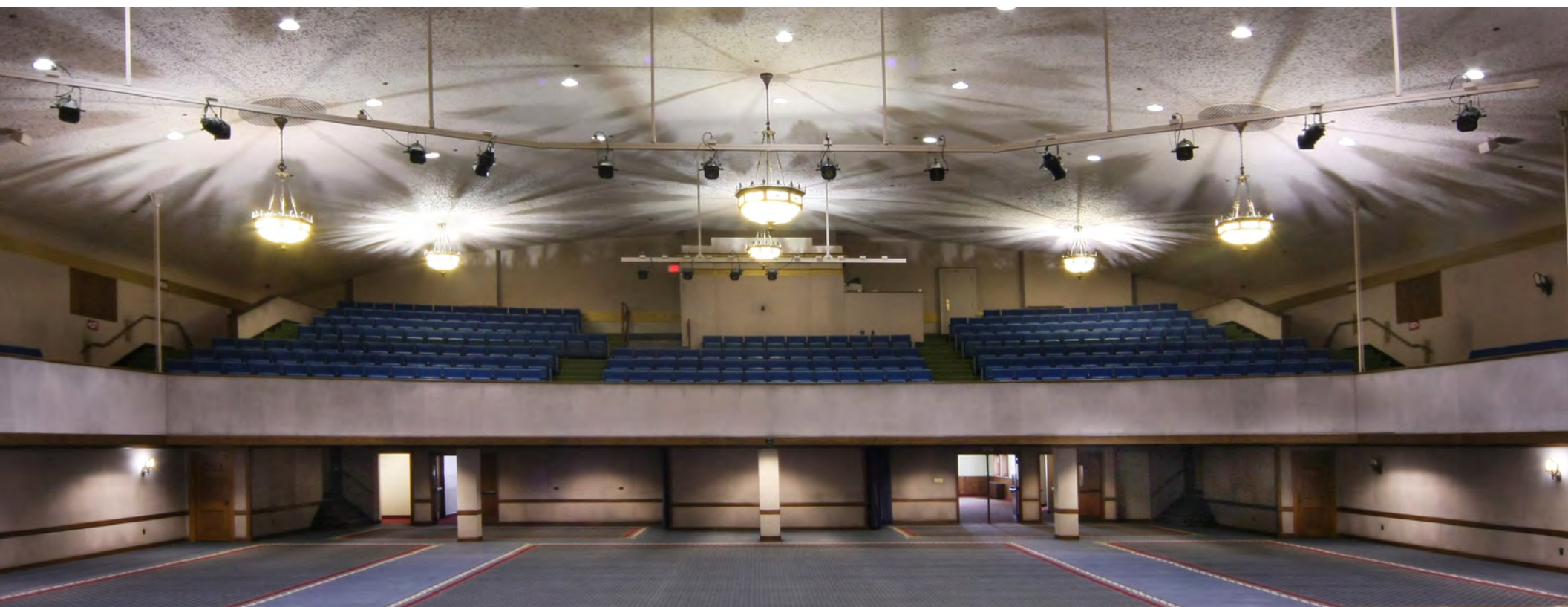
Located in Lansing's Central Business District, only one block south of the state capitol building, the building has been exceptionally well-maintained in key areas important to a user or investor. The fire suppression system, ceiling tiles, air ducts and ventilation, windows, lighting and the abundant audio/visual equipment have been upgraded to contemporary standards and are in good repair. Superior carpet and tile have been installed in many locations.

Building Size:	109,826 SF
Lot Size:	0.37 Acres
Year Built:	1924 (Additions in 1974 & 1990)
Heating:	Hot Water Boiler
Sprinkled:	Yes
Utilities:	Public Electricity, Steam, Water, and Sewer
Backup Power:	500 kW Diesel Generator
Zoning District:	Business District (G-1)
Parcel Number:	33-01-01-16-328-021



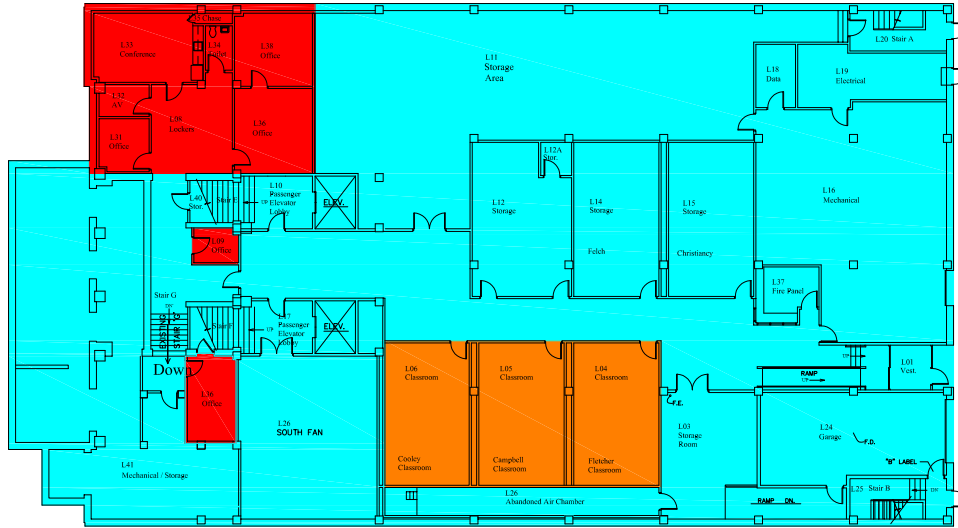
2022 CITY OF LANSING TAX DATA	
Parcel Number	33-01-01-16-328-021
Zoning	Business District (G-1)
SEV	\$1,956,300

EXPENSES ASSESSMENT	
Insurance	\$15,000
Maintenance & Repair	\$155,000
2021 Taxes	\$152,215
Total:	± \$322,215



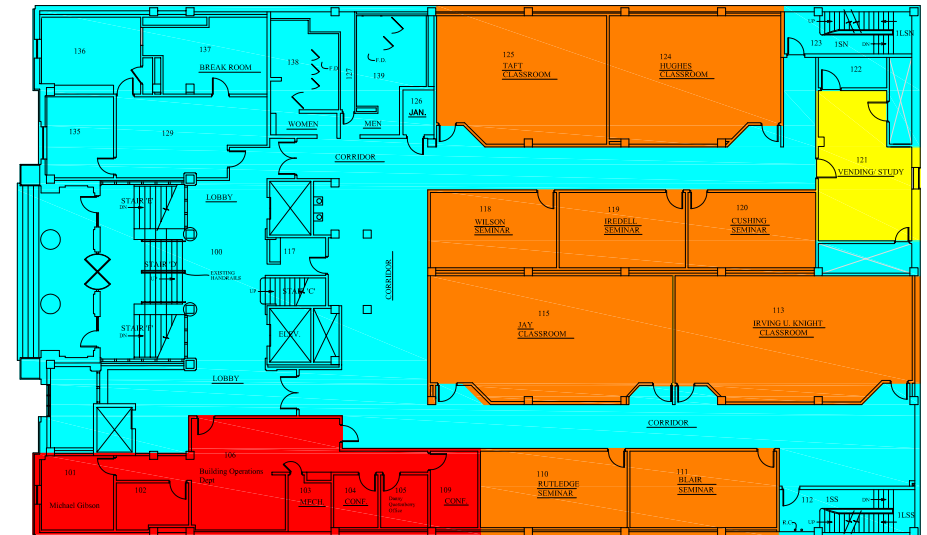
FLOOR PLANS:

Lower Level



Classroom and Seminar Rooms	1,459 sq. ft.
Administrative and Staff	1,618 sq. ft.
Other	14,141 sq. ft.
Total	17,218 sq. ft.

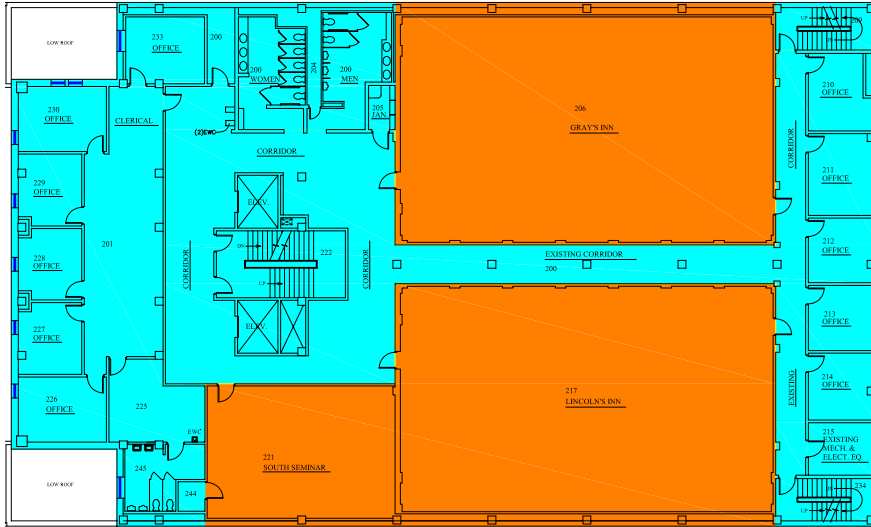
First Floor



Classroom and Seminar Rooms	5,808 sq. ft.
Administrative and Staff	1,536 sq. ft.
Research and Study Student Space	480 sq. ft.
Other	8,638 sq. ft.
Total	16,462 sq. ft.

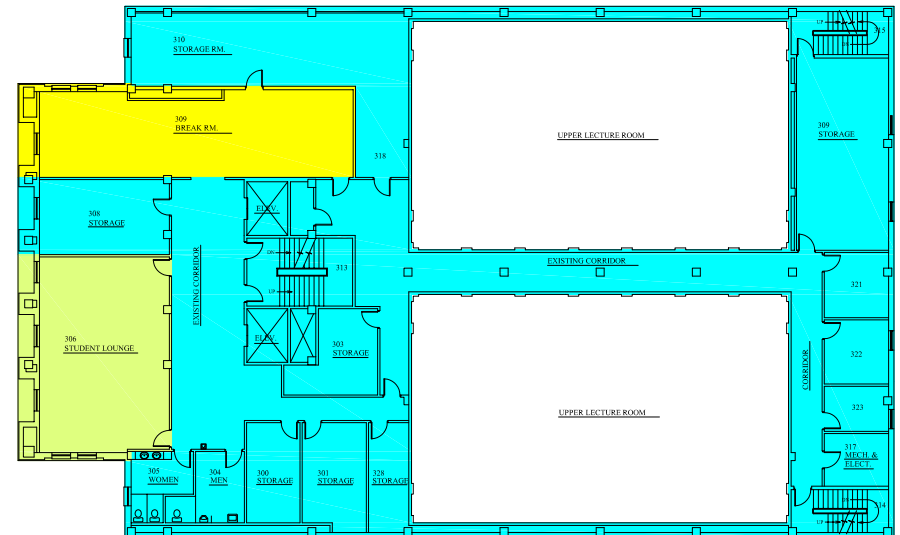
FLOOR PLANS:

Second Floor



Classroom and Seminar Rooms	7,590 sq. ft.
Other	8,090 sq. ft.
Total	15,680 sq. ft.

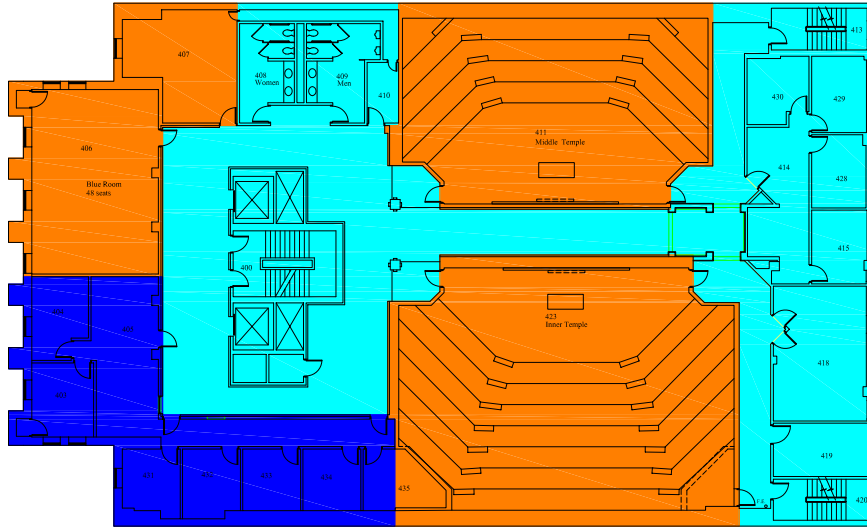
Third Floor



Research and Study Student Space	1,084 sq. ft.
Co-Curricular and Student Activities	1,091 sq. ft.
Other	7,500 sq. ft.
Total	9,675 sq. ft.

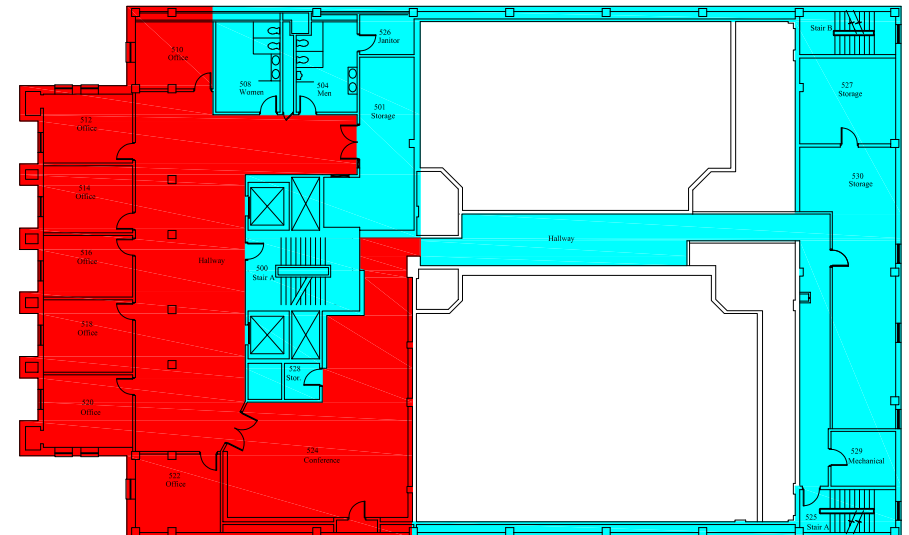
FLOOR PLANS:

Fourth Floor



Classroom and Seminar Rooms	6,951 sq. ft.
Faculty Offices	1,956 sq. ft.
Other	6,667 sq. ft.
Total	15,574 sq. ft.

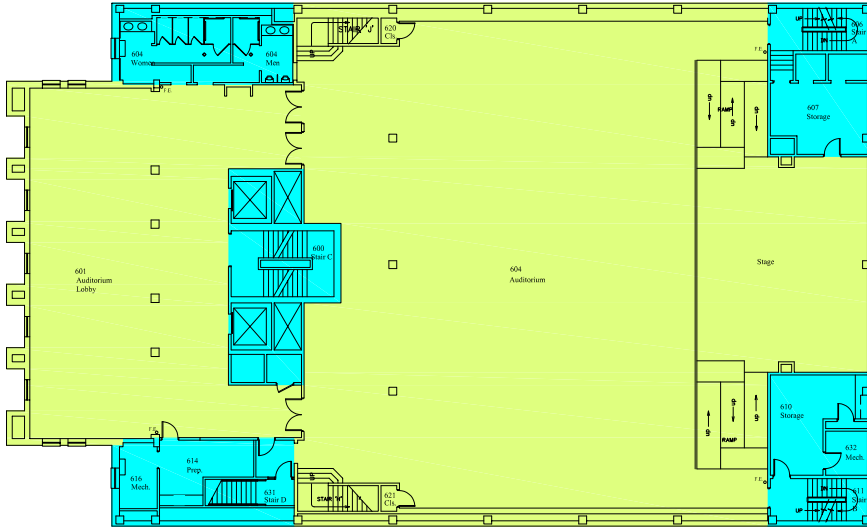
Fifth Floor



Administrative and Staff	4,735 sq. ft.
Other	4,735 sq. ft.
Total	9,470 sq. ft.

FLOOR PLANS:

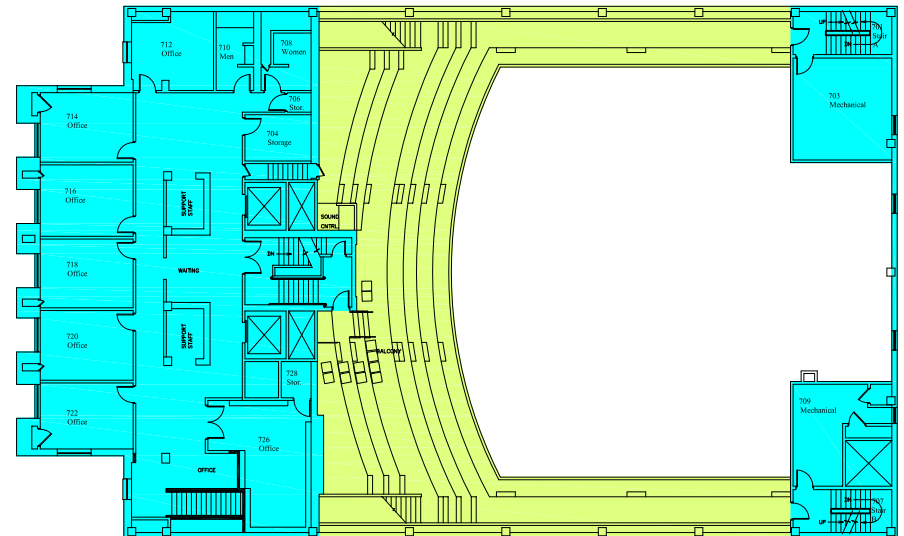
Sixth Floor



Co-Curricular and Student Activities	12,588 sq. ft.
Other	2,963 sq. ft.
Total	15,551 sq. ft.

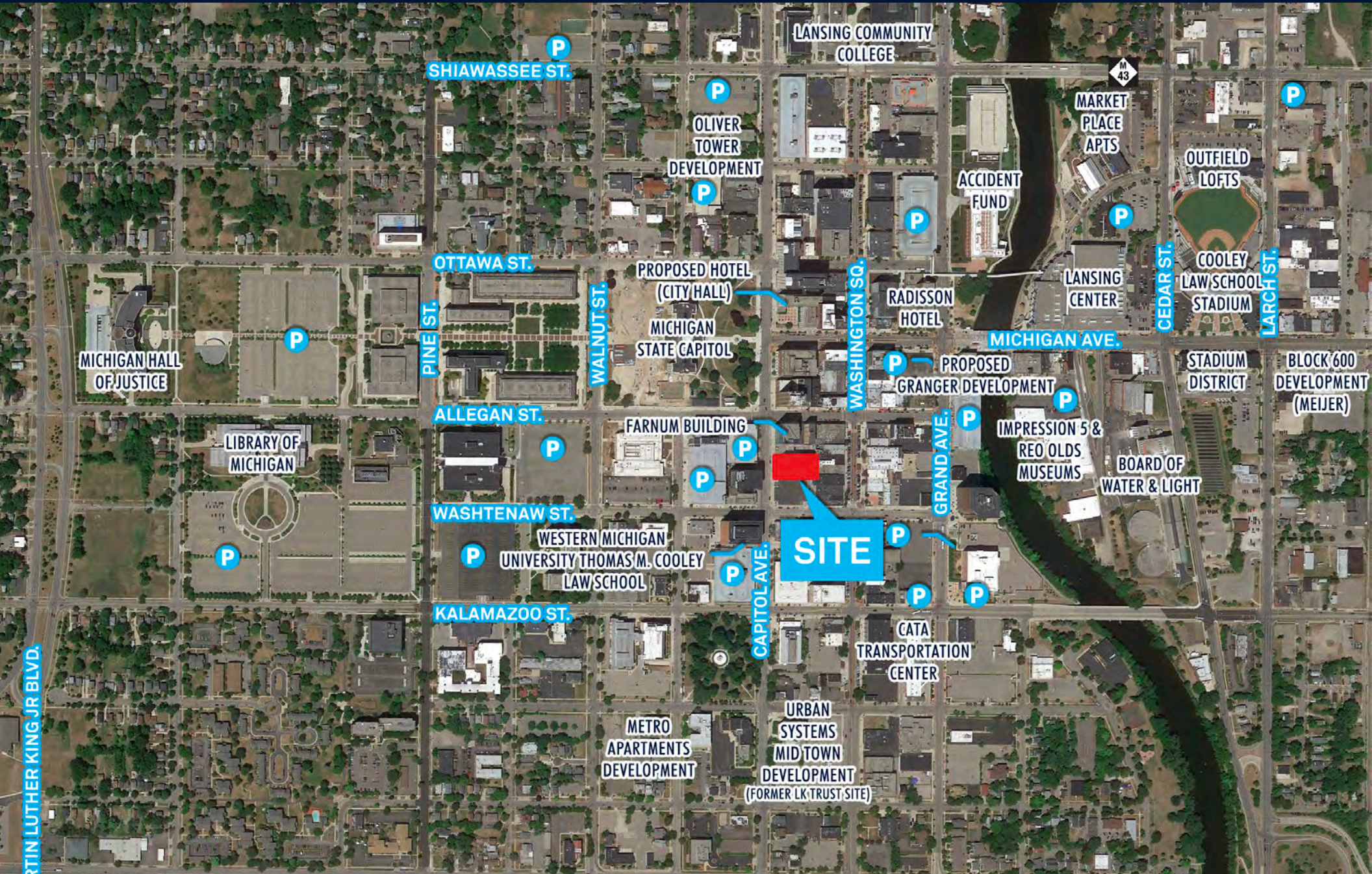
Co-Curricular and Student Activities	4,001 sq. ft.
Other	6,195 sq. ft.
Total	10,196 sq. ft.

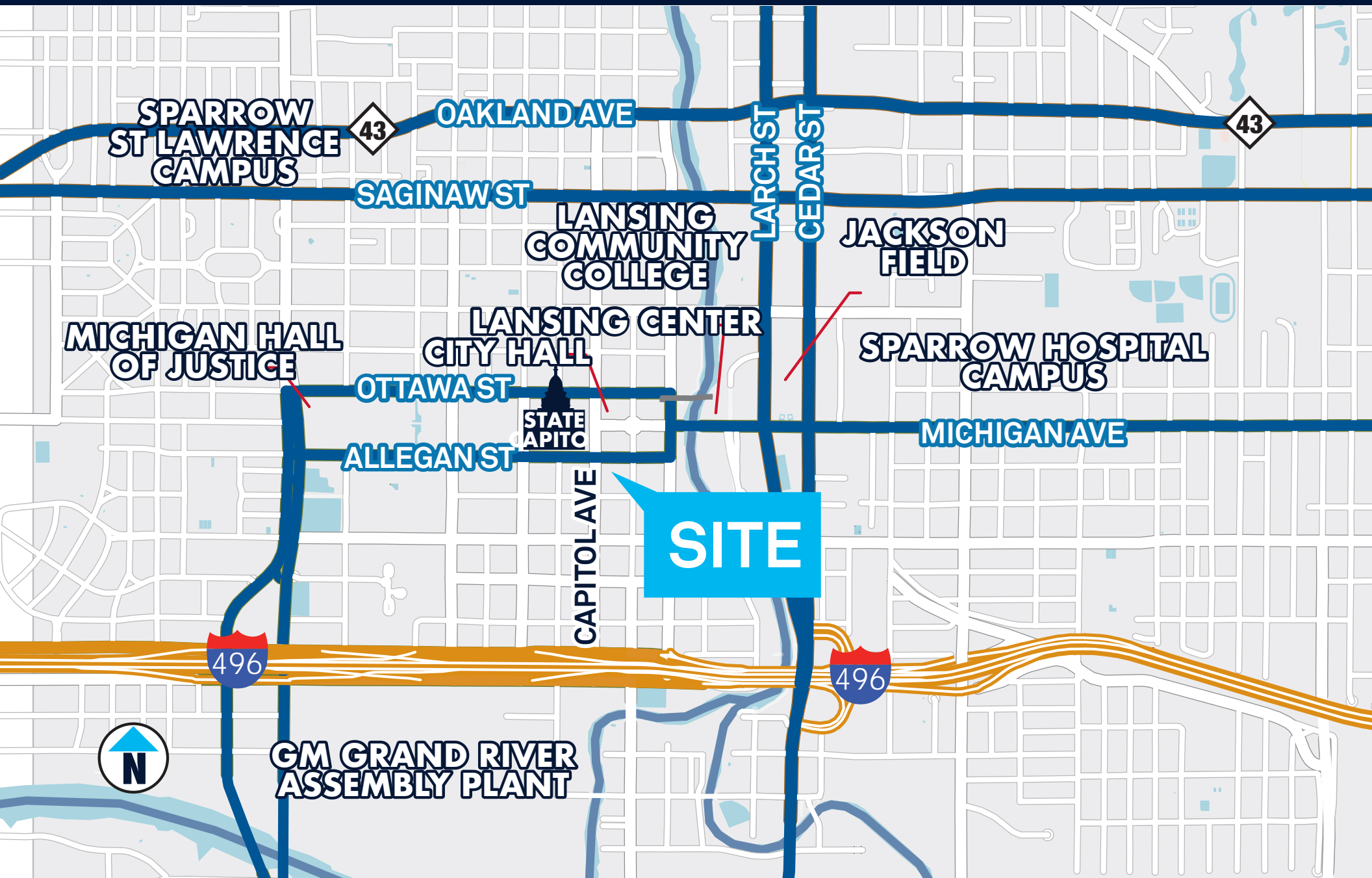
Seventh Floor



OFFERING MEMORANDUM

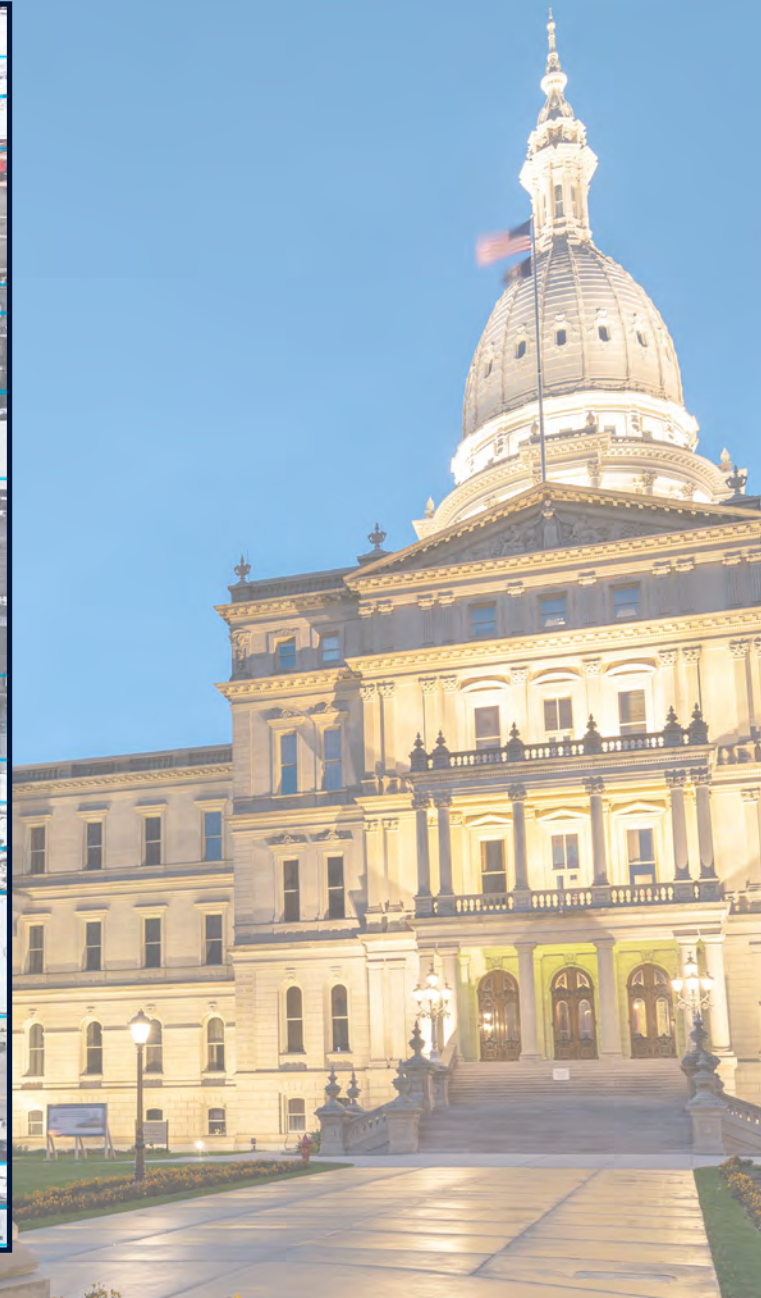
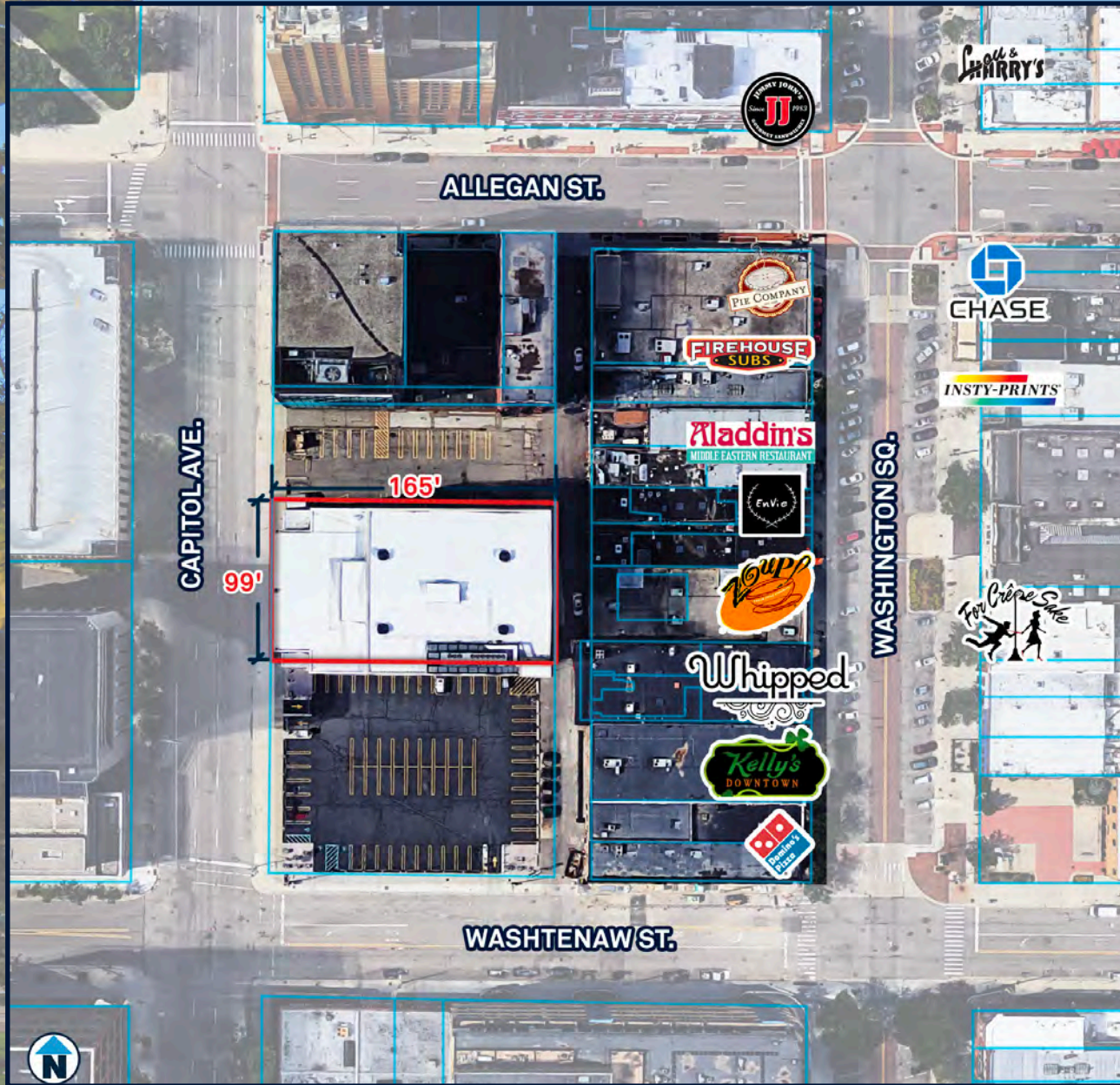
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AREA INFORMATION:

1 Block

To State Capitol

1 Block

To Washington Square

1 Mile

To I-496

4 Miles

To Michigan State University

Adjacent To

Restaurants, lodging, and retail



DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Total Population	12,115	91,396	202,875
Average HH Income	\$40,840	\$53,331	\$54,239

Why Lansing?



4.8
MILLION
VISITORS PER YEAR



244,326
LABOR FORCE



489,635
RESIDENTS



18,000
COLLEGE
GRADUATES/YR

Largest Employers

Auto-Owners



JACKSON



PECKHAM



