

# RIVERFRONT OFFICE SPACE NEAR DOWNTOWN LANSING

## FOR LEASE

404-408 Kalamazoo Plaza  
Lansing, MI

## AVAILABLE:

1<sup>ST</sup> FLOOR - 1,400 SF  
2<sup>ND</sup> FLOOR - 8,960 SF

### THOMAS JAMIESON, SIOR

Senior Vice President, Office Advisor

Direct: 517 319-9235

[thomas.jamieson@martincommercial.com](mailto:thomas.jamieson@martincommercial.com)

### ERIC F. ROSEKRANS, CCIM, CPM

Executive Vice President

Direct: 517 319-9209

[eric.rosekrans@martincommercial.com](mailto:eric.rosekrans@martincommercial.com)



# Martin

[martincommercial.com](http://martincommercial.com)



## KALAMAZOO PLAZA OFFICE SPACE WITH DOWNTOWN ACCESS & RIVERFRONT SETTING

Positioned along the Grand River just minutes from Downtown Lansing, Kalamazoo Plaza offers flexible office suites ranging from 1,400 to 8,960 SF in a well-maintained two-story brick building.

The property combines a professional office environment with convenient access to downtown amenities, government offices, Michigan State University, and major transportation routes.

With building signage opportunities, riverfront surroundings, and a highly accessible location near I-496, the property provides an attractive setting for a wide range of office users.



### LEASE RATE:

**\$24.00**

PSF/YR, + JANITORIAL

1<sup>ST</sup> FLOOR - 1,400 SF

2<sup>ND</sup> FLOOR - 8,960 SF

### PROPERTY FEATURES



**BUILDING:**  
Brick Exterior,  
2-Floors



**SIGNAGE:**  
Building



**LOCATION:**  
Near Downtown  
Lansing, Downtown  
Amenities



**RIVER-FRONT:**  
On Grand River

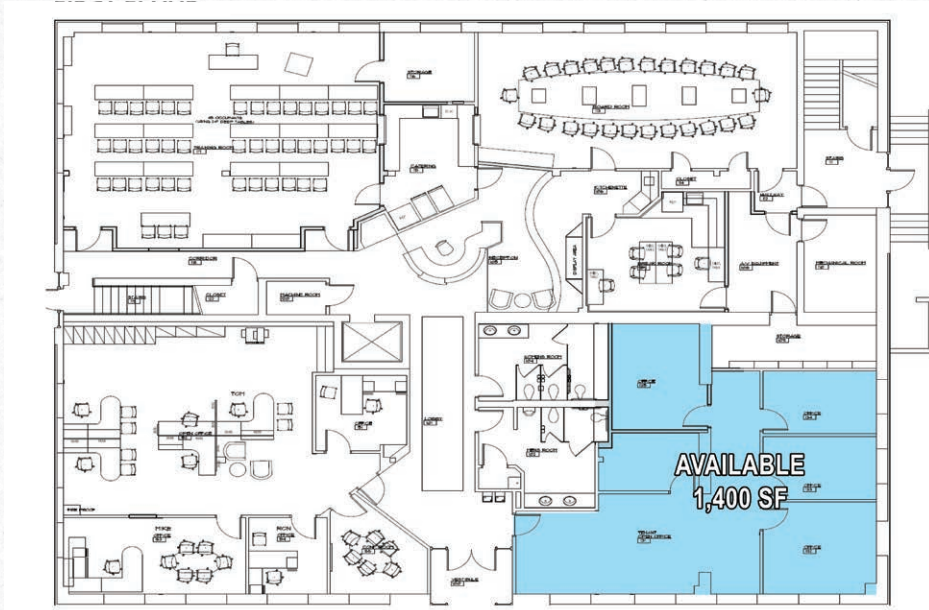


**BUILDING AMENITIES:**  
Access to Board Room, Training Room, and Kitchen



## FIRST FLOOR

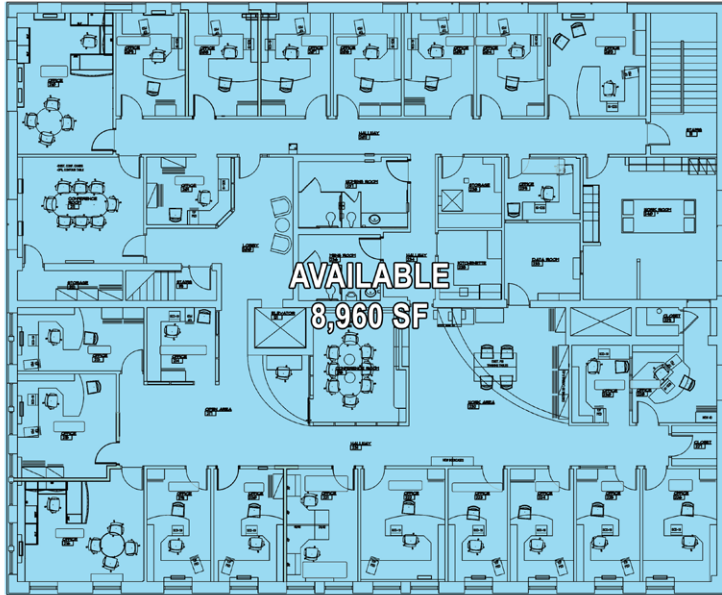
(3) OFFICES, CONFERENCE ROOM, BREAKROOM, RECEPTION AREA





## SECOND FLOOR

(24) ENCLOSED OFFICES, (2) CONFERENCE ROOMS, RECEPTION AREA, WORK ROOM



RECEPTION AREA



OFFICE



CONFERENCE ROOM





# AREA INFORMATION

## Walking Distance

to Downtown Lansing and surrounding restaurants, entertainment, and more

## 5 Minutes

to Lansing Community College campus

## <10 Minutes

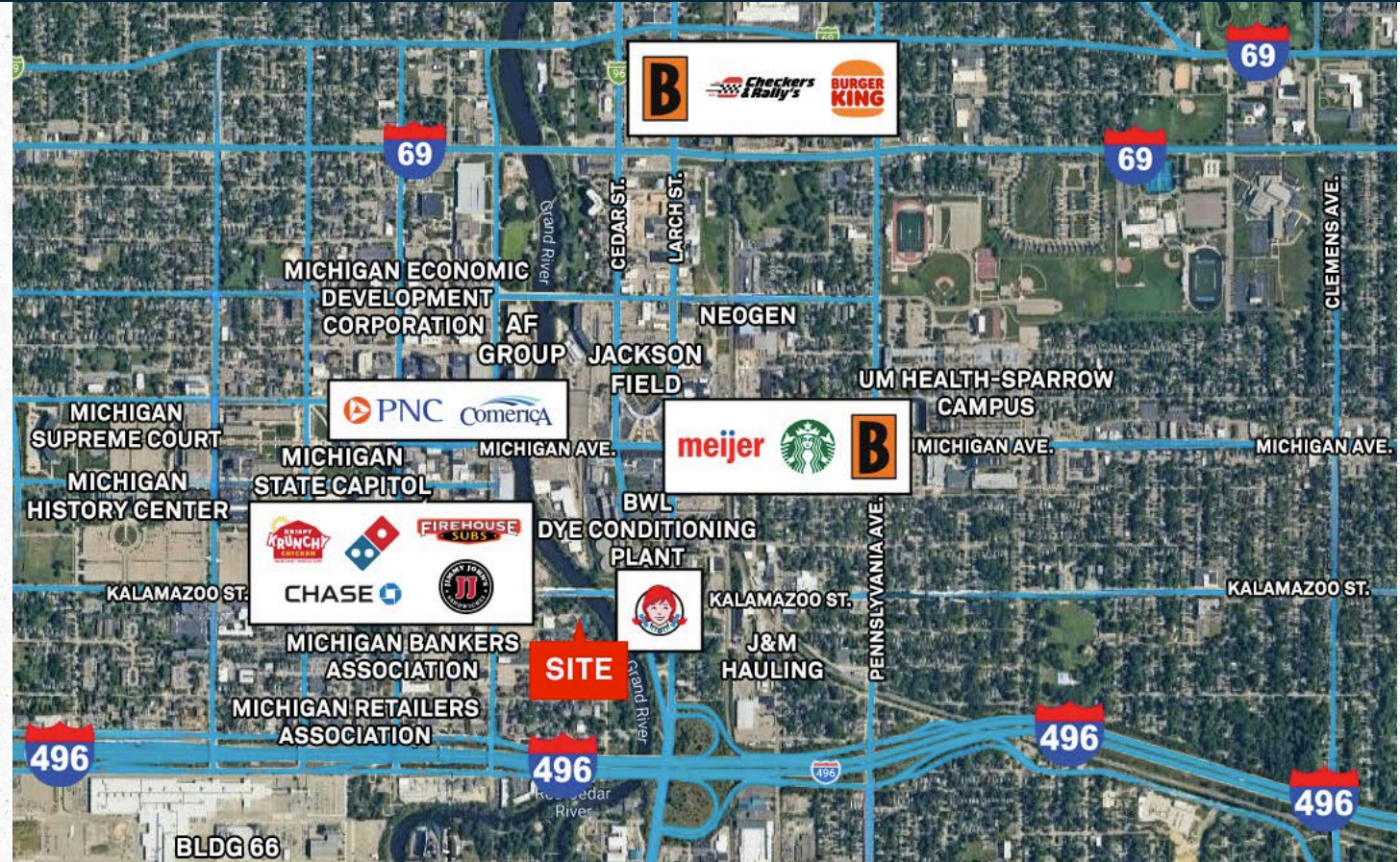
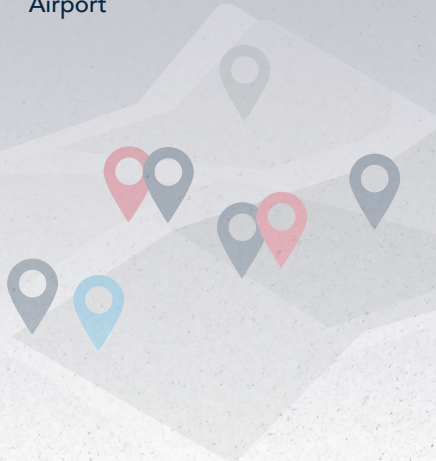
to Michigan State University

## Walking Distance

to Michigan State Capitol and government buildings

## 5 Miles

to Capitol Region International Airport



### DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Population	205,686	11,628	205,686
Households	85,931	6,049	85,931
Average HH Income	\$76,097	\$55,681	\$76,097

### TRAFFIC COUNTS - VPD

E Kalamazoo St.	6,200
I-496	50,332
S Larch St.	11,993

# 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](http://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.