

PROMINENT BUILDING AT THE CENTER OF DOWNTOWN LANSING'S TRANSFORMATION
EXCEPTIONAL POTENTIAL FOR REDEVELOPMENT, ADAPTIVE REUSE, OWNER-USER



FOR SALE
119 N Washington Sq.
Lansing, MI

AVAILABLE:
±42,161 SF

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CAPITALIZE ON DOWNTOWN LANSING'S MOMENTUM

Positioned in the heart of Downtown Lansing, 119 N. Washington Square offers a rare opportunity to acquire a highly visible, $\pm 42,161$ -square-foot commercial building at the center of the city's ongoing transformation. Whether repositioned through adaptive reuse or occupied by an owner-user seeking a prominent downtown headquarters, the property is ideally situated to benefit from the significant public and private investment reshaping Michigan's capital city.

The surrounding district is experiencing unprecedented momentum, highlighted by the redevelopment of the former Ingham Building The Residences at the Legislative Building, the planned residential redevelopment at the southwest corner of Michigan Avenue and Washington Square, the Lansing Housing Commission's downtown housing initiatives, the new Lansing City Hall, the 28-story Capitol View tower, and the transformative Ovation Center. Together, these projects are bringing new residents, businesses, visitors, and investment to the downtown core, reinforcing Washington Square as one of the region's most dynamic urban corridors.

Situated just two blocks from the Michigan State Capitol and within walking distance of government offices, Lansing Community College, restaurants, entertainment venues, and major employers, the property offers exceptional accessibility and visibility. Its DT-3 zoning, barrier-free design, passenger and freight elevators, and flexible floor plates provide a strong foundation for a variety of redevelopment concepts or continued office use.

As Downtown Lansing continues its resurgence, 119 N. Washington Square presents the opportunity to acquire a substantial downtown asset positioned to capitalize on the city's next chapter of growth.

SALE PRICE:

\$995,000

CASH OR NEW MORTGAGE

SF/FLOOR:

Lower Level	12,538 SF
Floor 1	10,221 SF
Floor 2	10,390 SF
Floor 3	4,512 SF
Floor 4	4,500 SF
$\pm 42,161$ SF	

PROPERTY FEATURES



SITE:
Barrier-free Building on 0.28 Acre



ZONING:
DT-3



ELEVATORS:
Passenger and Freight



SIGNAGE:
Highly Visible Opportunities



PARKING:
Metered Doorstep, Ramps Nearby



AVAILABLE:
Common Area Conference Room



WHY DOWNTOWN LANSING?

Office Market

The proximity to state and local government is a significant driver for office demand in downtown Lansing, attracting major occupiers such as law firms, accounting firms, associations, lobbyist firms, financial services, and prominent banks. Organizations such as **Clark Hill, Deloitte, Dickinson Wright, Dykema Law, Miller Canfield, Foster Swift, Butzal Long, First National Bank of Michigan, and PNC Bank** call downtown Lansing home. The office market has stabilized and Lansing's downtown provides the necessary infrastructure and access to state resources, making it an attractive location for large-scale operations.



113,428

Total Population



37

Restaurants



34,000

Employees Daily



73

First – Floor
Storefronts

Vital Stats



Lansing 2020 Top 100 Best Places to Live in America

~ Livability.com



Lansing Ranked #44 Best Places to Retire in America

~ U.S. News & World Report



Michigan Ranked #1 Most Affordable State to Retire in America

~ Bankrate.com



Michigan Ranked #1 Economy with a State Population over 2 Million

~ Bloomberg

The asset is in the downtown neighborhood in Lansing. Nearby parks include **Wentworth Park, Adado Riverfront Park** and **Durant Park**.

87



Very Walkable

Most errands can be accomplished on foot.

87



Very Bikeable

Biking is convenient for most trips.



Good Transit

Many nearby public transportation options.



WHY DOWNTOWN LANSING?

Retail Market

Local entrepreneurial retailers are finding success in downtown Lansing, fueled by growing consumer demand. With the retail vacancy rate dropping to pre-COVID numbers, all current development projects incorporate activated ground floor retail space. The addition of new entertainment venues - along with more on the way - continues to energize the district and reinforce downtown Lansing's ongoing revitalization.



ENTERTAINMENT & DEVELOPMENT

Ovation Theatre: UNDER CONSTRUCTION OPENING EARLY 2027 Music and Arts Center will be a large-scale performing and arts venue.

New City Hall: UNDER CONSTRUCTION \$40M facility relocating to 425 S. Washington Ave, across from the CATA Transportation Center, will be home to a one-stop customer service center on the ground floor and other modern amenities needed for local government business.

Former City Hall Site Development: PROPOSED \$2.8M project, 180 hotel rooms with restaurant and retail space.

Lansing Public Safety & District Court Facility: UNDER CONSTRUCTION on S. Washington next to Debbie Stabenow Park and will be home to the 54-A District Court, Lansing Police Department, Lansing Fire Department Administration, new Fire Station 9, new fire training facility, and a temporary lock-up facility.

Grewal Hall at 224: NOW OPEN Can accommodate concerts, weddings, corporate conferences, charity events, trade shows with a standing room capacity of 900.



WHY DOWNTOWN LANSING?

A Growing Residential Core

Downtown Lansing continues to attract and retain a vibrant mix of young professionals and creative talent drawn to its evolving urban lifestyle. With a steady increase in modern apartment developments, more residents are choosing to live, work, and play in the heart of the city. The residential market remains strong, supported by multiple new housing projects planned or under construction — further solidifying downtown's transformation into a dynamic live-work environment and a catalyst for sustained growth.



RESIDENTIAL DEVELOPMENTS:

Capitol View Apartments: 313 N Capitol

City View Apartments: 501 S Capitol

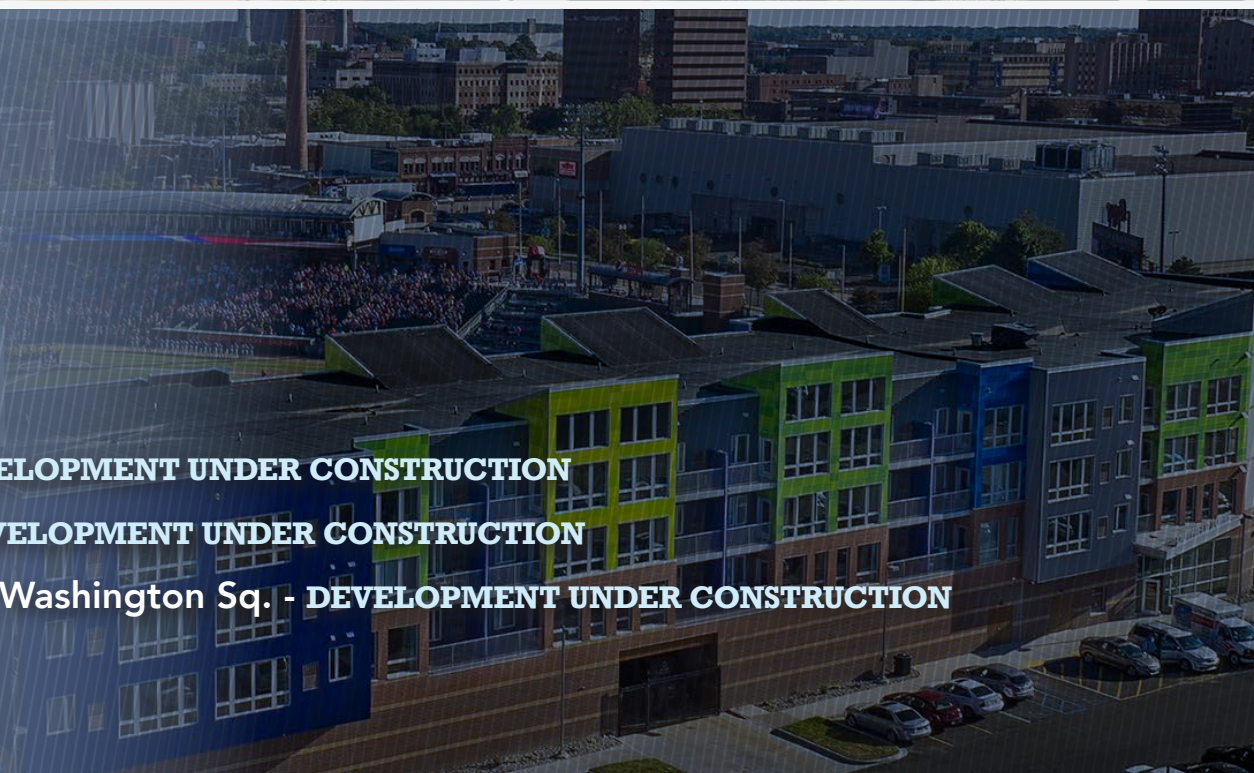
Metro Place: 301 W Lenawee

REO Town Gateway: 825 S Washington Ave.

Legislative Residences: 116 W Ottawa - **DEVELOPMENT UNDER CONSTRUCTION**

Tower on Grand: 235 S Grand - **28-STORY DEVELOPMENT UNDER CONSTRUCTION**

100 Block of Washington Sq.: SW Corner of Washington Sq. - **DEVELOPMENT UNDER CONSTRUCTION**





119 N Washington Sq., Lansing, MI



- 1 LANSING COMMUNITY COLLEGE -
409 N. WASHINGTON SQUARE



- 2 ACCIDENT FUND OF AMERICA -
200 N. GRAND AVE.



- 3 MICHIGAN HALL OF JUSTICE -
925 W. OTTAWA ST.



- 4 STATE CAPITOL -
100 N. CAPITOL AVE.



- 5 OLD CITY HALL -
HOTEL DEV., 124 W MICHIGAN AVE.



- 6 DOUBLETREE BY HILTON LANSING -
111 N. GRAND AVE.



- 7 LANSING CENTER -
333 E. MICHIGAN AVE.



- 8 JACKSON FIELD -
505 E. MICHIGAN AVE.



- 9 UM HEALTH-SPARROW HOSPITAL -
1215 E. MICHIGAN AVE.



- 10 THE LOUIE (OFFICE TOWER) -
123 W. ALLEGAN ST.



- 11 COOLEY LAW SCHOOL -
300 S. CAPITOL AVE.



- 12 NEW PROPOSED CITY HALL SITE -
421 S. GRAND AVE.
(UNDER CONSTRUCTION)



- 13 CATA TRANSPORTATION CENTER -
420 S. GRAND AVE.



- 14 OVATION CENTER FOR MUSIC & ART -
520 S WASHINGTON AVE
(UNDER CONSTRUCTION)



- 16 GM GRAND RIVER ASSEMBLY PLANT -
920 TOWNSEND ST.



- 17 CAPITOL VIEW APARTMENTS -
313 N. CAPITOL



- 18 CITY VIEW APARTMENTS -
501 S. CAPITOL



- 19 METRO PLACE -
301 W. LENAWEE



- 20 REO TOWN GATEWAY -
825 S. WASHINGTON AVE.



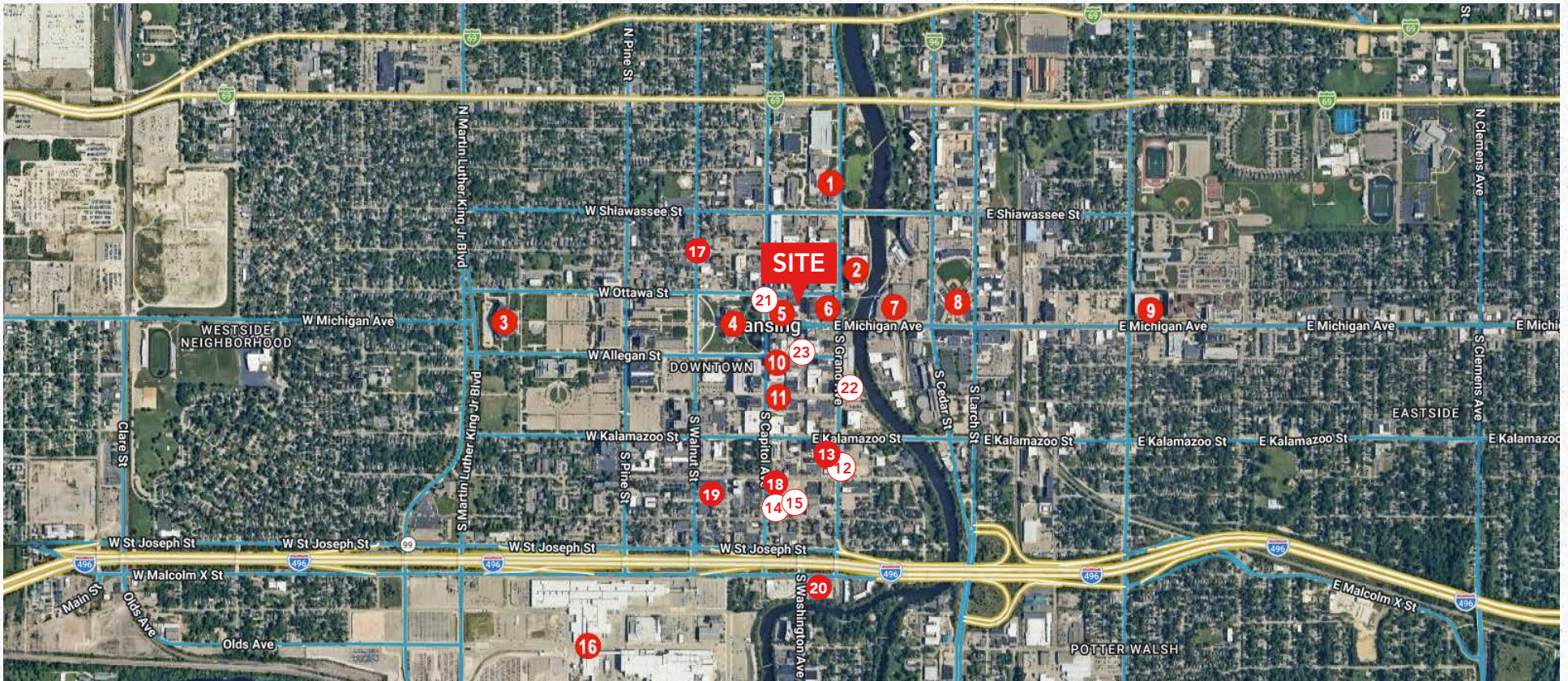
- 21 LEGISLATIVE RESIDENCES -
116 W. OTTAWA
(UNDER CONSTRUCTION)



- 22 TOWER ON GRAND -
235 S. GRAND AVE.
(UNDER CONSTRUCTION)



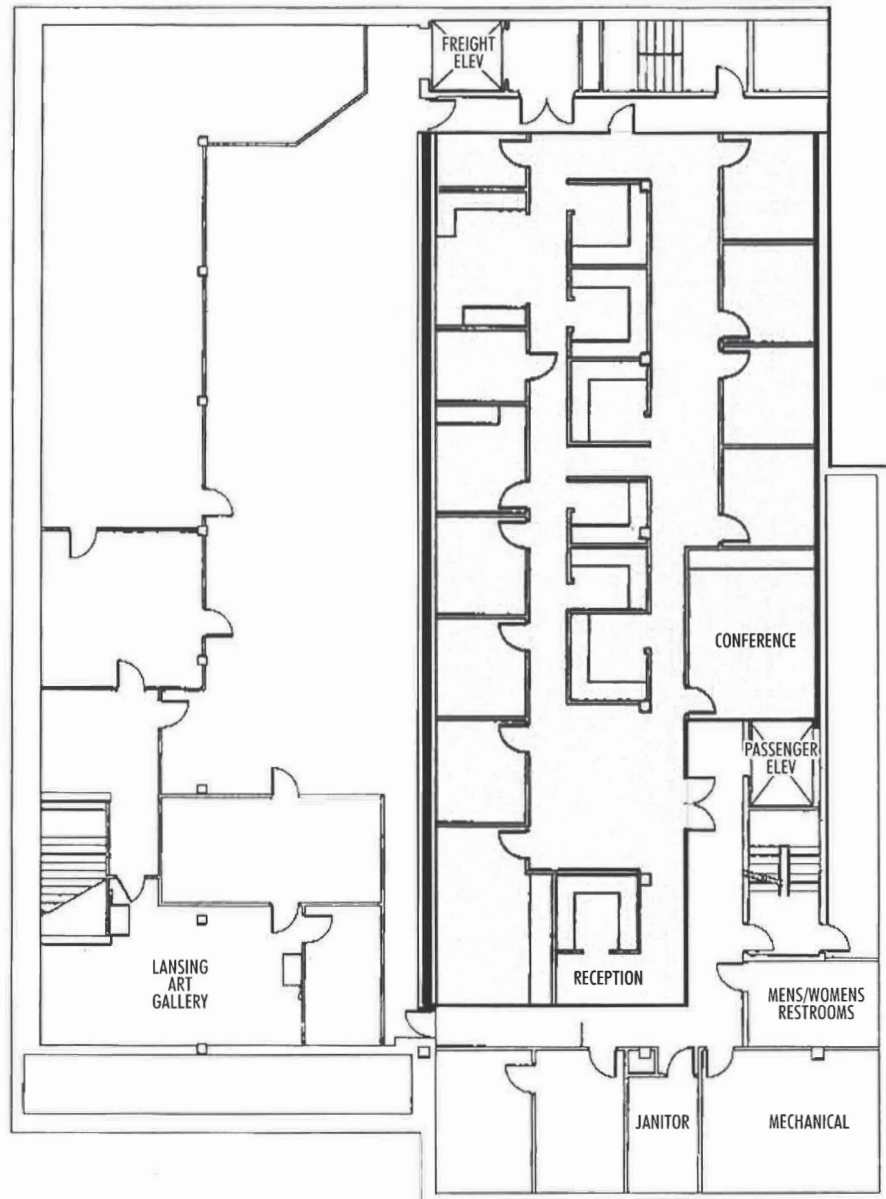
- 23 100 BLOCK OF WASHINGTON SQ. -
SW CORNER OF WASHINGTON SQ.
(UNDER CONSTRUCTION)





FLOOR PLANS

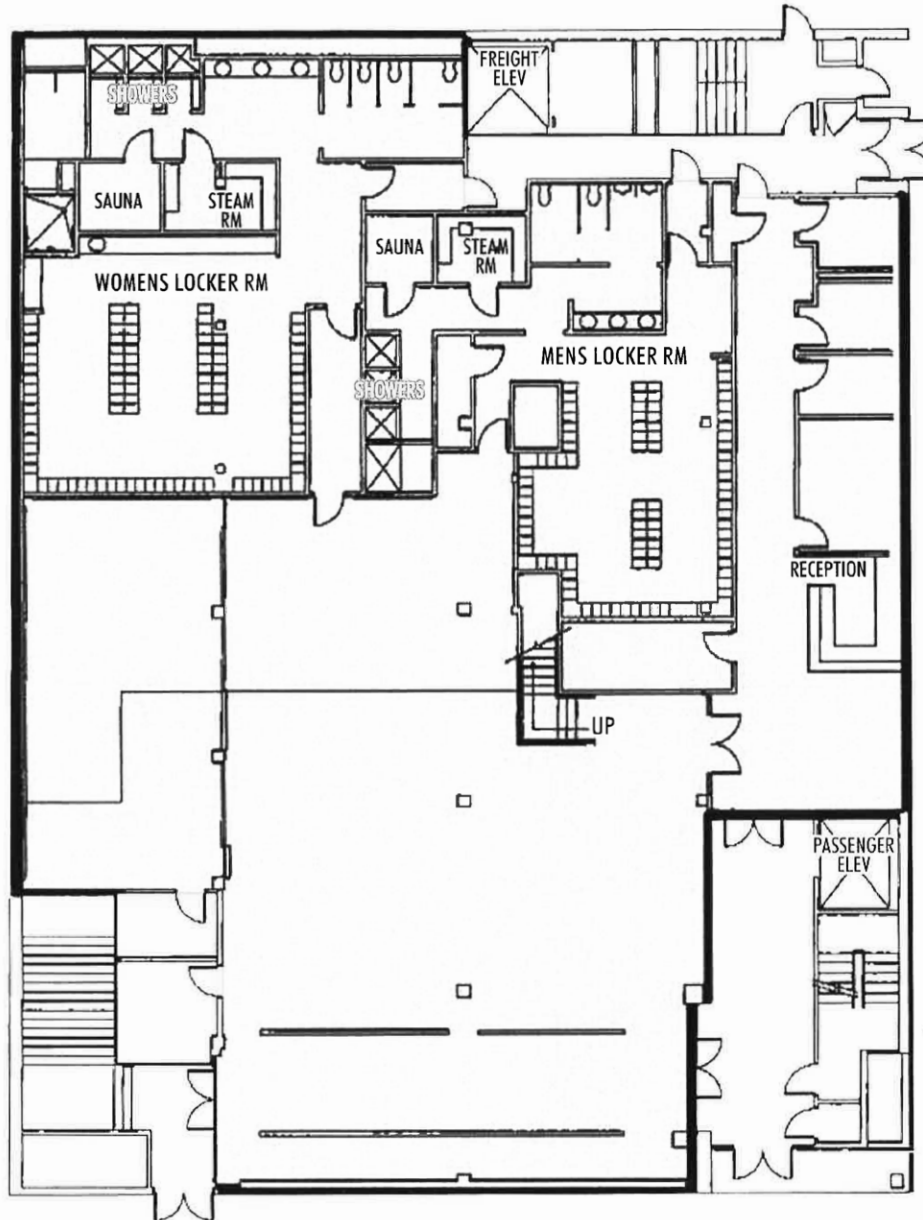
LOWER LEVEL - 12,538 SF





FLOOR PLANS

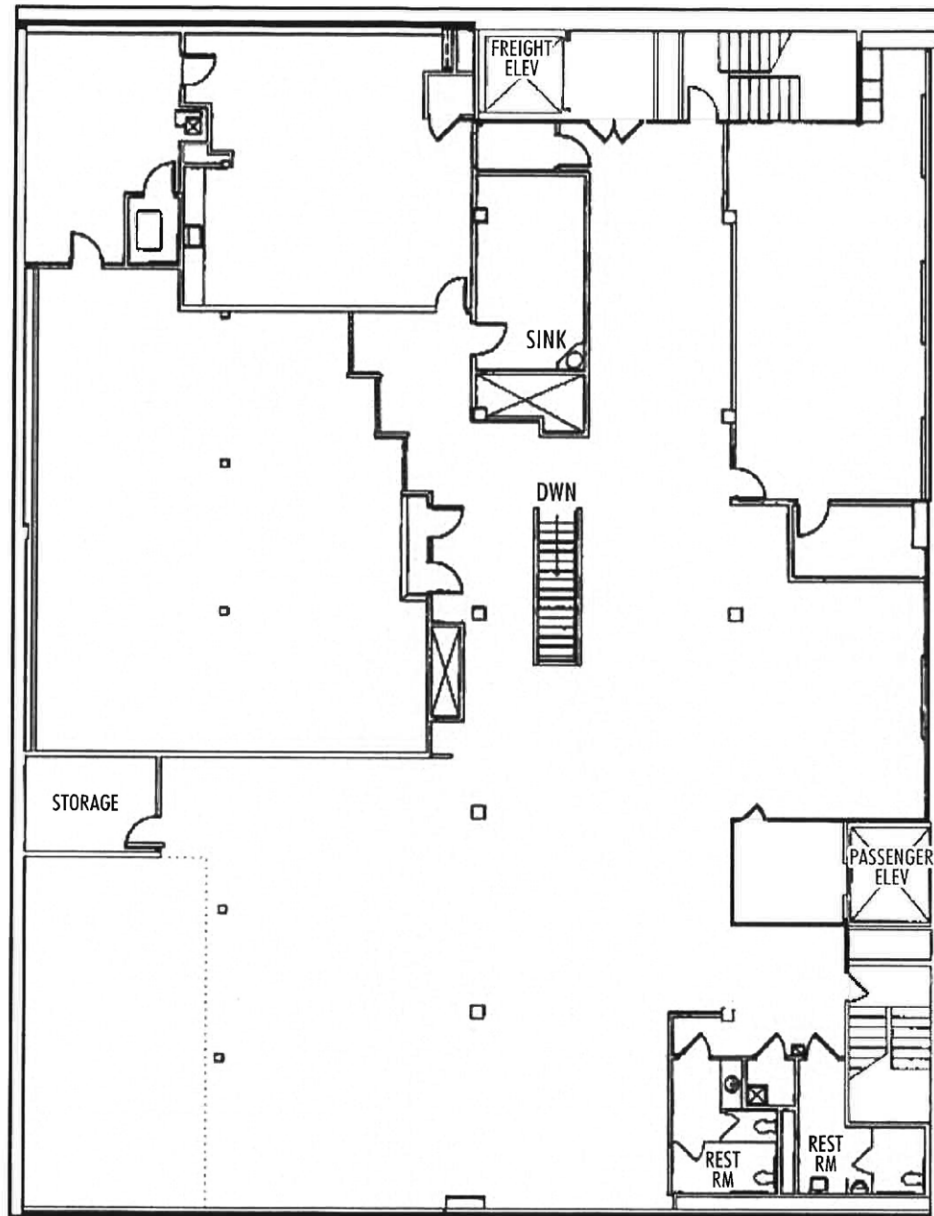
FIRST FLOOR - 10,221 SF





FLOOR PLANS

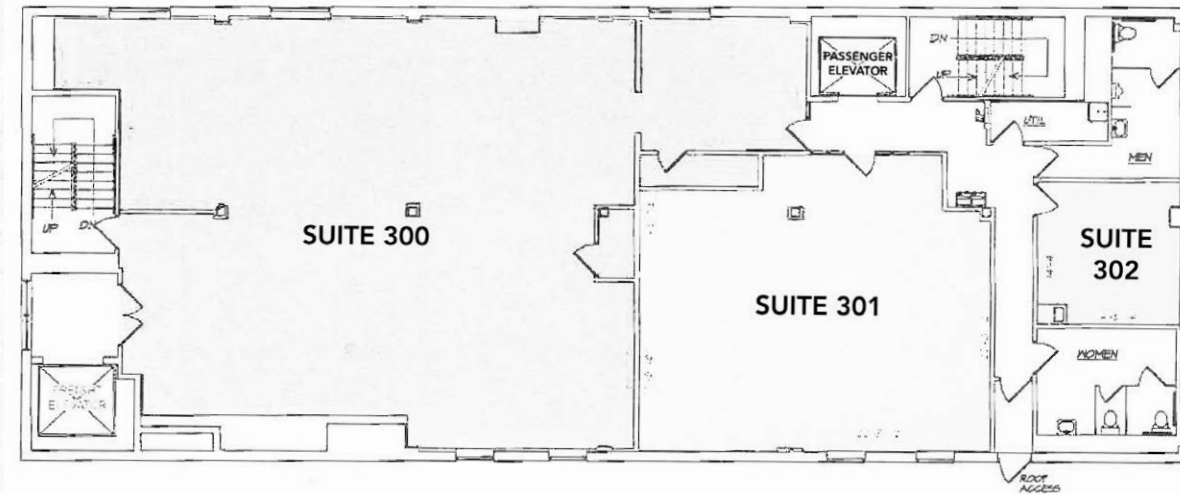
SECOND FLOOR - 10,390 SF





FLOOR PLANS

3RD FLOOR - 4,512 SF



4TH FLOOR - 4,500 SF





AREA INFORMATION

0.2 Miles

to Michigan State Capitol and other State government buildings

0.5 Miles

to Lansing Community College campus

4.5 Miles

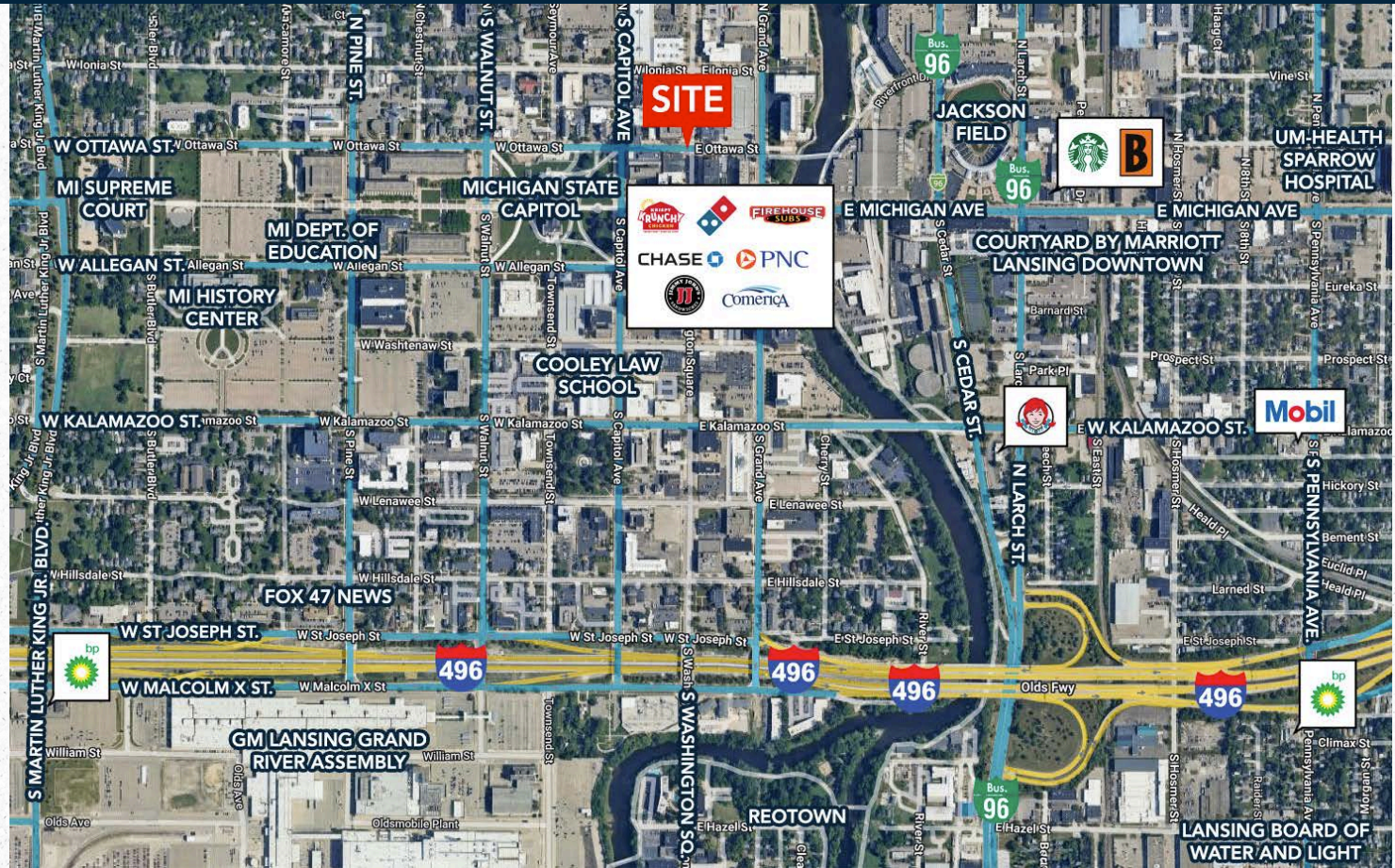
to Michigan State University campus

<1.5 Miles

to I-496

Convenient to

UMH-Sparrow Hospital campus, Lansing Board of Water and Light, Jackson Field, and downtown developments



DEMOGRAPHICS

Proximity	1-Mile	3-Miles	5-Miles
Population	13,730	91,368	199,390
Households	7,007	40,963	84,114
Workforce Population	11,351	75,597	167,341

CITY OF LANSING TAX DATA

Parcel Number	33-01-01-16-183-113
2026 SEV	\$1,127,200
2026 Taxable Value	\$855,724
2025 Taxes	\$70,645±

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Brokerage
Services



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Construction
Services



Investment
Services



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