



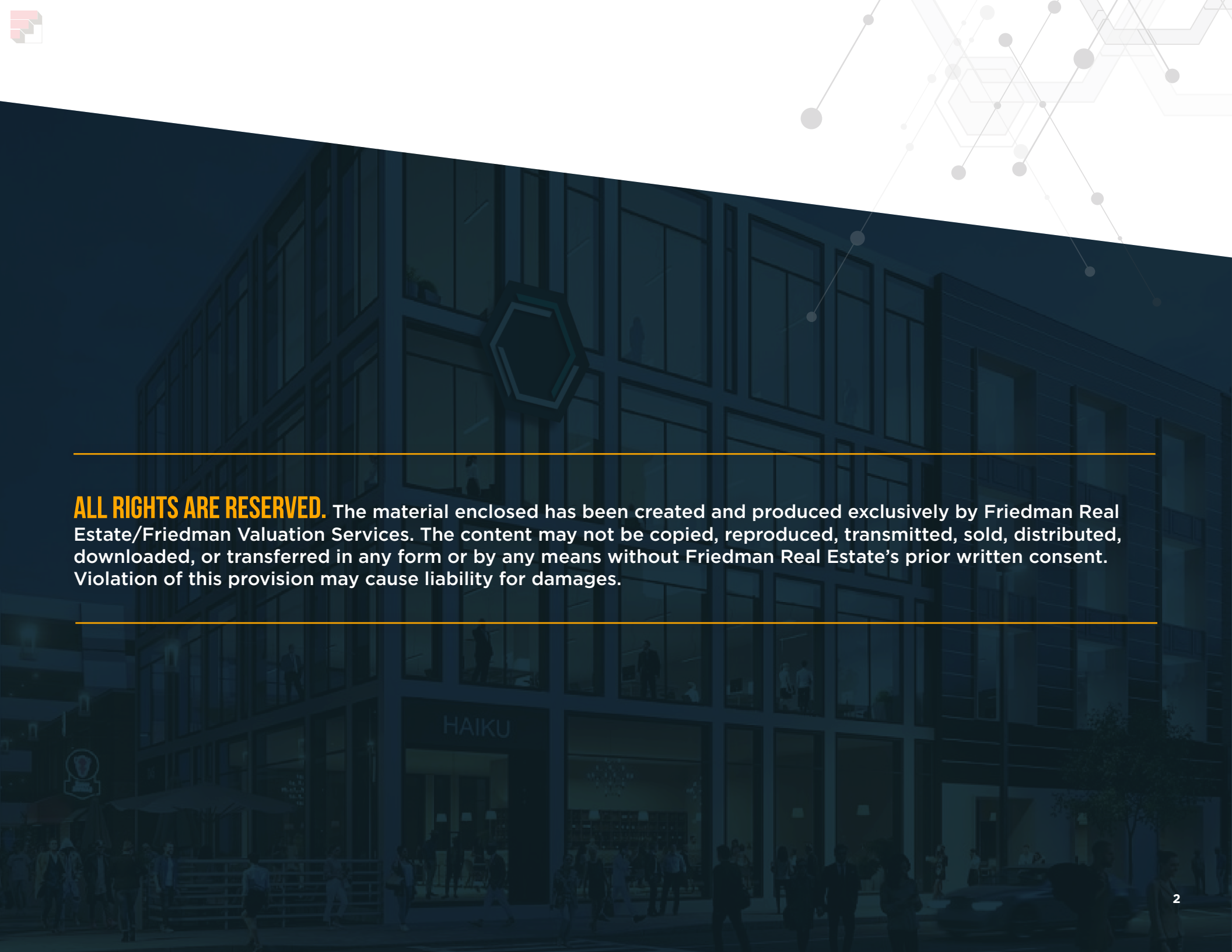
On the Campus of



FOR LEASE | PREMIER OFFICE SPACE
**CITADEL — CENTRAL INNOVATION TECHNOLOGY
& ARTS DISTRICT OF EAST LANSING**
EVERGREEN AVE, EAST LANSING, MI 48823 | **PROPERTY HIGHLIGHT**

Presented by Friedman Real Estate | 248.324.2000
Steve Eisenshtadt | Andrew Bower | Marc Hames





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CITADEL VISION



HEALTH & WELLNESS

Most advanced MEP systems technologies which include contaminant proofing for occupant state of wellbeing. River Caddis is using best-in-class technical partners focused on the delivery of an asset with certifications in LEED and WELL building standards.



INNOVATION

Clustering of firms focused on idea sharing, company growing, and the promotion of community within its fortress walls.



COMMUNITY VITALITY

Economic catalyst providing a resource for change, growth and social vibrancy.

CITADEL PROPERTY OVERVIEW

PROPERTY DETAILS	
eCode	227
Lot Size	0.72 Acres
Total Building Size	285,000 SF
Property Type	Office
City	East Lansing
Rental Rate	\$26.00 SF/Yr (NNN)
Year Built	Coming 2023



CITADEL

CENTRAL INNOVATION
TECHNOLOGY & ARTS
DISTRICT OF EAST LANSING



CITADEL

PREMIER OFFICE SPACE

OFFICE REDEFINED

UNPRECEDENTED OPPORTUNITIES AWAIT

Citadel is a one-of-a-kind opportunity in East Lansing offering flexible, Class A office space directly adjacent to Michigan State University. This ready to go space will include the latest in technology & health and wellness offerings.

Create a space that works for your team with expansion opportunities up to 285,000 SF and room to grow. Be among the most innovative companies and talent in the area.

COMING 2023



CLASS A NEW CONSTRUCTION OFFICE DEVELOPMENT IN DOWNTOWN EAST LANSING



VIBRANT CBD: NEW DEVELOPMENTS INCLUDE THE ABBOTT (196 UNITS), LANDMARK ON GRAND RIVER, AND GRADUATE HOTEL (194 ROOMS)



PART OF EAST LANSING'S INNOVATION AND TECHNOLOGY DISTRICT



SUSTAINABLE DESIGN AND INFRASTRUCTURE BY NEUMANN SMITH AND GILBANE



MSU FEDERAL CREDIT UNION 7-STORY NEW CONSTRUCTION OFFICE ADJACENT TO SITE



33,910 - 284,669 SF OF OFFICE/R&D/MEDICAL/LAB SPACE AVAILABLE FOR FALL 2023 OCCUPANCY



FLEXIBLE FLOOR PLATE CONFIGURATIONS BUILT TO TENANT SPECIFICATIONS



3,200 PUBLIC PARKING SPACES AVAILABLE WITHIN WALKING DISTANCE



DIRECTLY ADJACENT TO MICHIGAN STATE UNIVERSITY CAMPUS



PROFESSIONALLY DEVELOPED BY RIVER CADDIS DEVELOPMENT COMPANY



LEED AND WELL CERTIFIED



OVER \$350M IN INVESTMENT REDEVELOPMENT ACTIVITY IN EAST LANSING INCLUDING OFFICE, RETAIL, AND HOUSING - WITH ANOTHER \$150M UNDER CONSTRUCTION | APPROVED IN THE PIPELINE

CITADEL
PROPERTY HIGHLIGHTS

CITADEL LOCATION OVERVIEW



**FLEXIBLE, READY TO
GO SPACE**



**STATE OF THE ART
TECHNOLOGY**

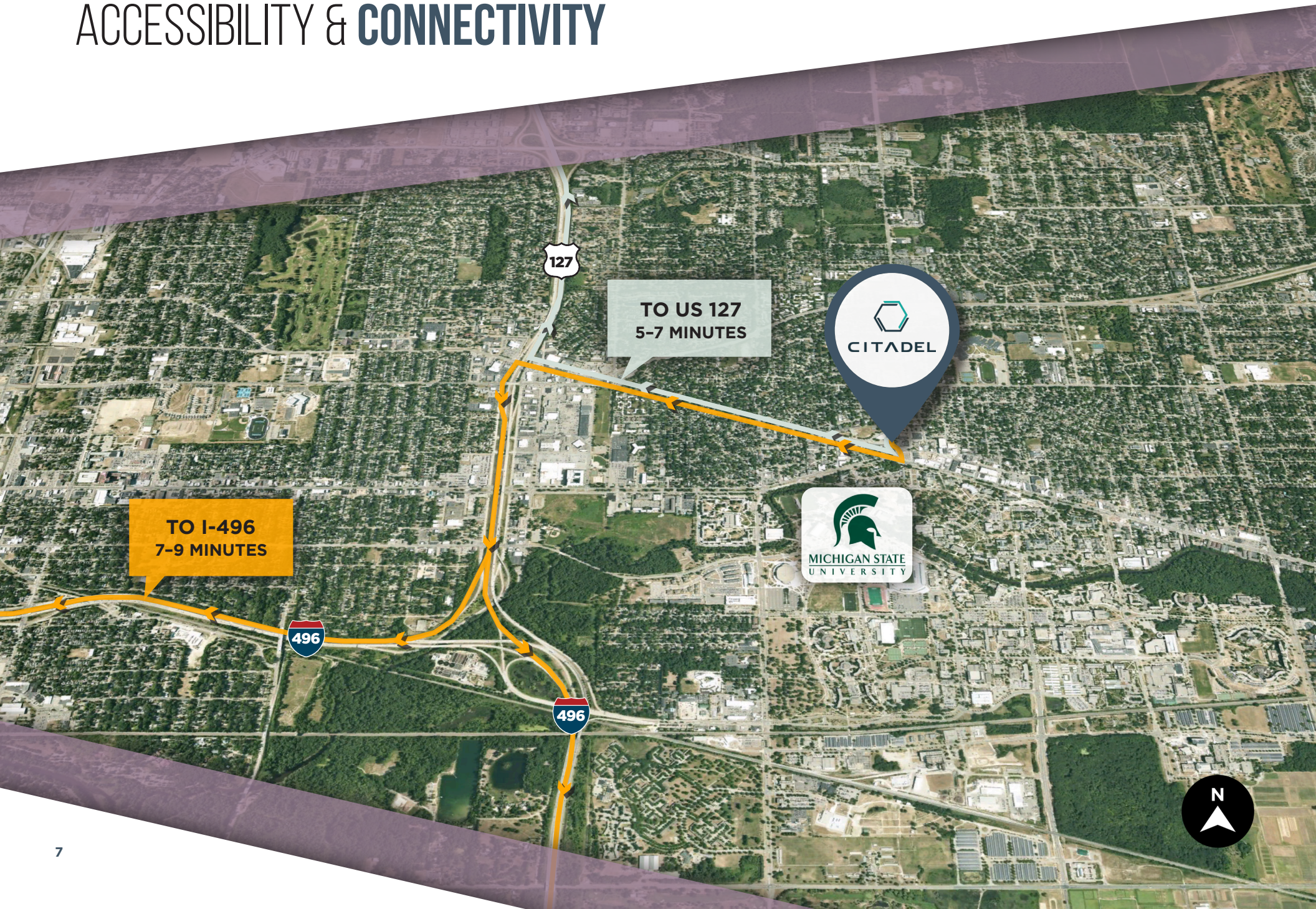


**TOP HEALTH &
WELLNESS INITIATIVES**



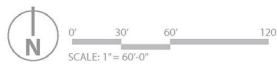
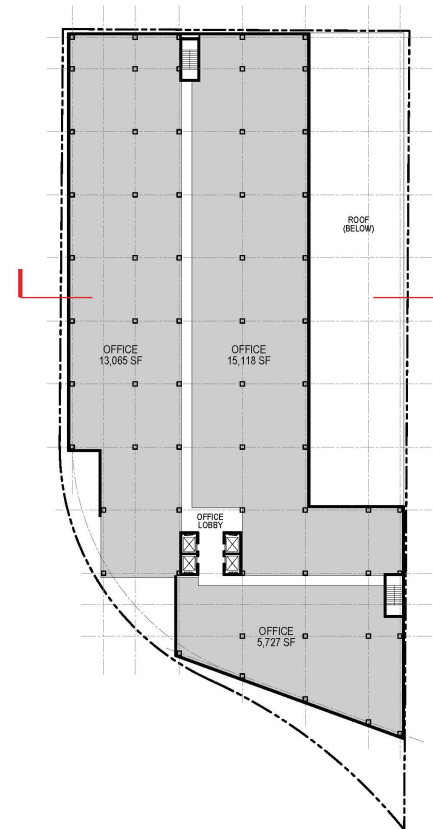
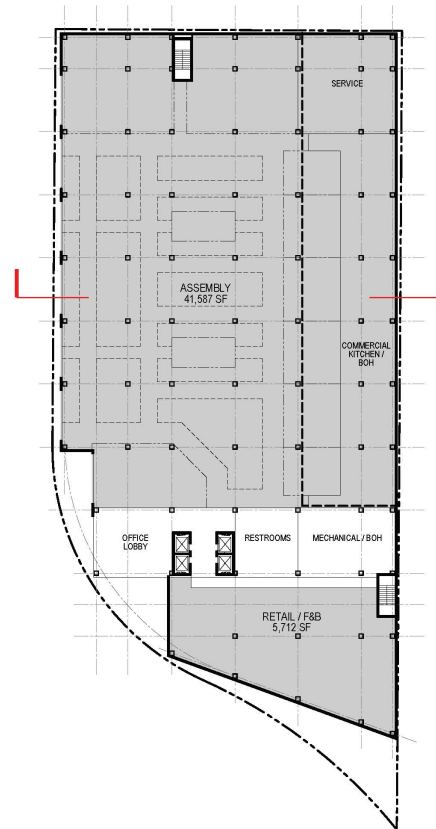
**UNBEATABLE
LOCATION**

CITADEL ACCESSIBILITY & CONNECTIVITY



CITADEL FLOOR PLAN

FLOOR PLATE SIZE: 33,910 SF



PLEASE NOTE FOR ALL DRAWINGS CONTAINED WITHIN THIS PACKAGE:
1. ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FUTURE REDUCTIONS TO ACCOMMODATE THE DESIGN OF THE BUILDINGS WHICH HAVE YET TO BE COMPLETED.
2. PARKING TOTALS ARE PRELIMINARY AND SUBJECT TO FURTHER REDUCTION BASED UPON STRUCTURAL CODE AND ACCESSIBILITY REQUIREMENTS THAT HAVE YET TO BE QUANTIFIED.
3. FINAL PROGRAM IS SUBJECT TO CHANGE BASED UPON FURTHER INPUT FROM THE DEVELOPMENT TEAM.
4. CONCEPTUAL DESIGN DEVELOPMENT AS SHOWN IS BASED UPON AERIAL PHOTOGRAPHY AND ASSOCIATED DOCUMENTS AVAILABLE TO THE PUBLIC. OFFICIAL ENGINEERING DOCUMENTS FOR THESE SITES HAVE NOT BEEN PROVIDED WHICH COULD AFFECT THE DESIGN.

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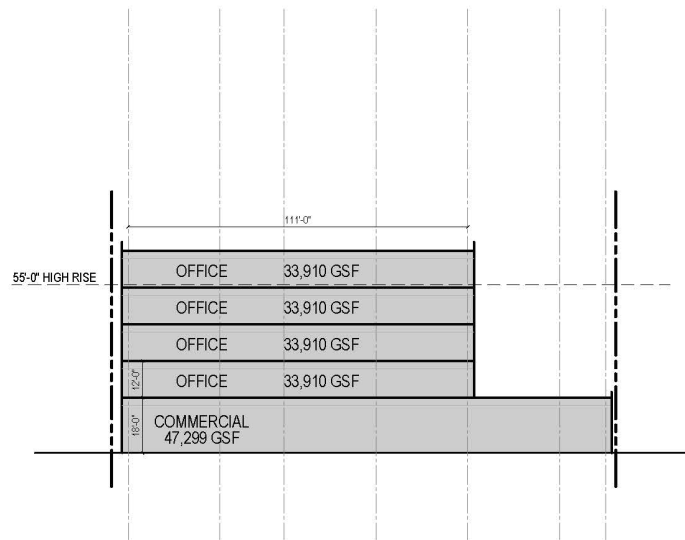
50th
NEUMANN
SMITH

Gilbane

CONCEPTUAL FLOOR PLAN OPTIONS

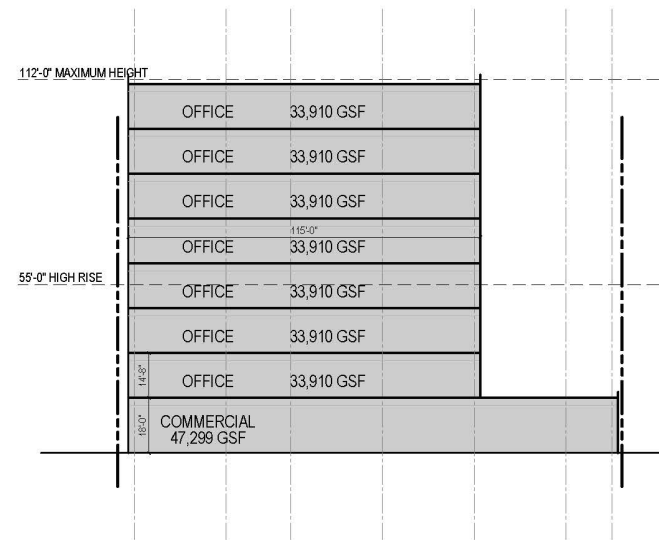
CONCEPTUAL YIELD STUDIES 2020.06.18

CITADEL CONFIGURATION PLAN OPTIONS



TOTAL LEASABLE AREA
+/- 182,939 SF

**CITADEL
LOW RISE CONFIGURATION**
(WITH NORTH PARCEL)



TOTAL LEASABLE AREA
+/- 284,669 SF

**CITADEL
HIGH RISE CONFIGURATION**
(WITH NORTH PARCEL)

0' 30' 60' 120'
SCALE: 1" = 60'-0"

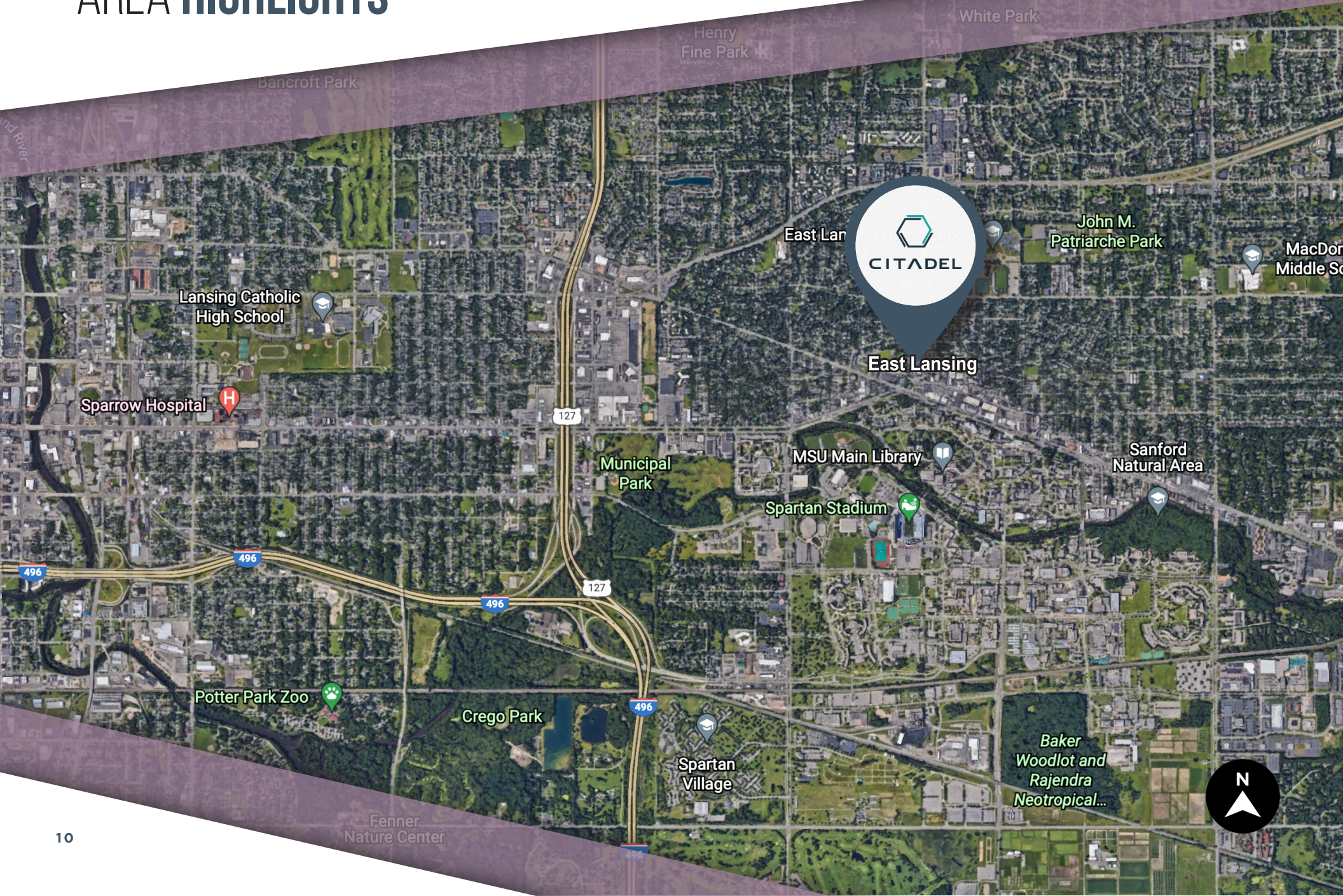
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CONCEPTUAL SECTIONS

CONCEPTUAL YIELD STUDIES 2020.06.18

CITADEL AREA HIGHLIGHTS



CITADEL EAST LANSING AMENITIES



FOOD & BEVERAGE

Aloha Cookin'
BAPS Home Style Korean BBQ
Barrio
Beggar's Banquet
Bistro 43
Black Cat Bistro
Bruegger's Bagels
Buffalo Wild Wings
Charlie Kang's Restaurant
Chipotle Mexican Grill
Clean Juice
Crunchy's
Dublin Square
El Azteco
For Crêpe Sake
Georgio's Pizza
Harper's Restaurant & Brew Pub
HopCat
Jimmy John's
Jolly Pumpkin Café & Brewery
Jonna's 2 Go
Landshark Bar & Grill
Leo's Coney Island MSU
Lou and Harry's Bar/Grill
No Thai!
Noodles and Company
Omi Sushi
Panda Express
Pita Pit
Poké Lab
Potbelly Sandwich Shop
Sapporo Ramen & Noodle Bar
Starbucks
Stella's Cloud Kitchen
STIX Restaurant
Tabooli
That's What Cheese Said
The Peanut Barrel
The Riv
Tin Can
Unicha Tea & Ice cream
Zyara Grill



FITNESS & RECREATION

Armor Fitness LLC
The Barre Code - East Lansing
Brooke's Wellness Center & Gym
College Fields Golf Club
Country Club of Lansing
Court One Athletic Clubs
Crunch Fitness - East Lansing
Eagle Eye Golf Club
East Lansing CrossFit
Eldorado Golf Course
The Falcon Golf Course
F45 Training East Lansing
FLEXcity Fitness
Hawk Hollow Golf Course
Indian Hills Golf Course
Ironwood Links
I.Q. Fitness & Wellness Center
IM Sports East
Lake O' The Hills Golf Course
M43 Fitness
Magic Brazilian Jiu-Jitsu
Meridian Sun Golf Club
Mid Mitten CrossFit
Move It Move It Fitness
Orangetheory Fitness
Parkwood YMCA
Pilates Center of East Lansing
Powerhouse Gym 24/7
Prairie Creek Golf Course
Royal Scot Golf & Bowl
Sparrow Michigan Athletic Club
Spartan Fit Center
Timber Ridge Golf Club
TITLE Boxing Club East Lansing
University Club Fitness Center & Spa
Woodside Golf Course



LODGING

Best Western Dewitt
Candlewood Suites East Lansing, an
IHG Hotel
Clarion Pointe East Lansing
University Area

Comfort Inn & Suites
Courtyard by Marriott
Crowne Plaza
Fairfield Inn & Suites by Marriott
Graduate East Lansing
Hampton Inn & Suites
Hilton Garden Inn
Holiday Inn Express & Suites
Homewood Suites by Hilton
Hyatt Place
Kellogg Hotel & Conference Center
Quality Inn University
Radisson Hotel Lansing at
the Capitol
Hotel & Conference Center
SpringHill Suites by Marriott
Staybridge Suites
The English Inn
The Legend Inn
TownePlace Suites by Marriott
Travelodge by Wyndham Lansing
Wild Goose Inn



FINANCIAL INSTITUTIONS

Chase Bank
Comerica Bank
Fifth Third Bank & ATM
First National Bank of America
Flagstar Bank
Horizon Bank
Huntington Bank
Independent Bank
Mercantile Bank of Michigan
MSU Federal Credit Union
MSU HQ
MSUFCU
PNC Bank



PARKS & NATURAL AREAS

Abbot Road Park
Albert A. White Memorial Park
Baker Woodlot and Rajendra
Neotropical Migrant Bird Sanctuary
Crego Park

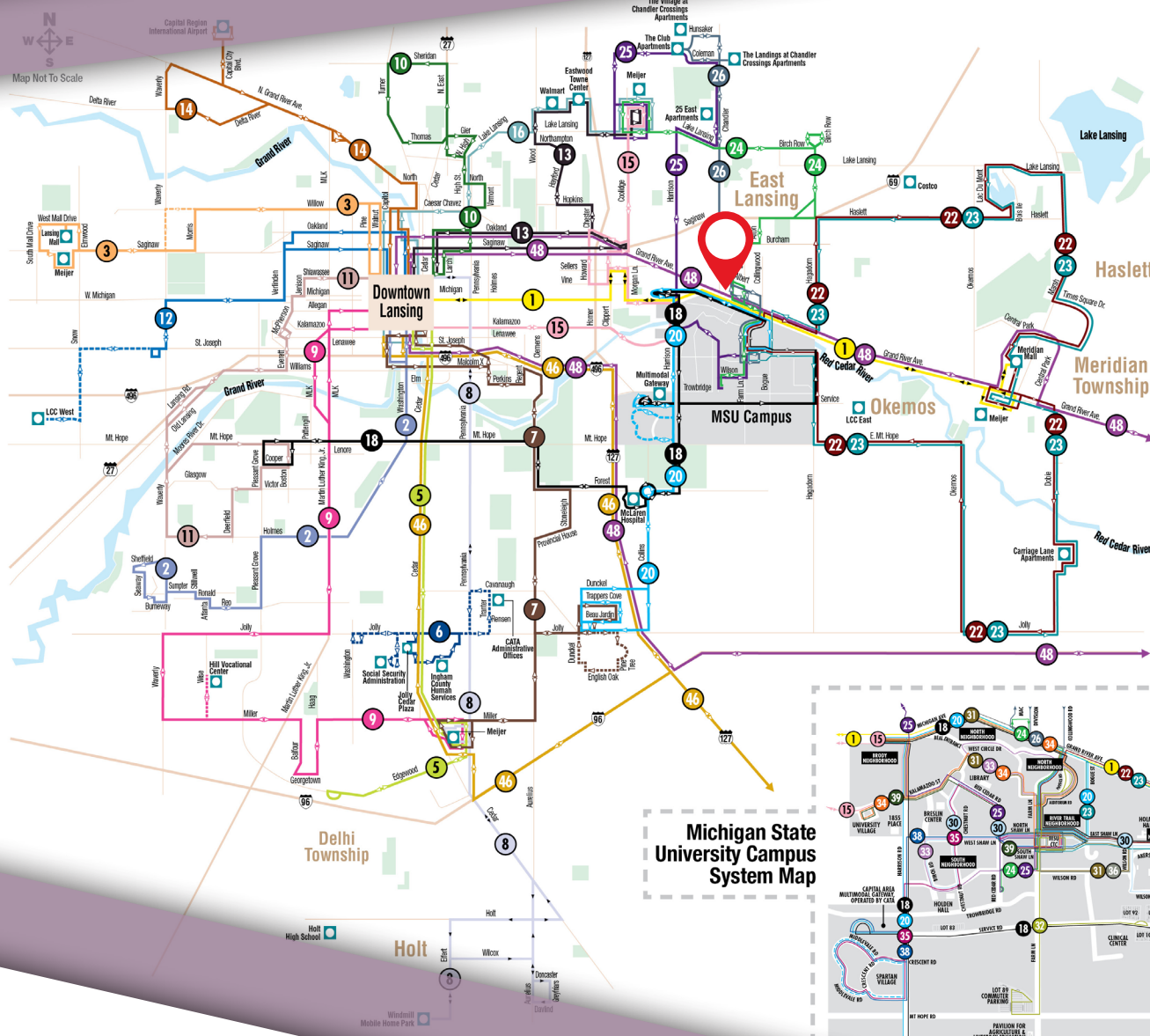
Emerson Park
Glenhaven Park
Hawk Island Park
John M. Patriarche Park
Musselman Park
Newton Road Park
Norman Foster Smith Park
Northern Tail Dog Park
Ranney Park
Stoddard Park
Valley Court Park
White Park



SHOPPING & ENTERTAINMENT

Brookfield Plaza
Curious Book Shop
East Oak Square
Eastwood Towne Center
Frاندor Shopping Center
Hannah Plaza
HomeGoods
Lansing Mall
Meridian Mall
Moosejaw
Pitaya
Rally House East Lansing
Spartan Spirit Shops
The Bike Shop
The Skate Shop
Trowbridge Plaza
Michigan Theater
Plum Market
Purple Rose Theatre Company
Staples
State Theater
T.J. Maxx
Target
Trader Joe's
Urban Outfitters
Von Maur
Westgate Shopping Center
Whole Foods

CITADEL BUS ROUTES



CATA SYSTEM MAP

Greater Lansing Area Map With CATA Routes
Effective: August 2021

QUESTIONS? Call our Customer Experience Center at
(517) 394-1000.

info@cata.org

Michigan Relay Center Voice TDD: (800) 649-3777.

More information on CATA Services is available online at: cata.org.

ROUTE INDEX

GREATER LANSING

- 1 Downtown Lansing – Meridian Mall
- 2 S. Washington – Pleasant Grove
- 3 Willow – Lansing Mall
- 5 South Cedar – Edgewood
- 6 Cedar – Jolly Connection
- 7 Aurelius – Miller
- 8 Pennsylvania – Holt
- 9 South Martin Luther King, Jr. Blvd. – Miller
- 10 North Lansing – Turner
- 11 Waverly – Colonial Village
- 12 W. Michigan – Waverly – LCC West
- 13 Groesbeck Area
- 14 North Grand River – Old Town – Airport
- 15 Kalamazoo – Frandor
- 16 Old Town – W. Lake Lansing Rd. – Eastwood
- 18 Capital City Crosstown
- 20 South Harrison – Jolly – Dunckel
- 22 MSU – Haslett – Okemos
- 23 MSU – Okemos – Haslett
- 24 East Lansing – E. Lake Lansing Road
- 25 North Harrison
- 26 Abbot – Chandler
- 46 Mason, Limited
- 48 Williamston – Webberville, Limited

MSU CAMPUS

- 30 South & East Neighborhoods
- 31 Brody & East Neighborhoods
- 32 Commuter Lot – Snyder Hall – Clinical Center
- 33 North & South Neighborhoods
- 34 Brody Neighborhood – University Village
- 35 South Neighborhood – Spartan Village
- 36 East Neighborhood
- 38 Spartan Village
- 39 University Village

Parks & golf courses Major destination points

CITADEL MARKET OVERVIEW

East Lansing, MI is located just east of the state capital of Lansing and is well-known as the home of Michigan State University. East Lansing is part of the Lansing-East Lansing Metropolitan Statistical Area (MSA) and also included as a major city in the Lansing-East Lansing Combined Statistical Area (CSA). East Lansing, with a 2020 population of 48,709, is the 35th largest city in Michigan. East Lansing is currently growing at a rate of 0.03% annually and its population has increased by 0.27% since the most recent census in 2010. This is due, in part, to limited development and a large portion of the population being Michigan State University students who have a lower census response rate.

Listed as one of the top college towns in the U.S. by WalletHub, East Lansing is expected to continue its modest growth in the decade to come. Spanning over 13 miles, East Lansing has a population density of 3,627 people per square mile. The average household income in East Lansing is \$39,867. The median home value is \$172,700. East Lansing has one of the youngest median ages (21.6) among U.S. cities.

Michigan State University shapes East Lansing's economy significantly. It employs approximately 47,000 works. Other employers are drawn to the area by the university's research and development money, and its graduates. Health Services, financial services, government services, and high tech are also major components in the city's economy. East Lansing is home to numerous software, finance, sustainable energy, venture capital, agriculture, engineering, and biomedical companies.

The recent increase in companies operating in East Lansing and the impact of the COVID-19 pandemic has spurred a flight to quality within the East Lansing office market. There are only 6 Class A office properties compared to 199 Class C and B properties. As of Q3 2021, Class A office properties have a vacancy rate of 3.5% compared to a 10.5% vacancy rate in Class B/C properties, indicating a flight to amenitized properties similar to the subject. The office vacancy rate in Class A and Class B/C properties has increased from 2019, when the vacancy rates were a respective 2.5% and 7.6%, a modest increase considering the COVID-19 pandemic.



CITADEL AREA OVERVIEW



Walk Score®



WALK SCORE

82



BIKE SCORE

100

CITADEL AREA BUSINESSES





**CITADEL
AREA HIGHLIGHTS**

CITADEL REPRESENTATION

FOR ADDITIONAL INFORMATION, CONTACT



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