

# BEFORE





**KNAPP'S**

**AFTER**

# Knapp's Centre

300 South Washington Square, Lansing

COMPLETED 2014

## Project overview

This project redeveloped the five-story, 175,000-square-foot J.W. Knapp Company Building located in downtown Lansing. Constructed in 1939, the building housed the department store after which it was named. A community anchor for generations of shoppers, it was then used as office space after the store's closing. After losing its tenant, the building sat vacant for more than a decade.

Through public/private partnerships, the building has been restored to reflect its history as one of the finest intact examples of Streamline (Art) Moderne commercial architecture in the Midwest. The first four floors and mezzanine were converted into 100,895 square feet of office space for the Eyde Company, Draper Eyewear, and Dewpoint by replacing a large hole in the roof with glass to increase natural light in the interior of the building. The first floor has 10,000 square feet of space dedicated to the Lansing Economic Development Corporation business incubator The Runway. The first of its kind in the state, this space provides retail space, offices, equipment and business support for emerging designers. The fifth floor houses 21 luxury apartments totaling 23,233 square feet.

This renovation was made possible through the efforts of multiple partners. The city of Lansing applied on the project's behalf for a \$5.9 million HUD Section 108 loan. In addition, the project received Enhanced Historic Tax Credits through the State Historic Preservation Office and a Renaissance Zone designation. The project has already spurred additional investment in the surrounding blocks.

**MEDC investment:** \$4,869,654  
Brownfield Michigan Business Tax Credit  
(approved FY10)

**Private investment:** \$36.4 million

**Local investment:** \$2.6 million

**Jobs created:** 200

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after



after

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