

OFFICE/RETAIL

1354 U.S. 30, Valparaiso, IN 46385



Listing ID: 29921163
Status: Active
Property Type: Office For Lease
(also listed as Retail-Commercial)
Office Type: Mixed Use
Contiguous Space: 1,100 - 2,594 SF
Total Available: 5,188 SF
Lease Rate: See Agent
Lease Type: See Agent

Overview/Comments

Property is located between Thornapple and Marsh Street. Landlord willing to build walls as required by tenant.

Space A 1495 +/- Sf \$2,000/monthly and Space B 1,100 +/- SF \$1,500/monthly Each space has it's own entrance off of US Hwy 30 and back entrances. Total Building 2595 +/- SF, \$3,000 monthly. Both spaces can be completed per tenant requirements

A new brick facade has been installed per City of Valparaiso's enhancement requirements for US Hwy 30. High visibility frontage US Hwy 30.

NNN should tenant taking total space 2,595 +/- SF or modified gross if space is divided.



More Information Online

<http://www.icrex.net/listing/29921163>



QR Code

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General Information

Taxing Authority:	City of Valparaiso	Office Type:	Mixed Use
Tax ID/APN:	64-09-26-127-007-000-004	Zoning:	C-2

Available Space

Suite/Unit Number:	A	Date Available:	04/30/2016
Space Available:	1,494 SF	Lease Rate:	See Agent
Minimum Divisible:	1,494 SF	Lease Type:	Other
Maximum Contiguous:	2,594 SF	Parking Spaces:	0
Space Type:	New		

Space Description Open space Landlord will add walls as required for a specific tenant usage. One Bathroom. New facade was installed 2016. 100' Frontage facing U.S. 30

Available Space

Suite/Unit Number:	B	Space Type:	New
Suite Floor/Level:	1	Date Available:	04/30/2016
Space Available:	1,100 SF	Lease Term (Months):	36 Months
Minimum Divisible:	1,100 SF	Lease Rate:	See Agent
Maximum Contiguous:	1,100 SF	Lease Type:	Other

Space Description Open Space Landlord willing to build walls to suit. One bathroom, two entrances, one US Hwy 30 and one in the back of the building. Rent is negotiable
 New stone Facade 2016, interior finished to tenant's requirements. 100' US HWY 30 frontage

Available Space

Suite/Unit Number:	Total Building	Space Type:	New
Space Available:	2,594 SF	Date Available:	06/01/2016
Minimum Divisible:	1,100 SF	Lease Rate:	See Agent
Maximum Contiguous:	2,594 SF	Lease Type:	NNN
Space Description:	The building can be divided into two separate spaces 1,100 SF		

Area & Location

Property Located Between:	Thornapple and Marsh Street	Highway Access:	US Hwy 49 is 3 miles from property
Property Visibility:	Excellent	Site Description:	Flat-level

Building Related

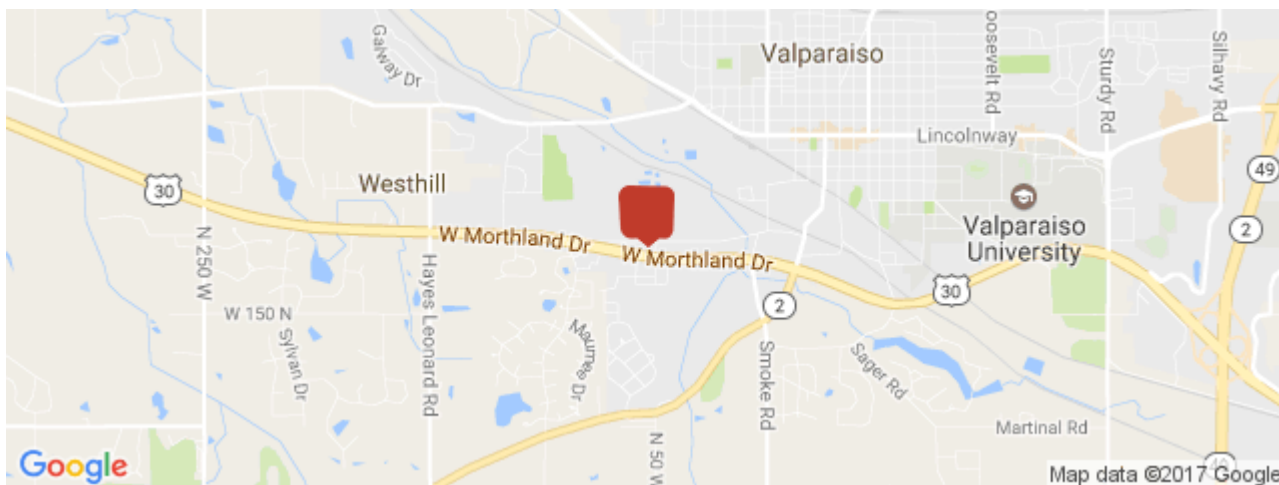
Total Number of Buildings:	1	Parking Description:	6,360 SF +/- asphalt paved parking lot.
Year Built:	1948	Passenger Elevators:	0
Year Renovated:	2016	Freight Elevators:	0
Construction/Siding:	Brick/Vinyl Siding	Sprinklers:	None
Exterior Description:	Front of building facade is Indiana Limestone. Sides will be combination of stone and existing siding.	Heat Type:	Electricity, Natural Gas
		Air Conditioning:	Engineered System
		Interior Description:	Open spaces with one bathroom for each space
Parking Type:	Surface		

Land Related

Zoning Description:	C-2
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Location

Address:	1354 U.S. 30, Valparaiso, IN 46385
County:	Porter
MSA:	Chicago-Naperville-Elgin



Property Images



1354 US Hwy 30 Picto

Property Contacts

Belinda Schuster, CCIM

NWI Commercial Real Estate

219-309-9450 [M]

219-246-2336 [O]

Belinda@nwicre.com