



AVAILABLE FOR LEASE

THE STRAW BUILDING

112 & 116 S. JACKSON ST
AUBURN, IN 46706

KIENAN O'ROURKE

Vice President/Broker

M: 260.450.8443

E: korourke@xplorcommercial.com

DENNIS CALLISON

President/Broker

M: 260.438.6251

E: dcallison@xplorcommercial.com

919 S Harrison Street

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

AVAILABLE 1,000 - 3,000 SF
LEASE RATE \$15.00 SF/YR (NNN)

PROPERTY HIGHLIGHTS

- Premier space in the core of downtown Auburn, IN, located at the corner of SR 8 (W. 7th Street) and S. Jackson St, one block from the Court House.
- Bike and pedestrian-friendly area, ideal restaurant setting with an outdoor seating area.
- Location also great for retail and professional office uses.
- Landlord to deliver space in "white box" condition.
- Tenant improvement allowance available to qualified tenants.
- 16,493 vehicles travel past daily along SR 8 (W. 7th Street).
- Beautiful, newly constructed building contributes to downtown Auburn's revitalization currently underway!



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

LANDLORD or TENANT EXPENSES

Utilities - Tenant

Lawn & Snow - Tenant

Taxes & Insurance - Tenant

Maintenance & Repair - Tenant

Roof & Structure - Landlord

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,000 - 3,000 SF
Minimum Divisible	1,000 SF
Lot Size:	0.21 Acres
Building Size:	14,036 SF

SPACES	LEASE RATE	SPACE SIZE
112 & 116	\$15.00 SF/yr	3,000 SF



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Architectural site plan of the first floor of a building. The plan shows various rooms including Tenant A (A-101), Office 1 (103), Office 2 (105), Reception (104), Lounge (102), Vestibule (100), TOS Lobby/Reception (101), Conference Room (108), Hall (106), Elevator (107), Service Hall (109), and a large red-shaded area for Tenant B (B-101) and Tenant C (C-101). The plan also includes a North Exit Stair, South Exit Stair, and a Dumpster and Utility area. Dimensions are provided for various sections and rooms.



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RETAILER MAP



Google

Map data ©2021 Imagery ©2021, CNES / Airbus, IndianaMap Framework Data, Maxar Technologies, USDA Farm Service Agency

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PROPERTY DETAILS

LEASE RATE	\$15.00 SF/YR (NNN)
SPACE SIZE	1,000 - 3,000 SF

LOCATION INFORMATION

Building Name	The Straw Building
Street Address	112 & 116 S. Jackson St
City, State, Zip	Auburn, IN 46706
County/Township	DeKalb/Union Township
Cross Streets	S. Jackson St & W. 7th Street
Side Of Street	Southeast
Signal Intersection	Yes

BUILDING INFORMATION

Building Size	14,036 SF
Price / SF	\$15.00 NNN
Year Built	2019
Building Class	Class A
Tenancy	Multiple
Number Of Floors	2
Construction Status	Existing

PROPERTY DETAILS

Property Type	Office / Retail
Property Subtype	Street Retail
Zoning	DC (Downtown Core)
Lot Size	0.21 Acres
APN#	18-06-32-126-001
Lot Frontage	70
Lot Depth	132
Corner Property	Yes
Traffic Count Street	W. 7th St - 16,493 VPD

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Interior Description	Delivered as white box
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