

**AVAILABLE FOR LEASE** 

# THE STRAW BUILDING

112 & 116 S. JACKSON ST AUBURN, IN 46706

#### **KIENAN O'ROURKE**

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919 S Harrison Street Fort Wayne, IN 46802 **AVAILABLE** 1,000 - 3,000 SF **LEASE RATE** \$15.00 SF/YR (NNN)

### **PROPERTY HIGHLIGHTS**

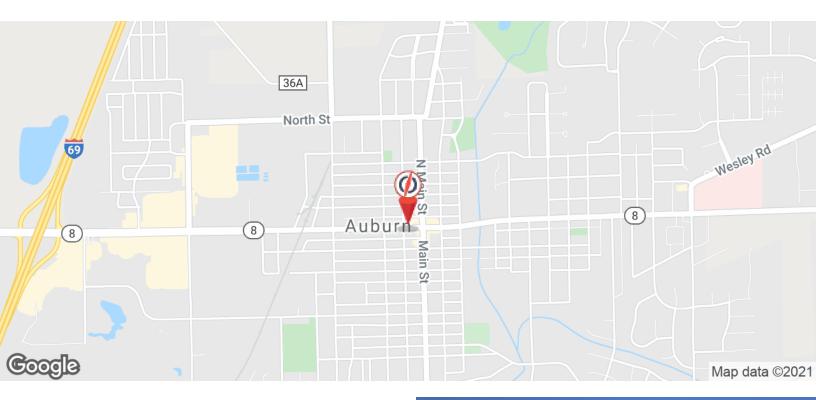
- Premier space in the core of downtown Auburn, IN, located at the corner of SR 8 (W. 7th Street) and S. Jackson St, one block from the Court House.
- · Bike and pedestrian-friendly area, ideal restaurant setting with an outdoor seating area.
- · Location also great for retail and professional office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



112 & 116 S. Jackson St, Auburn, IN 46706



### **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

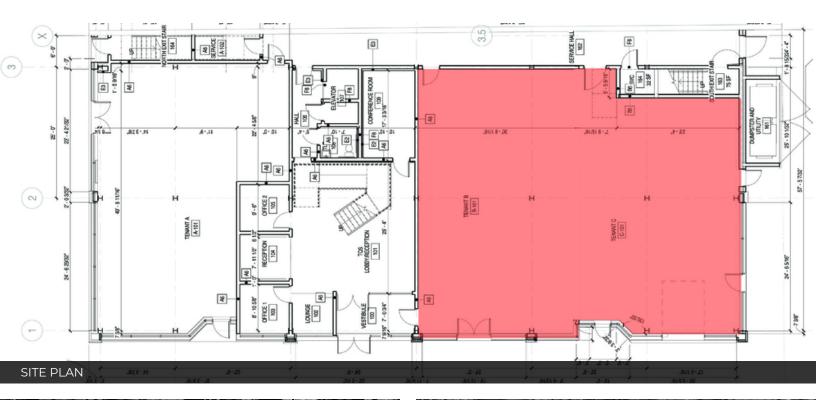
SPACES	LEASE RATE	SPACE SIZE
112 & 116	\$15.00 SF/yr	3,000 SF

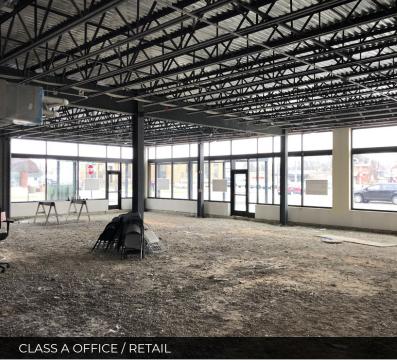


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### **ADDITIONAL PHOTOS**



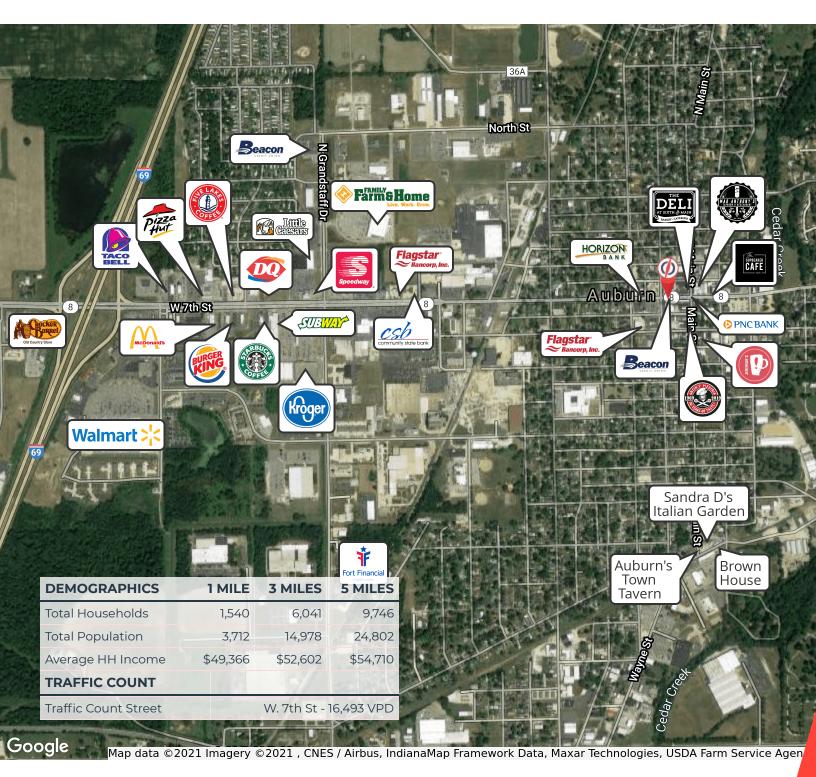




112 & 116 S. Jackson St, Auburn, IN 46706



### **RETAILER MAP**



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112 & 116 S. Jackson St, Auburn, IN 46706



### **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**

Office / Retail **Property Type** 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

### **UTILITIES & AMENITIES**

Interior Description Delivered as white box