

# FOR SALE OR LEASE

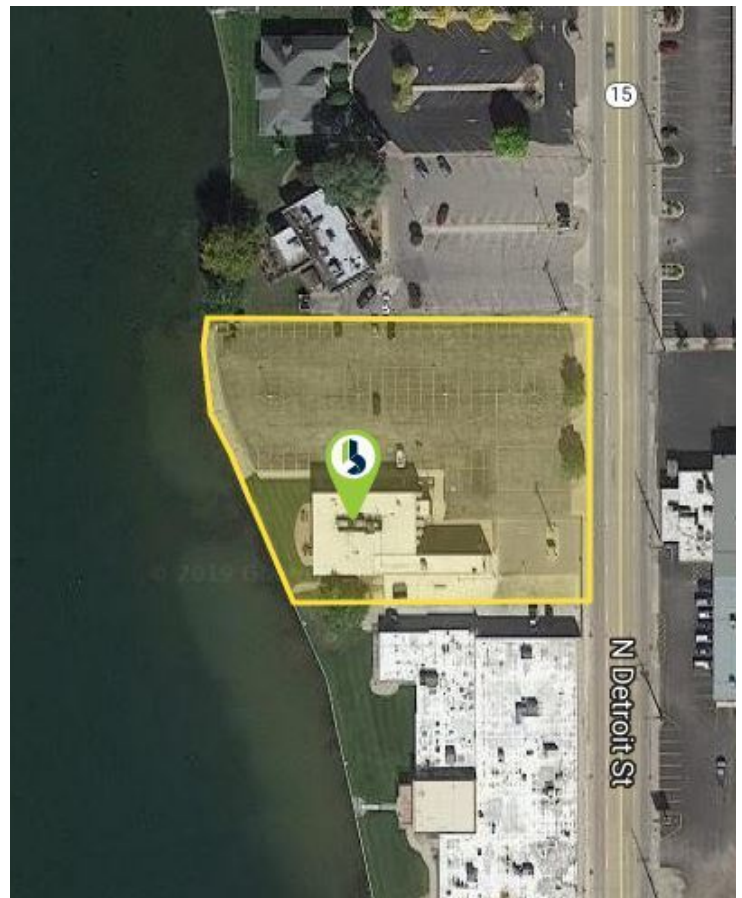
## CLASS A OFFICE BUILDING



## 737 NORTH DETROIT STREET, WARSAW, IN 46580

### FEATURES

- 12,760 SF professional office building situated on Center Lake, just north of downtown Warsaw
- Building layout includes two floors, each of which contains:
  - Large open area suitable for cubicle workstations
  - Perimeter private offices and conference rooms with natural lighting
  - Men's and women's ADA restrooms
  - Break area
- 230 feet of frontage on State Road 15
- Parking lot contains 96 asphalt-paved, striped spaces
- C-2 (General Business) zoning
- Public sewer and water utilities
- Property taxes payable 2019: \$9,887.40



**FOR SALE**

**\$1,890,000**

**FOR LEASE**

**\$13,000 / MONTH (NNN)**



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Lake side patio, includes natural gas connections for grills



Lake side patio



Private office with lake view



Conference room



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First floor cubicle work area



Second floor cubicle work area



First floor break area, includes access to outdoor patio



First floor break area



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Google

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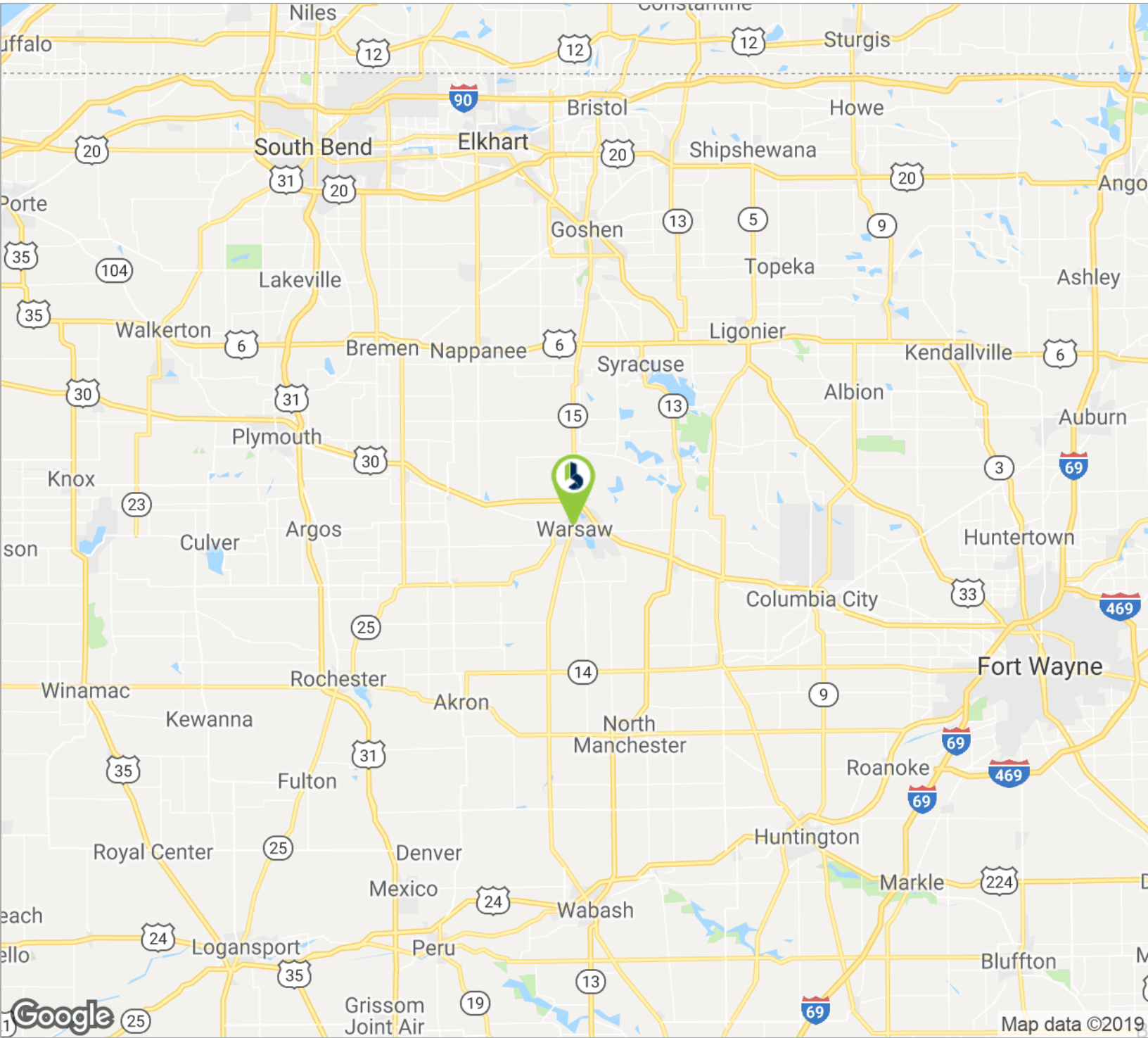
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