

FOR LEASE

OFFICE | RETAIL PROPERTY



NEW CONSTRUCTION

1206 W. MAUMEE ST., ANGOLA, IN 46703

PROPERTY HIGHLIGHTS

- 1,423 – 12,800 SF suites available immediately
- New construction; space can be completely customized
- Located in the retail corridor next to Trine University
- Highly visible with direct street frontage suites available
- Opportunities for outdoor patio seating possible

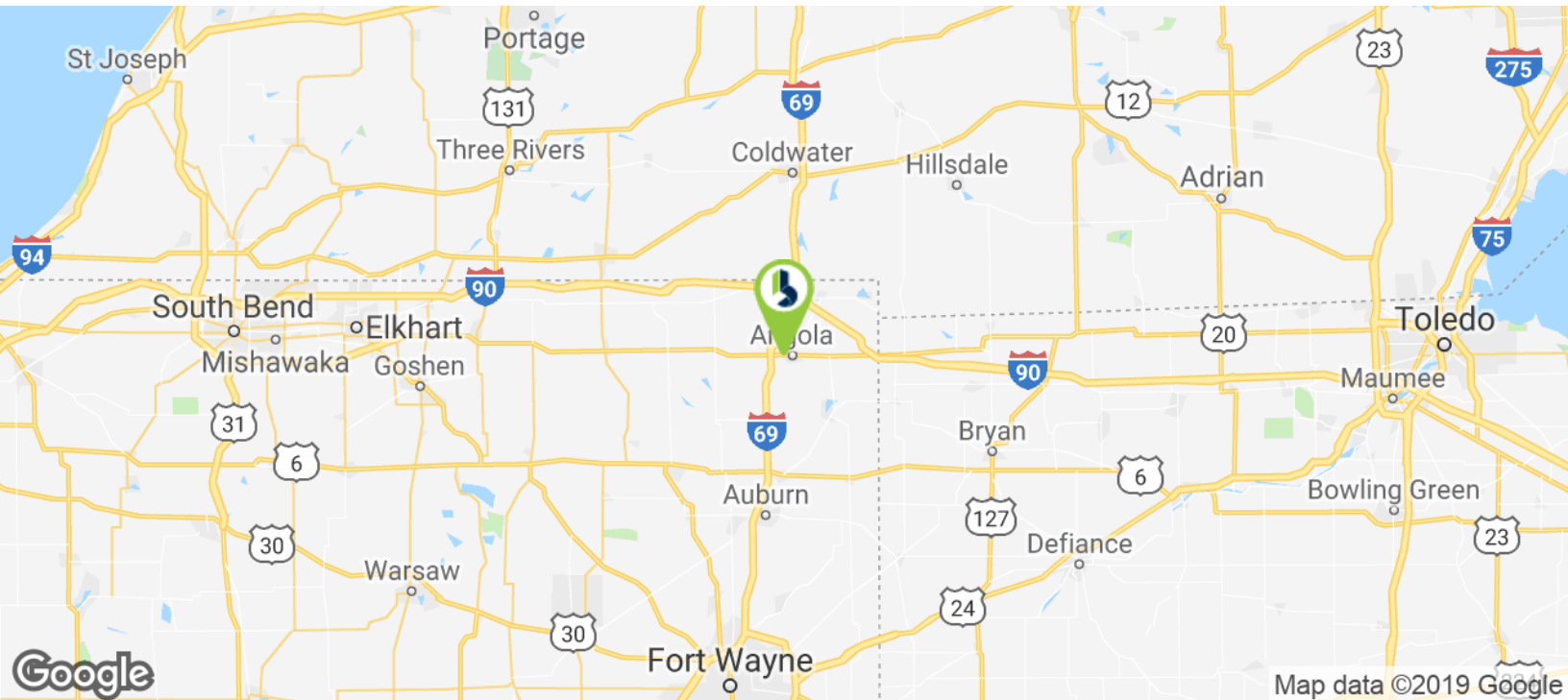
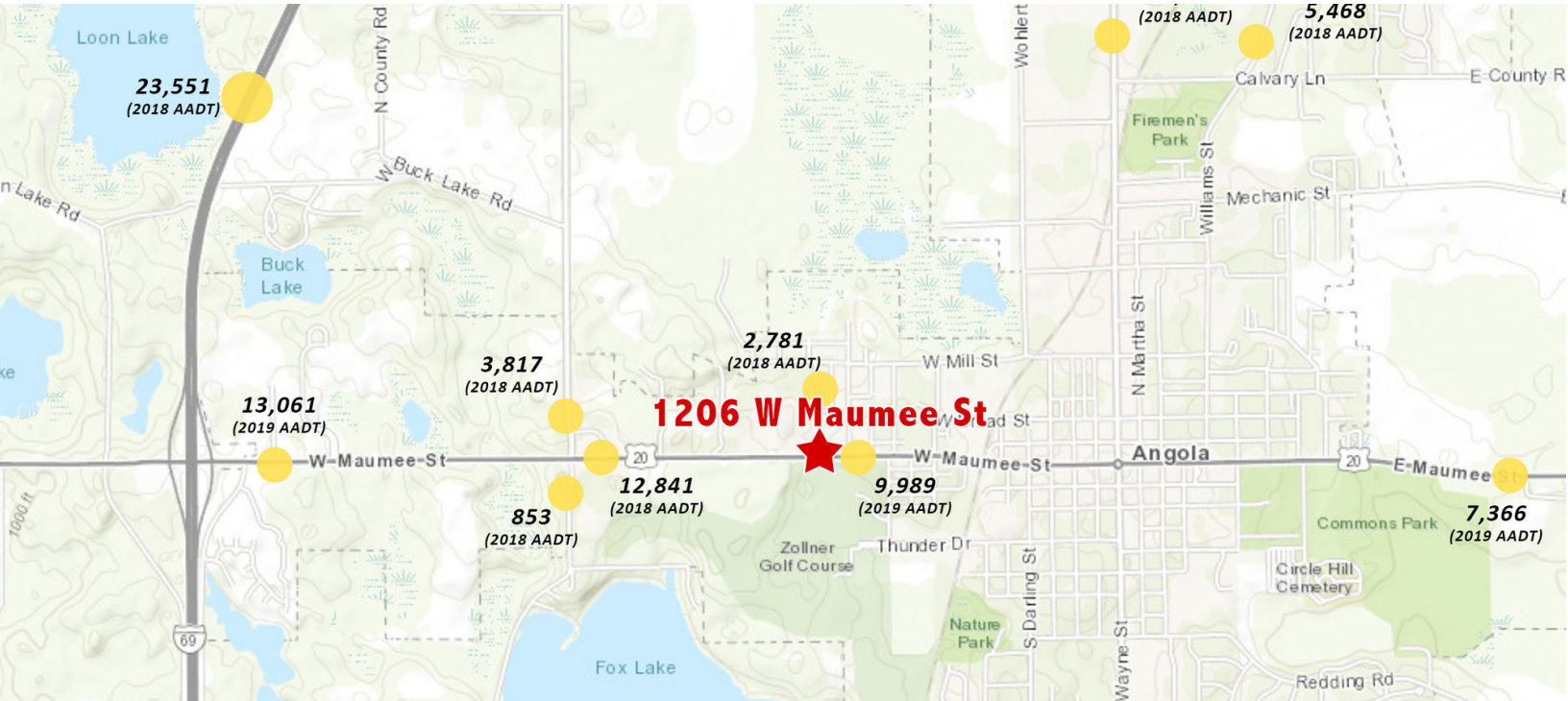
LEASE RATE **\$8.00 - 12.00 SF/YR (NNN)**

OFFERING SUMMARY

Available SF:	1,423 - 12,800 SF
Lot Size:	0.93 Acres
Building Size:	12,800 SF
Market:	Steuben County

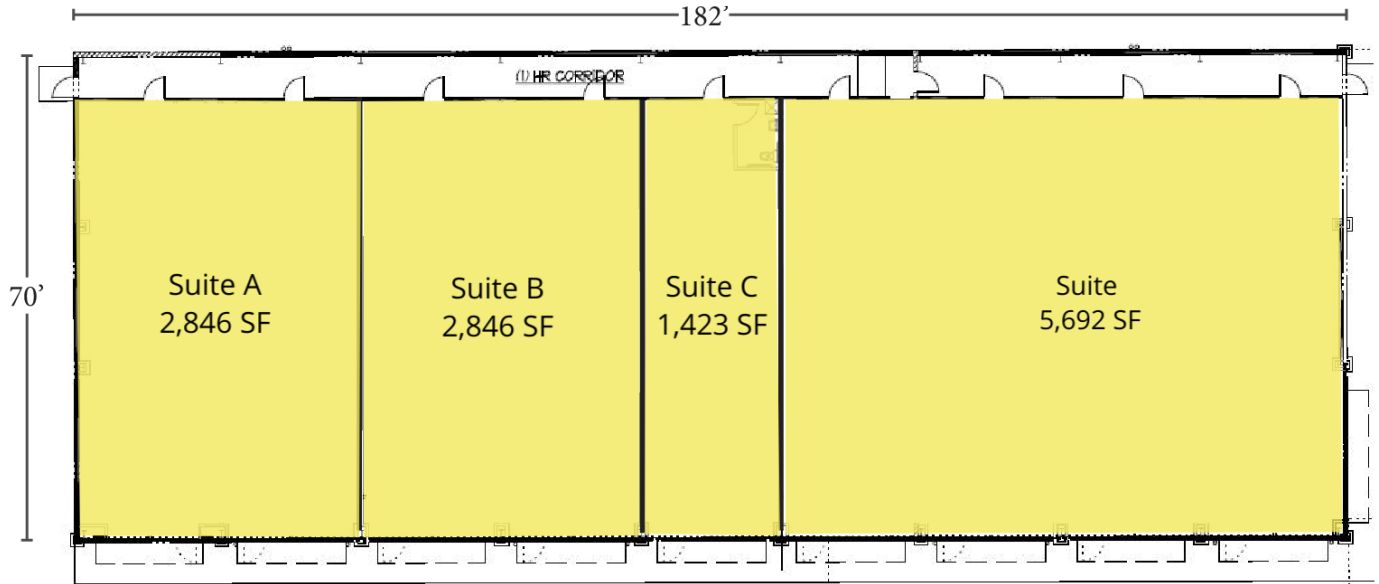


206 W. MAUMEE ST., ANGOLA, IN 46703 | FOR LEASE



AVAILABLE SPACES

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AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
Suite A	Available	1,423 - 2,846 SF	NNN	\$8.00 - \$12.00 SF/yr
Suite B	Available	1,423 - 2,486 SF	NNN	\$8.00 - \$12.00 SF/yr
Suite C	Available	1,423 SF	NNN	\$8.00 - \$12.00 SF/yr
Suite D	Available	1,423 - 5,692 SF	NNN	\$8.00 - \$12.00 SF/yr

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GENERAL INFORMATION

Building SF/Total	12,800 SF
Number of Buildings	One (1)
Number of Stories	One (1)
Condition	Excellent
Year Renovated	2015
Property Type	Retail

SITE INFORMATION

Site Acreage	0.93 AC
Zoned	C-2
Parking Lot	Surface, Asphalt
Parking Spaces	64

EXPENSES

Utilities	Tenant
Lawn & Snow	Reimbursed by Tenant
Common Area Maintenance (CAM)	Tenant
Real State Taxes	Tenant
Building Insurance	Tenant
Maintenance & Repairs	Tenant
Roof & Structure	Landlord

TENANT EXPENSES

CAM (Estimated for 2018)	\$1.34 PSF
Taxes (Estimated for 2018)	\$1.00 PSF
Insurance (Estimated for 2018)	\$0.36 PSF

TRANSPORTATION

Nearest Highway	I-69 - 1.67 Miles
	US 27 - 0.8 Miles

TRAFFIC COUNTS

Maumee Street	10,959 VPD
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	4,183	11,261	16,535
Total Households	1,159	4,144	6,263
Average HH Income	\$46,277	\$54,920	\$59,765