

SALE/LEASE

OFFICE



915 S. 11TH ST.



915 S. 11TH ST., DECATUR, IN 46733

PROPERTY HIGHLIGHTS

- Real estate only
- Attractive multi-tenant building
- Office/Multi-Use space
- Property is for sale (business not included)
- Individual or multiple offices for lease
- All utilities included (Tenant pays for internet)

PRICE REDUCED

\$399,000

Original Sale Price:	\$425,000
Reduced Lease Rate:	\$275.00/mo, per suite (Full Service)
Available SF:	96 - 303 SF
Lot Size:	0.93 Acres
Building Size:	2,325 SF

BRADLEY COMPANY
127 W. Wayne St., Suite 400
Fort Wayne, IN 46802
260.423.4311

BROOK STEED, EDFP
Broker | Economic Development Specialist
260.755.7810
bsteed@bradleyco.com



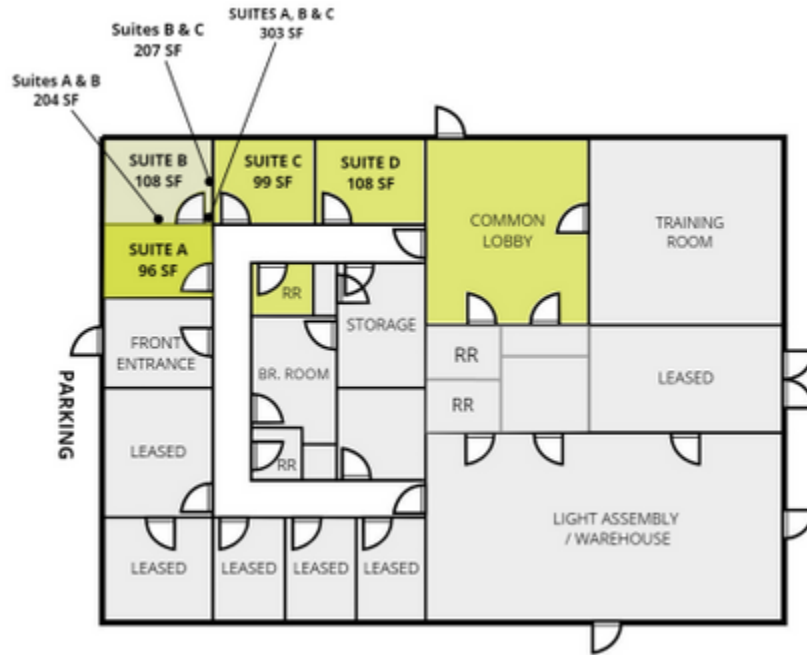
BRADLEYCO.COM



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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	96 - 303 SF	Lease Rate:	\$275.00 - \$825.00 per month

AVAILABLE SPACES

SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE
A	Available	96 SF	Full Service	\$275 per month
C	Available	99 SF	Full Service	\$275 per month
D	Available	108 SF	Full Service	\$275 per month
A & B	Available	204 SF	Full Service	\$550 per month
B & C	Available	207 SF	Full Service	\$550 per month
A, B & C	Available	303 SF	Full Service	\$825 per month

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DECATUR AREA MAP

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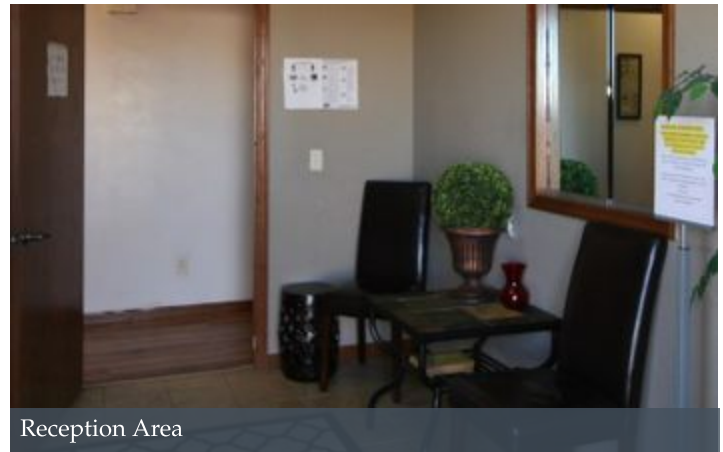
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Lobby



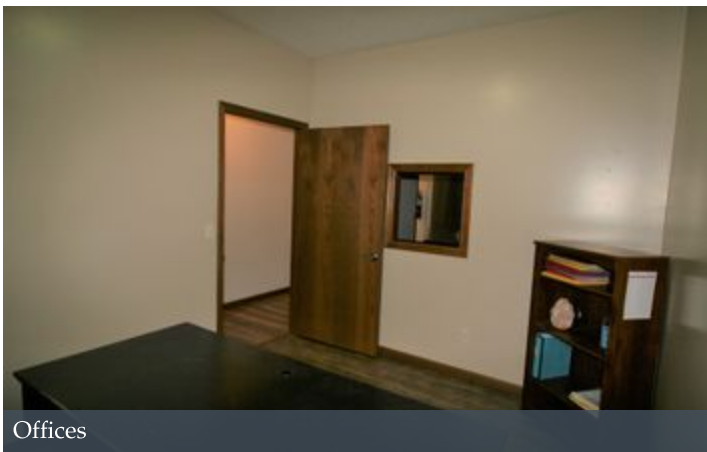
Reception Area



Offices



Offices



Offices



Training Room

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LOCATION INFORMATION

Street Address	915 S. 11th St.
City, State, Zip	Decatur, IN 46733
County	Decatur County
Township	Washington

BUILDING INFORMATION

Building Class	B
Tenancy	Multiple/60%
Office Space	2,325 SF
Warehouse Space	2,240 SF
Number of Floors	1
Year Built	2006
Gross Leasable Area	4,565 SF
Construction Status	Existing
Condition	Excellent
Roof	Shingle / 14 years-old
Free Standing	Yes
Number of Buildings	1
Ceilings	9 ft.
Floor Coverings	Tile
Exterior Walls	Vinyl
Restrooms	4
HVAC	Gas Forced Air
Signage	Monument

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Service Business
Zoning	I-2
Lot Size	0.93 Acres
APN #	01-05-03-300-037.504-022
Annual Taxes 2020 Pay 2021	\$7,689.00

PARKING

Parking Type	Surface
Parking Comments	Paved & Stone
Number of Spaces	13 plus back lot

UTILITIES

Heating Source	AEP/I&M
Gas Source	NIPSCO
Water/Sewer Source	Municipal

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,732	11,910	15,368

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,068	5,042	6,272
Average HH income	\$54,693	\$63,714	\$68,490

** Demographic data derived from 2010 US Census*

TRAFFIC

N. U.S. Highway 27	19,669 VPD
S. 13th St.	15,897 VPD



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