

Maidenberg Building

321-325 E 2nd St
Marion, IN 46952



OFFICE

FOR LEASE

Space Available In Waterfront Office Park

Maidenberg Building is a multi-tenant building located in the highly visible Waterfront Office Park. The available ground-level suite has 2,196 SF of space providing a kitchenette, two private restrooms, and several private offices. This building provides a great opportunity for a growing business in the heart of Marion's historic downtown Riverwalk District.

Property Highlights

- ▶ Ground-level office space available
 - ▷ Suite 325 - 2,196 SF
- ▶ Located in the Waterfront Office Park just one block north of SR 18
- ▶ Unit has a kitchenette, two restrooms, and several private offices
- ▶ Within walking distance of downtown dining
- ▶ Front door parking

SHELBY WILSON

Broker
260 424 8448
shelby.wilson@sturgespg.com

PHILIP HAGEE

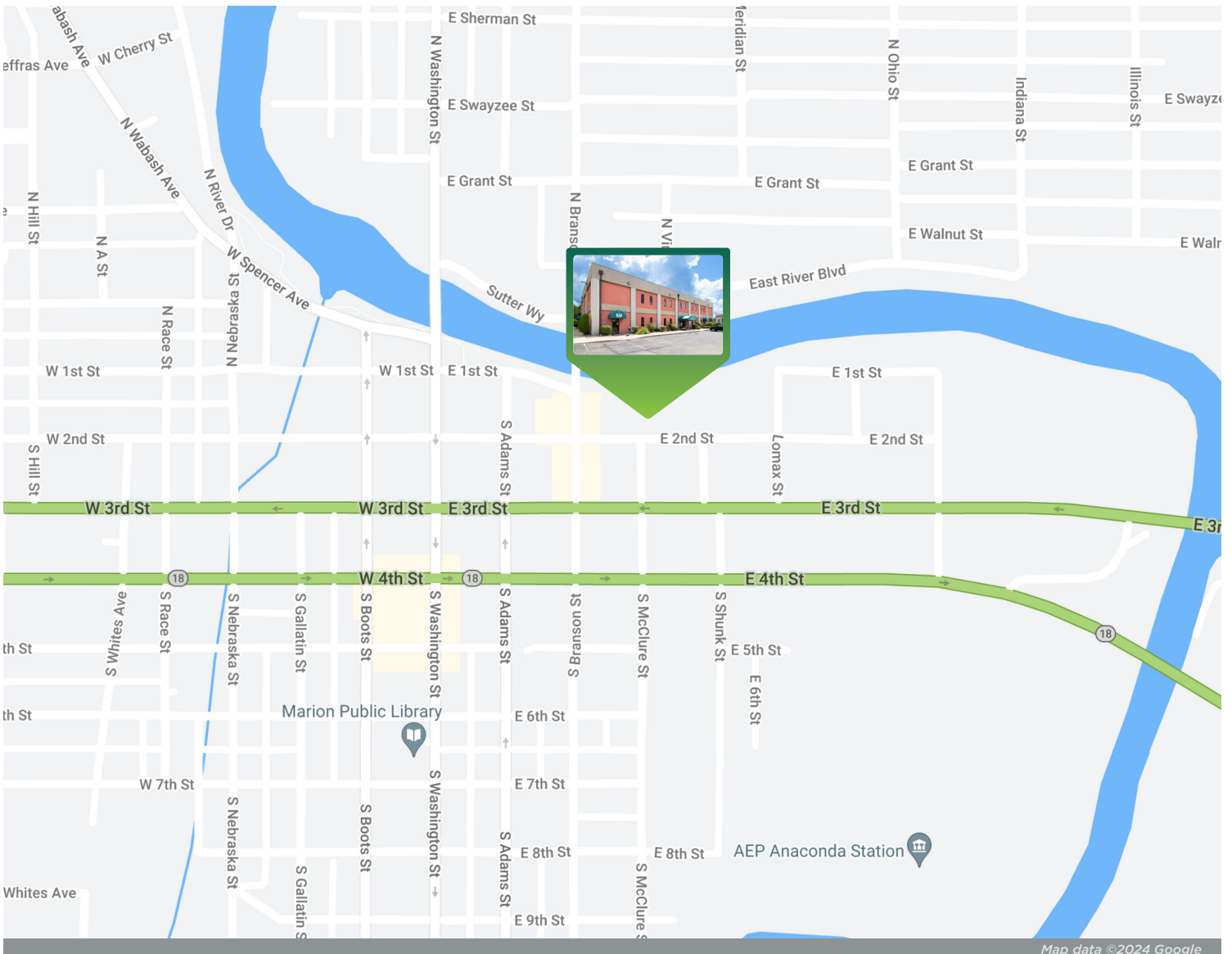
Listing Manager
260 424 8448
philip.hagee@sturgespg.com



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Excellent Location

The Maidenberg Building is situated on SR 18 in the heart of historic downtown Marion, Indiana. It is seconds away from the Mississinewa River and Riverwalk Trails and is surrounded by a unique mix of local eateries, niche shopping, and recreational activities.

Marion is the county seat of Grant County, Indiana and an equal distance between Fort Wayne and Indianapolis. It is recognized globally for annual mega-events featuring motorcycles, historic cars and aircrafts, battle re-enactments, and many celebrations of the arts. However, Marion is best known as the hometown of actor James Dean and cartoonist Jim Davis, creator of Garfield.

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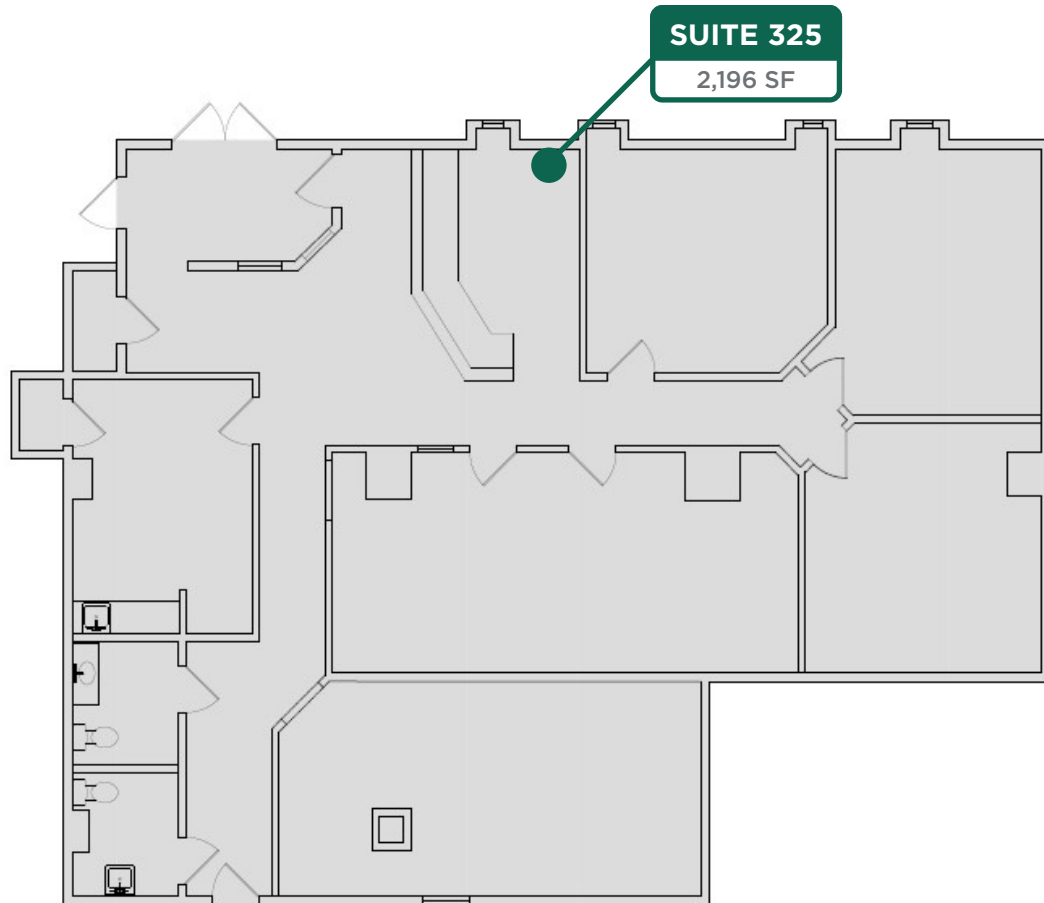
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Suite Available

Floor plan may not be to scale. Contact broker for detailed floor plan.

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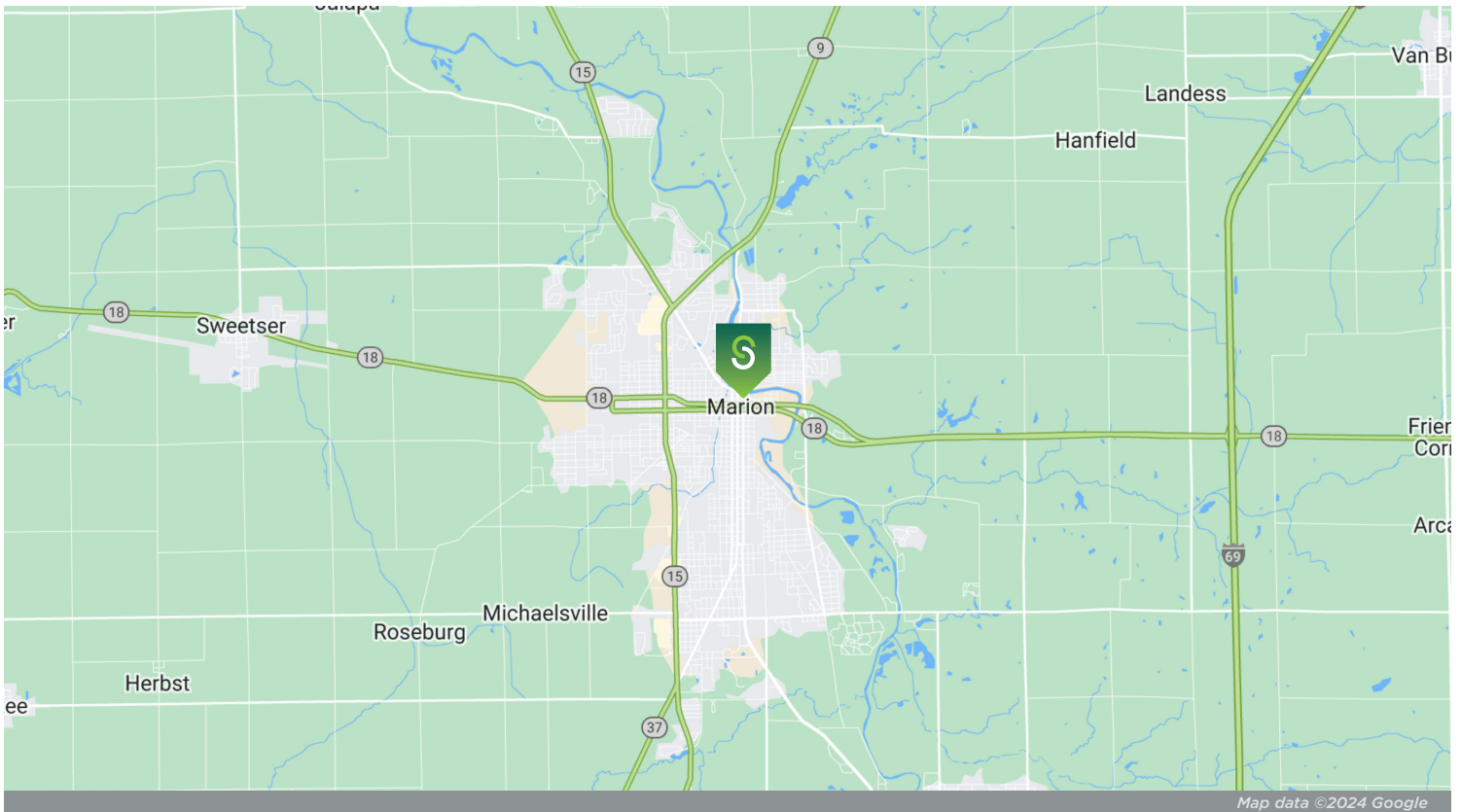
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PROPERTY INFORMATION

Address	325 E 2nd St
City, State, Zip	Marion, IN 46952
County	Grant
Township	Center
Parcel Number	27-07-06-104-077.000-002



LEASE INFORMATION

Lease Rate & Type	\$10.00/PSF/Yr NNN
Terms	3 year minimum
Availability	Immediate

AVAILABLE UNITS

Total Building Area	15,120 SF	
Total Available	2,196 RSF	
Max Contiguous	2,196 RSF	
Units Available	RSF	Monthly Rate
• 325	2,196	\$1,830.00

UTILITIES

Electric Provider	AEP
Natural Gas Provider	Center Point Energy
Water & Sewer Provider	Municipal

SITE DATA

Site Acreage	1.03
Zoning	CB - Central Business
Parking	Ample paved surface

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

BUILDING INFORMATION

Property Type	Office
Year Built	1970s
# of Stories	2
Construction Type	Concrete
Roof	EDPM
Heating	Gas Forced Air
A/C	Forced Air
Sprinkler	No
Elevators	Freight (1)
Signage	Canopy & Pylon

ADDITIONAL INFORMATION

- Two access points from E 2nd St and S Branson St
- Ground-level office space available
- Front door parking

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About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



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Sturges Development

260 426 9800

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