



Auburn Professional Village

1340-1350 South Grandstaff Drive
Auburn, IN 46706



Office Condos For Lease

Multiple office condos for lease at Auburn Professional Village. These condos offer a variety of floor plans and are perfect for any growing business. Several suites are contiguous and can be combined, offering a total space of 7,944 SF.

2 land tracts around the offices are also for sale. All utilities have been brought to the sites and they are primed and ready for development. The owner's association limits possible uses to office and medical.

Property Highlights

- ▶ Zoned C2 - General Commercial
- ▶ 2,304 - 7,944 SF
- ▶ **FOR LEASE: \$12.00/SF/Yr NNN**
- ▶ Multiple units and floor plans available
- ▶ Fully finished basement
- ▶ 2 land tracts for sale - 0.45 AC per lot
- ▶ **FOR SALE: \$99,999 PER LOT**

NEAL BOWMAN, SIOR

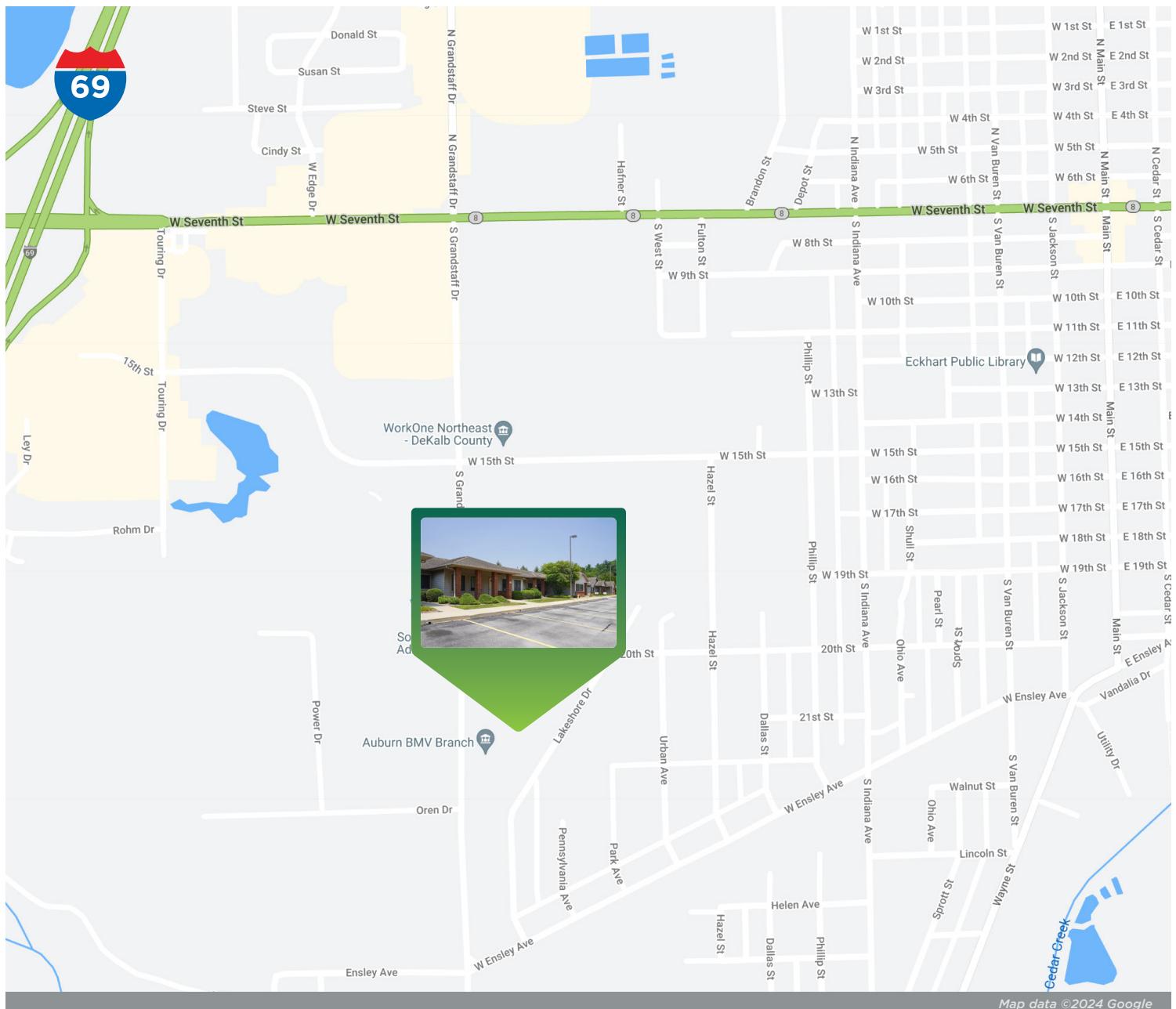
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Excellent Location

Located just one mile off I-69 Exit 329 and just 20 miles north of Fort Wayne, Auburn Professional Village boasts a fantastic location within the city of Auburn. The property is south of US 6 and just minutes from downtown Auburn. Neighboring businesses include the Auburn BMV Branch, Lassiter Advertising, and Fort Financial Credit Union.

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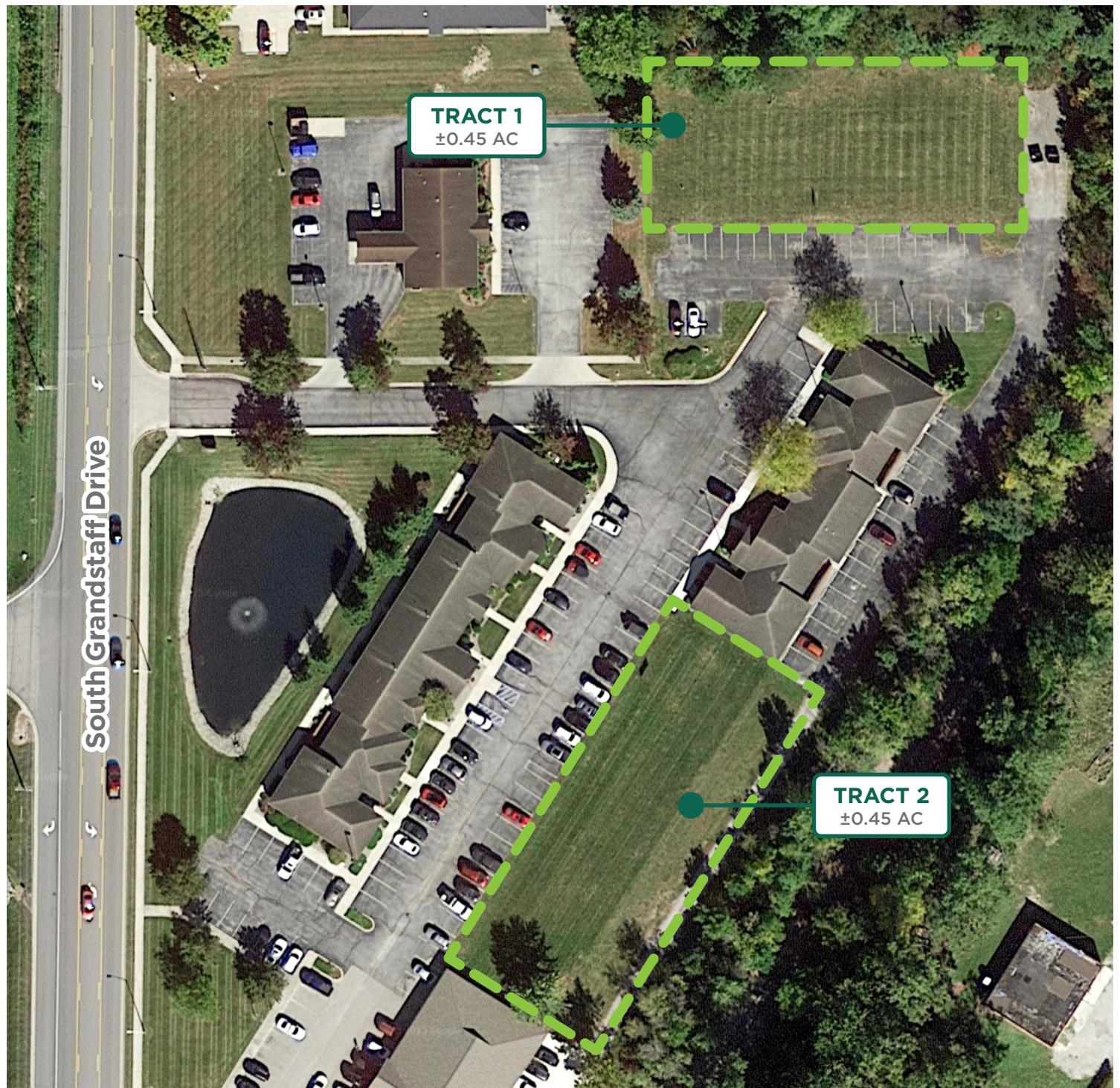
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Site Plan


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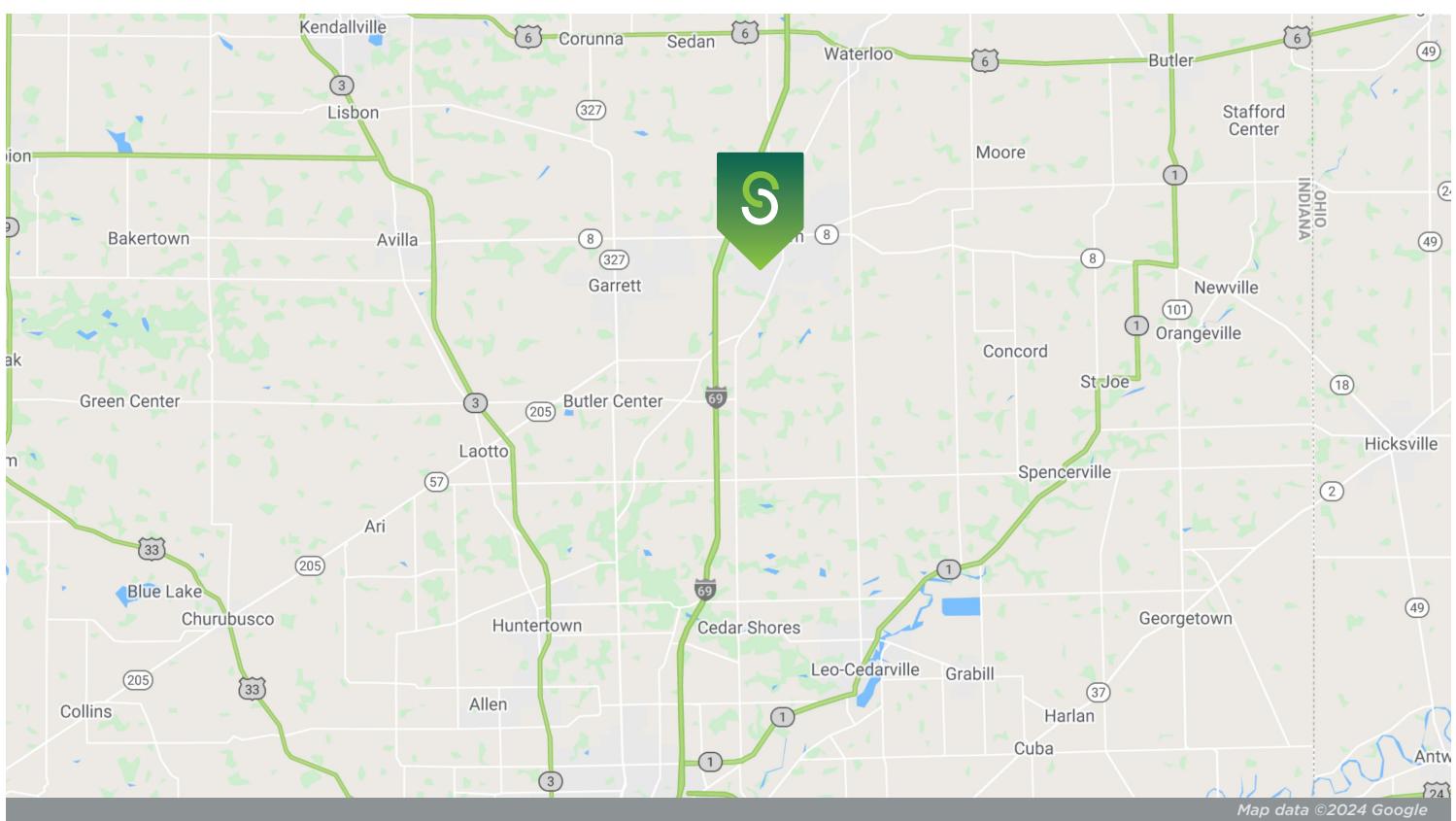
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PROPERTY INFORMATION

Address	1340 - 1350 S Grandstaff Drive
City, State, Zip	Auburn, IN 46706
County	DeKalb
Township	Union
Parcel Number	17-06-31-401-015.000-025

LEASE INFORMATION

Lease Rate & Type	\$12.00/SF/Yr NNN
Terms	3-5 Years
Availability	Immediate

AVAILABLE LOTS

Lot Number	Size	Total
• 1	0.45 AC	\$99,999
• 2	0.45 AC	\$99,999

AVAILABLE UNITS

Total Building Area	15,888	
Total Available	13,512 RSF	
Max Contiguous	7,944 SF	
Units Available	RSF	Monthly Rate
• 1340	3,024	\$3,024
• 1342	2,544	\$2,544
• 1346	3,096	\$3,096
• 1348	2,304	\$2,304
• 1350	2,544	\$2,544

RESPONSIBLE PARTIES

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

SITE DATA

Site Acreage	5.038 AC	Interstate	I-69
Zoning	C2	Traffic Counts	9,800
Parking	Surface	Parking Ct	Ample

BUILDING INFORMATION

Property Type	Office
Year Built	1998
# of Stories	1 (with basement)
Construction Type	Wood frame
Roof	Shingle
Heating	Package
A/C	Package
Sprinkler	No
ADA Compliant	Yes
Elevators	N/A
Signage	Pylon and storefront

UTILITIES

Electric Provider	City of Auburn
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Auburn

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