

LEASE

OFFICE



LOGAN SQUARE



300 E. BROADWAY, LOGANSPORT, IN 46947

ONE SUITE AVAILABLE!

- Located downtown, Logan Square is one of Logansport's only professional "independent offices" with a private office environment
- Suites may be combined
- Short or long-term leases considered
- Creative office spaces can be combined especially for your needs
- Perfect for the expanding entrepreneur or professional business such as law, finance, counselors, remote workers, consultants, writers, and web-designers just to name a few

LOCATION OVERVIEW

Logan Square is neatly tucked into a century-old landmark, a brick building in the heart of downtown Logansport. Recently renovated in 2019, this professional, private office space is in the downtown business district. It is conveniently located just a moments walk from adjacent district businesses. This unique cluster of offices has an array of suite sizes for the expanding entrepreneur. It will suit businesses such as law, finance, counselors, remote workers, consultants, writers, and web designers, to name a few.

LEASE RATE **\$10.00 - 12.00 SF/YR (MG)**

Available SF: 681 SF

Building Size: 46,140 SF

BRADLEY COMPANY **CHAD VOGLEWEDE**
127 W. Wayne St., Suite 400 Senior Broker
Fort Wayne, IN 46802 260.423.4311
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BRADLEYCO.COM



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AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE |
|-------|-----------|--------|----------------|-----------------------|
| ■ 105 | Available | 681 SF | Modified Gross | \$10.00 - 12.00 SF/yr |

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INTERIOR PHOTOS

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Southwest Entrance



Northeast Entrance



Northwest Entrance



Suite 107

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INTERIOR PHOTOS

300 E. BROADWAY, LOGANSPORT, IN 46947

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Suite 108A



Suite 108A



Suite 108B



Suite 112A

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LOCATION INFORMATION

| | |
|------------------|----------------------|
| Street Address | 300 E. Broadway |
| City, State, Zip | Logansport, IN 46947 |
| County | Cass County |

PROPERTY INFORMATION

| | |
|---------------|--------------------------|
| Property Type | Office Building |
| Zoning | Business Class 499 |
| Lot Size | 0.63 Acres |
| APN # | 09-17-44-268-001.000-010 |
| Lot Frontage | 166 ft |
| Parking | Paved, Street |

BUILDING INFORMATION

| | |
|------------------------|--------------------------|
| Building Size | 46,140 SF |
| Building Class | A |
| Tenancy | Multiple |
| Floors | 2 |
| Ceiling Height | 9 ft |
| Minimum Ceiling Height | 9 ft |
| Number of Floors | 5 |
| Year Built | 1910 |
| Year Last Renovated | 2021 |
| Construction | Wood Frame/Masonry |
| Exterior | Brick |
| Roof | Flat |
| Lighting | Fluorescent/Incandescent |
| Heat Type | Gas Forced Air |
| A/C Type | Forced Air |
| Restrooms | Two Half Baths, Shared |

UTILITIES

| | |
|--------------------|--------|
| Water/Sewer Source | City |
| Gas Source | NIPSCO |
| Electricity Source | REMC |

TRANSPORTATION & TRAFFIC

| | |
|-----------------------------|---------------------------|
| Nearest US Route | US 24 & US 35 - 2.8 Miles |
| Nearest Highway | State Hwy. 17 - Adjacent |
| E. Broadway & S. 3rd Street | 7,900 Vehicles Per Day |
| S. 3rd Street | 11,644 Vehicles Per Day |

EXPENSES

| | |
|---------------------------|----------|
| Utilities | Tenant |
| Real Estate Taxes | Tenant |
| Building Insurance | Tenant |
| Janitorial | Tenant |
| Maintenance | Tenant |
| Common Area / Lawn & Snow | Tenant |
| Roof & Structure | Landlord |

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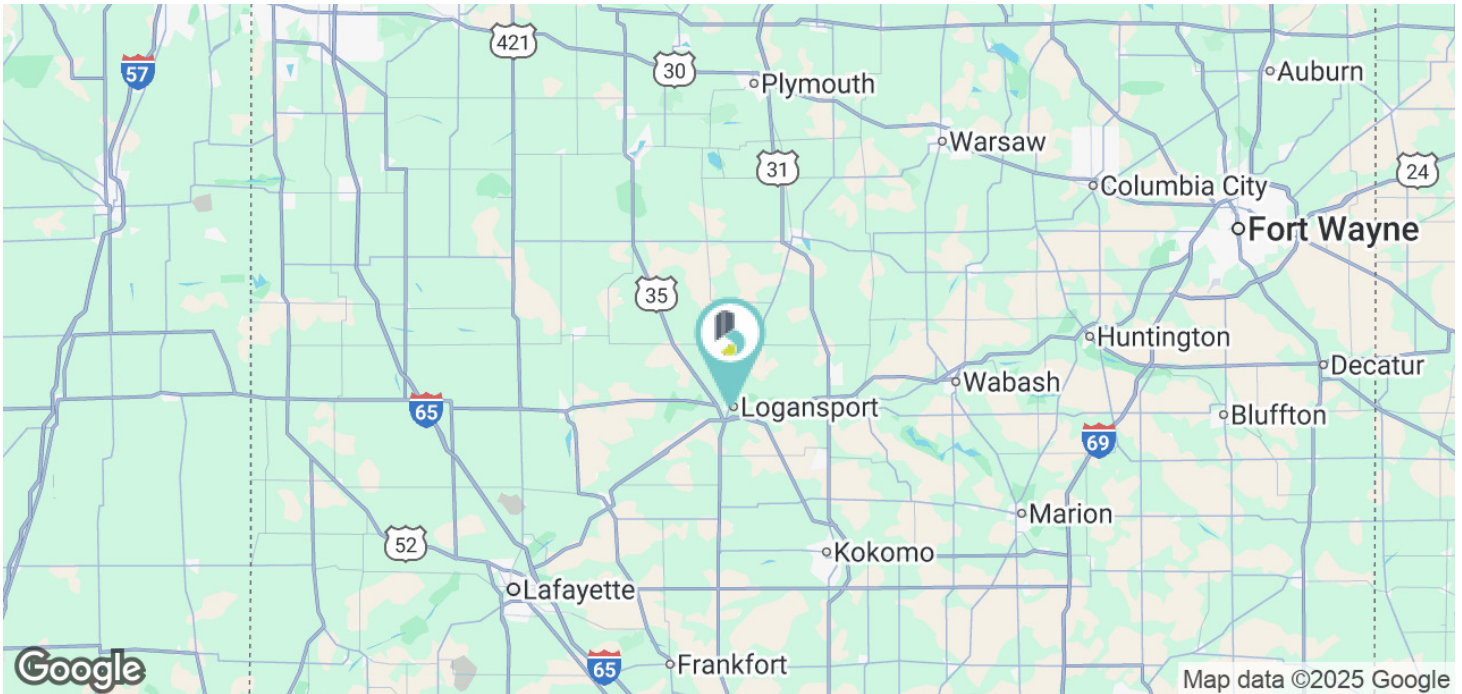
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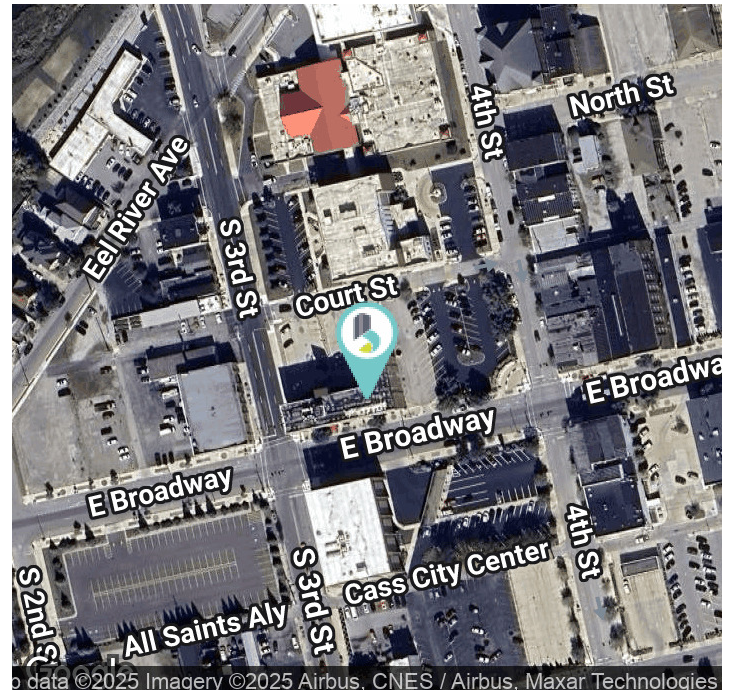
OFFICE



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| Total Population | 10,193 | 21,800 | 25,273 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|----------|----------|
| Total Households | 3,541 | 8,061 | 9,476 |
| Average HH Income | \$58,263 | \$62,421 | \$64,984 |

* Demographic data derived from ESRI 2021



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