

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



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## AVAILABLE SPACES

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

## CHAD VOGLEWEDE

Senior Broker

260.423.4311

cvoglewede@bradleyco.com



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Southwest Entrance



Northeast Entrance



Northwest Entrance



Suite 107

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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 &amp; 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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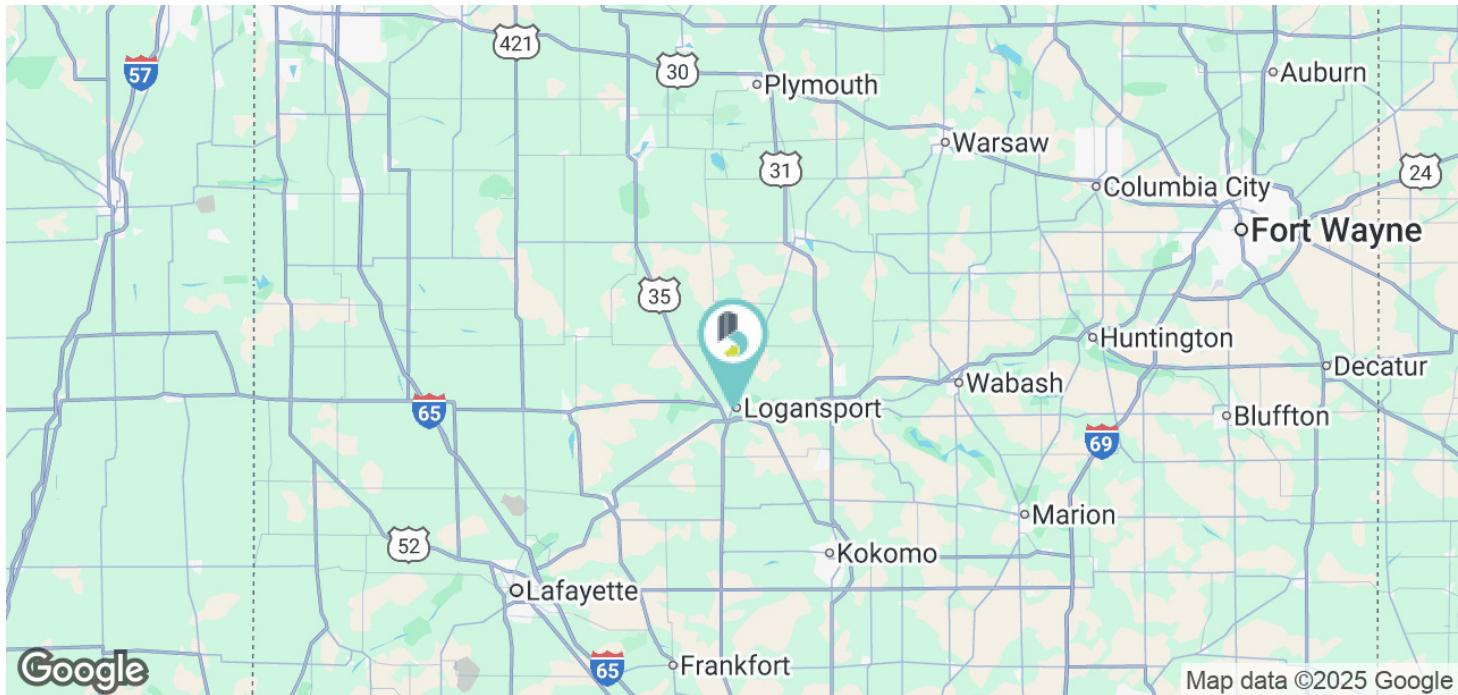
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## POPULATION

	1 MILE	3 MILES	5 MILES
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Total Population	10,193	21,800	25,273
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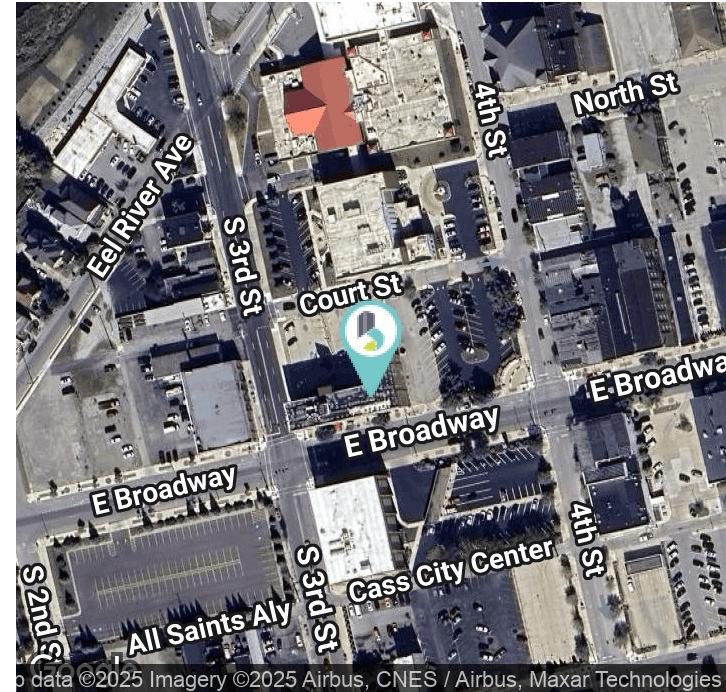
## HOUSEHOLDS &amp; INCOME

	1 MILE	3 MILES	5 MILES
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Total Households	3,541	8,061	9,476
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Average HH Income	\$58,263	\$62,421	\$64,984
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\* Demographic data derived from ESRI 2021



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