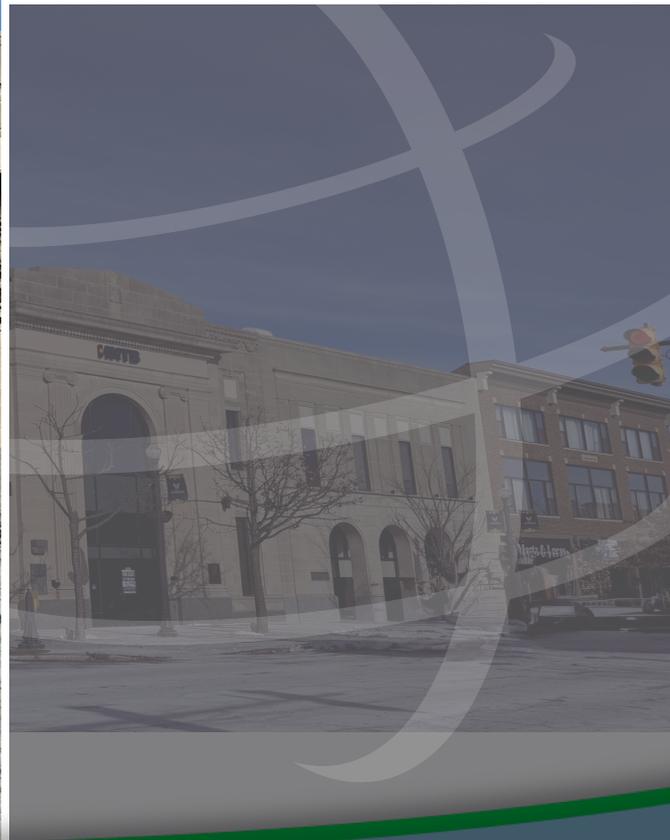


101 EAST LINCOLNWAY, VALPARAISO, IN 46383



For more information, please contact:

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101 EAST LINCOLNWAY

101 East Lincolnway, Valparaiso, IN 46383



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	2,000 - 5,500 SF
Lease Rate:	\$25.00 SF/yr (MG)
Lot Size:	0.63 Acres
Year Built:	1927
Building Size:	23,380 SF
Zoning:	Central Business District

PROPERTY OVERVIEW

Introducing a prime commercial space for lease at 101 East Lincolnway, Valparaiso, IN. This highly desirable property undergoing a current remodel offers an ideal location for businesses seeking convenience and visibility. Spacious 1st floor interiors with customizable layouts, this versatile space provides ample room for retail, office, or restaurant ventures. With large 10 ft windows that flood the space with natural light along with the historic limestone exterior, this property presents a professional image. The convenient private parking lot located directly behind the property and ease of access make it an attractive option for both clients and employees. Don't miss this opportunity to elevate your business in a prominent, adaptable, and well-appointed commercial space.

LOCATION OVERVIEW

This property is located in the dynamic surroundings of downtown Valparaiso, IN, perfectly positioned for a seamless blend of work and leisure. It is located just steps away from the county courthouse, adding to its appeal as a prime location that harmonizes professional and personal pursuits. In the immediate vicinity of the property there is an array of dining options from pizza and sushi to coffee and cocktails. Noteworthy in close proximity to this property is Central Park Plaza, which hosts a vibrant calendar of events including concerts and festivals. The renowned Valparaiso University adds to the area's cultural appeal, while a variety of shopping and entertainment destinations are within easy reach.

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LEASE SPACES



LEASE INFORMATION

Lease Type:	MG	Lease Term:	60 months
Total Space:	2,000 - 5,500 SF	Lease Rate:	\$25.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
101 East Lincolnway	2,000 - 5,500 SF	Modified Gross	\$25.00 SF/yr	5,500 square feet of raw open space with 14 foot ceilings. It can be demised and transformed for restaurant, retail, or office use.

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PROPERTY DETAILS

Lease Rate	\$25.00 SF/YR	PROPERTY INFORMATION	
LOCATION INFORMATION		Property Type	Office
Building Name	101 East Lincolnway	Property Subtype	Office Building
Street Address	101 East Lincolnway	Zoning	Central Business District
City, State, Zip	Valparaiso, IN 46383	Lot Size	0.63 Acres
County	Porter	PARKING & TRANSPORTATION	
BUILDING INFORMATION		Parking Type	Surface
Building Size	23,380 SF	Number of Parking Spaces	49
Building Class	B	UTILITIES & AMENITIES	
Occupancy %	65.0%	Handicap Access	Yes
Tenancy	Multiple	Elevators	1
Ceiling Height	14 ft	Number of Elevators	1
Minimum Ceiling Height	10 ft	Central HVAC	Yes
Number of Floors	2		
Average Floor Size	11,700 SF		
Year Built	1927		
Gross Leasable Area	29,500 SF		
Construction Status	Existing		
Condition	Excellent		
Free Standing	Yes		
Number of Buildings	2		

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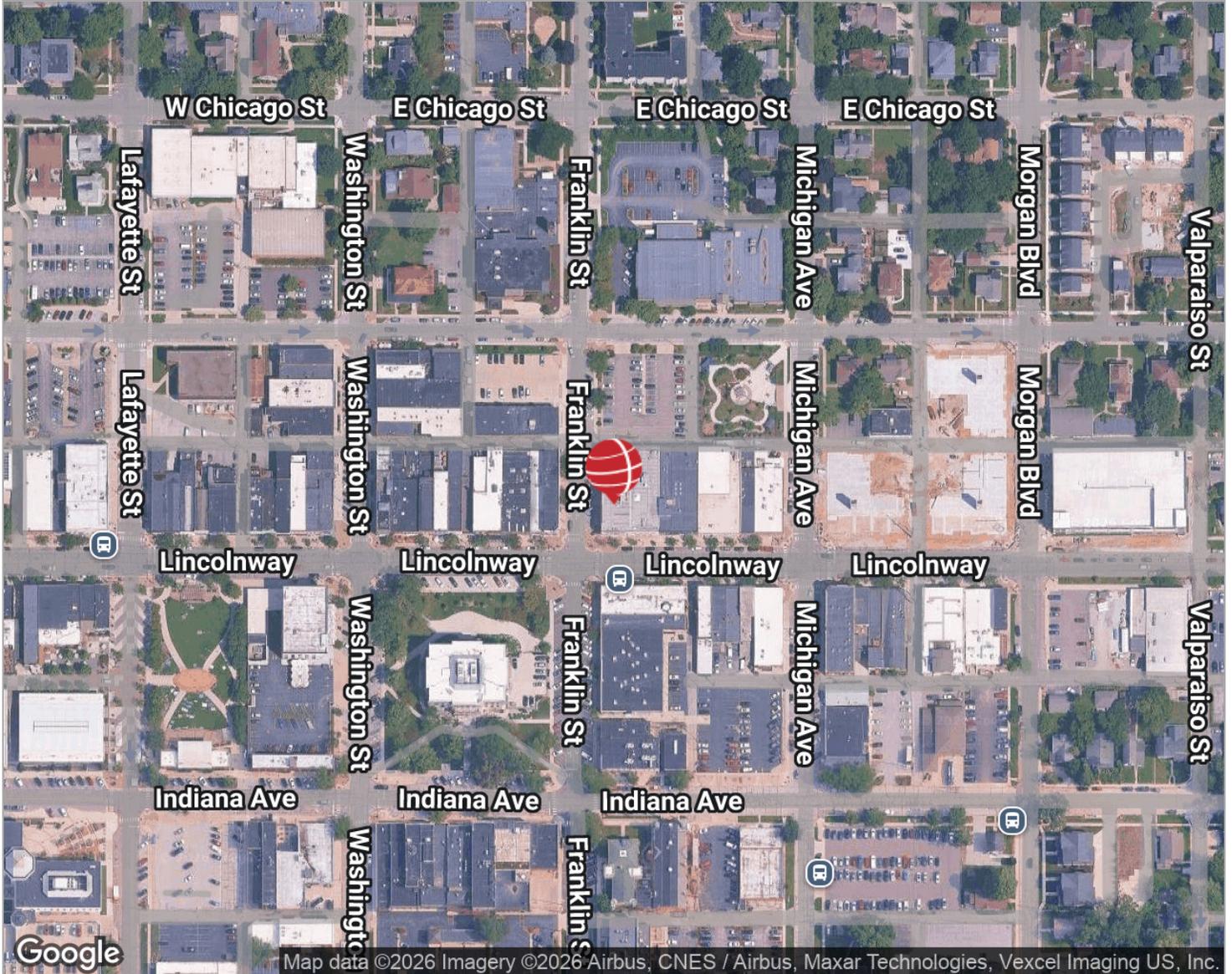
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LOCATION MAPS



LOCATION DESCRIPTION

This property is located in the dynamic surroundings of downtown Valparaiso, IN, perfectly positioned for a seamless blend of work and leisure. This property's historic nature is evident in its charming architecture, and located just steps away from the city courthouse, adding to its appeal as a prime location for an office space that harmonizes professional and personal pursuits. Built in 1927, this corner building would provide a prime location for a restaurant or business consistent with the aesthetic appeal of historic downtown Valparaiso. In the immediate vicinity of the property there is an array of dining options from pizza and sushi to coffee and cocktails. Noteworthy in close proximity to this property is Central Park Plaza, which hosts a vibrant calendar of events including concerts and festivals. The renowned Valparaiso University adds to the area's cultural appeal, while a variety of shopping and entertainment destinations are within easy reach.

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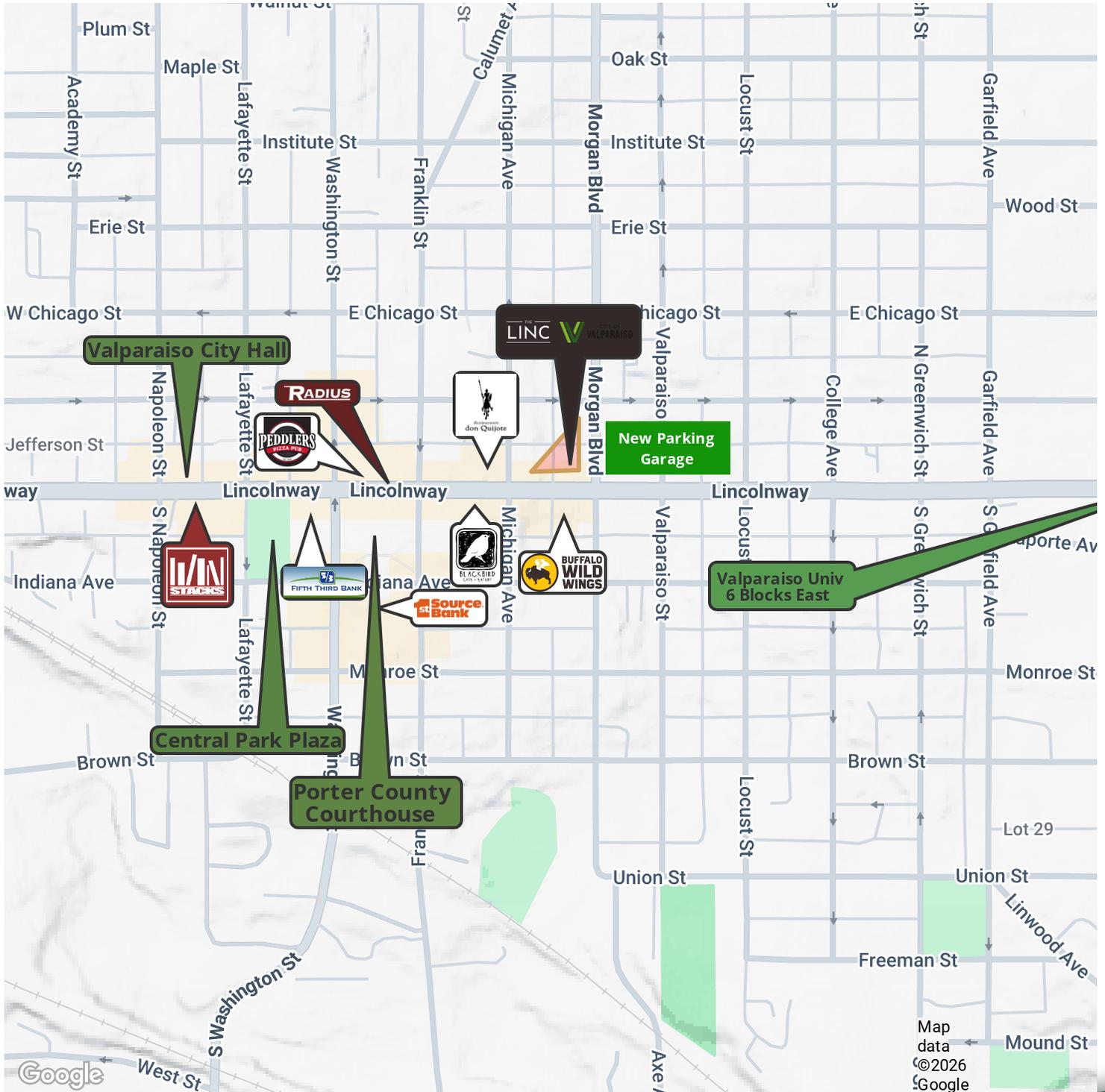
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VALPO RETAILER & OFFICE MAP



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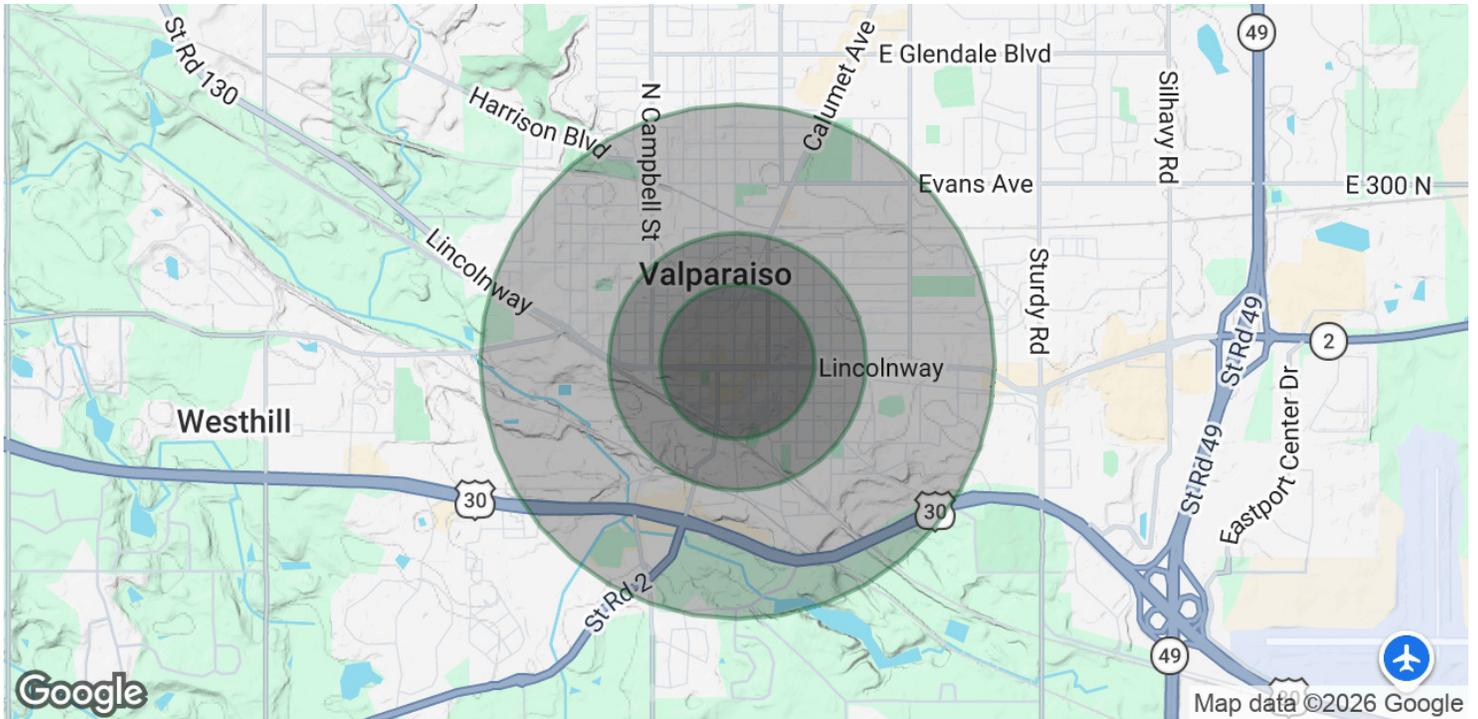
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,026	3,505	9,638
Average Age	39	39	37
Average Age (Male)	38	38	36
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	505	1,659	3,897
# of Persons per HH	2	2.1	2.5
Average HH Income	\$63,411	\$69,144	\$74,437
Average House Value	\$245,218	\$254,365	\$228,677

Demographics data derived from AlphaMap

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