

LEASE

OFFICE



3145 BENHAM AVE



3145 BENHAM AVE, ELKHART, IN 46517

PROPERTY OVERVIEW

This vibrant office space boasts a prime location with excellent accessibility and visibility. It features stylish and professional finishes throughout, including four private offices and a spacious open area perfect for up to eighteen workstations. The shared community room is ideal for gatherings, accommodating up to 60 people, with a kitchen prep area and direct access to an inviting outdoor patio. This turnkey space comes fully equipped with IT services, phone lines, and professional cleaning, all included in the lease. A convenient location near downtown Elkhart, IN, it's an ideal place to grow your business.

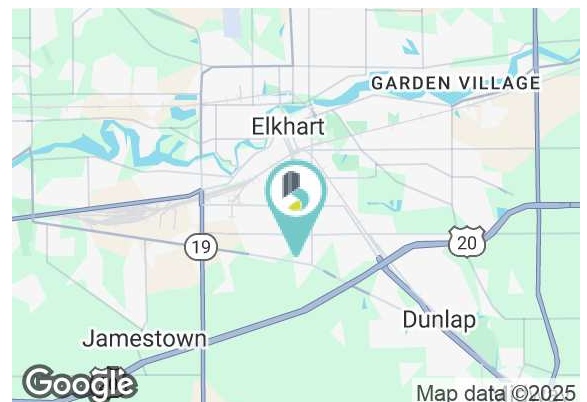
PROPERTY HIGHLIGHTS

- Great accessibility and visibility.
- Professional office exterior and interior finishes.
- Four private offices.
- Large open concept with eighteen work stations (cubicles) if desired use.
- Shared community room which accommodates 60 with a kitchen prep and staging area.
- Community room has access to outside patio area.
- Plug and play opportunity with IT services, telephone service, professional cleaning included in monthly lease rate.
- Sprinkled building with close proximity to downtown Elkhart, IN.

LEASE RATE

**\$23.00 SF/YR
(GROSS)**

Available SF:	4,000 SF
Lot Size:	3.5 Acres
Building Size:	38,520 SF



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ADDITIONAL PHOTOS

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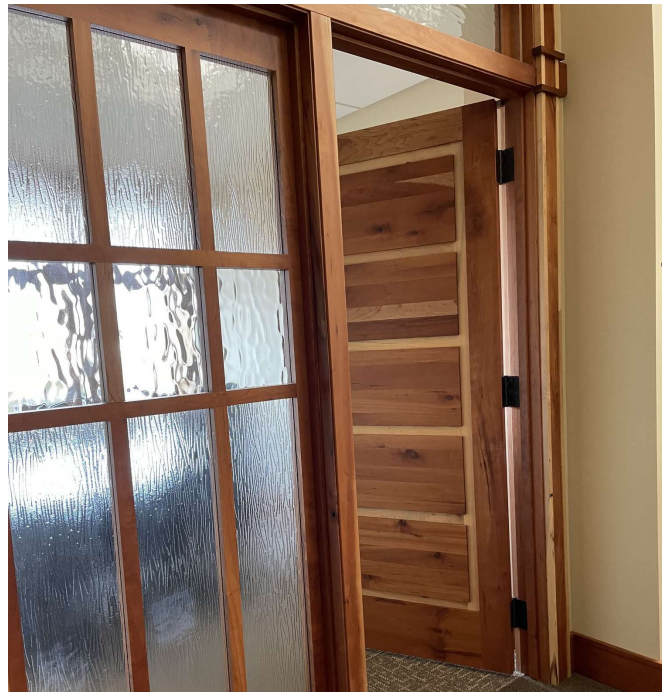


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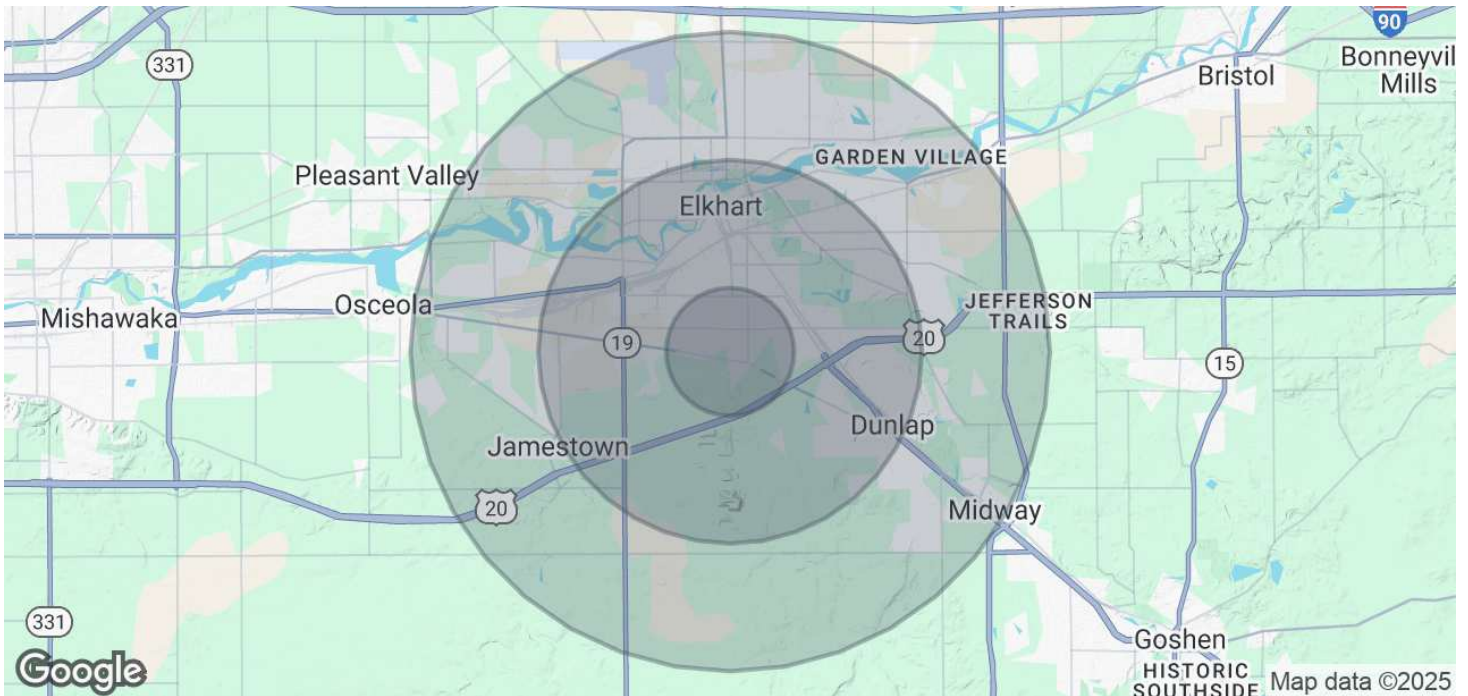


DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,853	48,617	93,981
Average Age	36	37	38
Average Age (Male)	35	36	37
Average Age (Female)	37	38	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,449	17,604	35,199
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$57,732	\$65,947	\$75,132
Average House Value	\$172,430	\$192,084	\$211,025

Demographics data derived from AlphaMap

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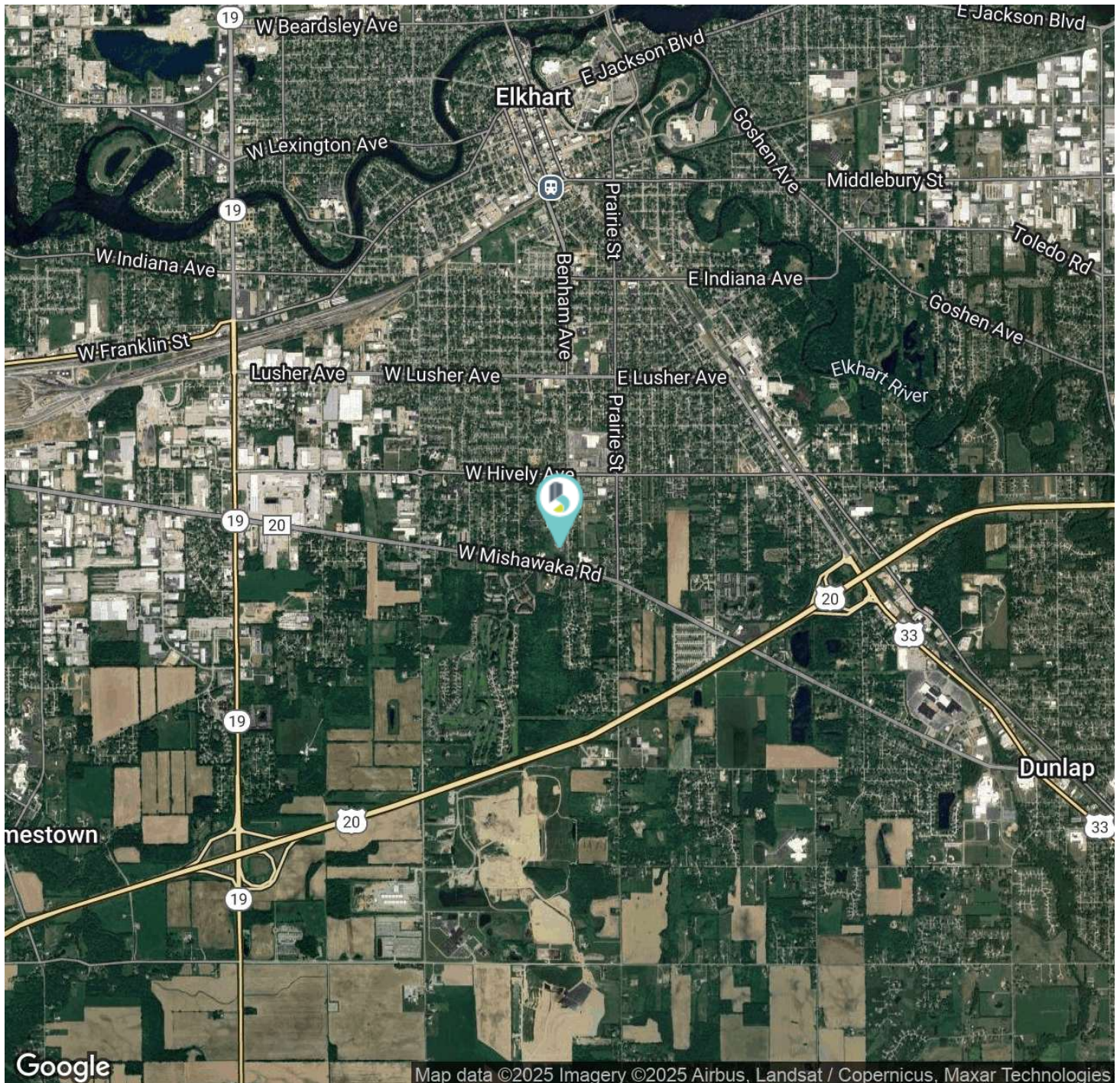
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