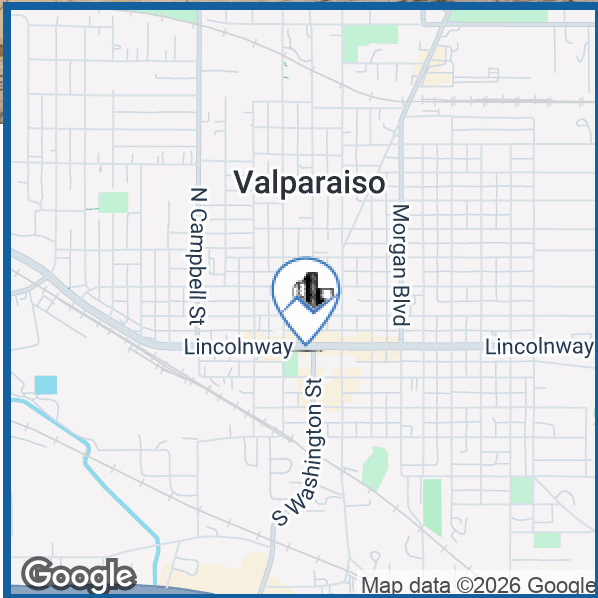


56 S Washington St

Valparaiso, IN



FOR LEASE | 1,738 SF OF OFFICE SPACE

PROPERTY HIGHLIGHTS

- 1,738 Usable SF
- Five Offices
- Updated Common Areas
- On-Site Parking
- Located in Downtown Valparaiso

FOR MORE INFORMATION

Ryan Peters
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56 S Washington St

Valparaiso, IN



OFFERING SUMMARY

Lease Rate:	\$5,000 SF/yr (MG)
Building Size:	36,955 SF
Available SF:	1,738 SF
Lot Size:	0.8 Acres
Year Built:	1969
Zoning:	Central Business District

PROPERTY OVERVIEW

This well-maintained, professional office suite is located on the third floor of the Fifth Third Bank building in downtown Valparaiso, IN. The property features a functional layout with a mix of five private offices, open workspace, and built-in workstations, making it ideal for a variety of office users, including professional services, medical, and administrative operations.

The suite offers abundant natural light through large windows with downtown views, complemented by updated finishes including modern lighting, neutral paint tones, and a combination of carpet and tile flooring throughout. Common areas are clean and well-kept, with elevator access providing convenience for both employees and clients. Restroom facilities are updated and spacious. The building has on-site parking, as well as ample street parking nearby.

LOCATION OVERVIEW

Located in the center of downtown Valparaiso, this property offers a premier position within the city's Central Business District. Situated next door to Central Park Plaza and directly across the street from the Porter County Courthouse, the property is surrounded by a dynamic mix of restaurants, boutique retail, and service-oriented businesses, all within walking distance. The location benefits from consistent foot traffic and proximity to key community anchors, including Valparaiso University, which is located less than one mile away. The property also provides convenient access to major roadways, with U.S. Route 30 approximately 0.5 miles away and State Road 49 approximately 2.5 miles away.

FOR MORE INFORMATION

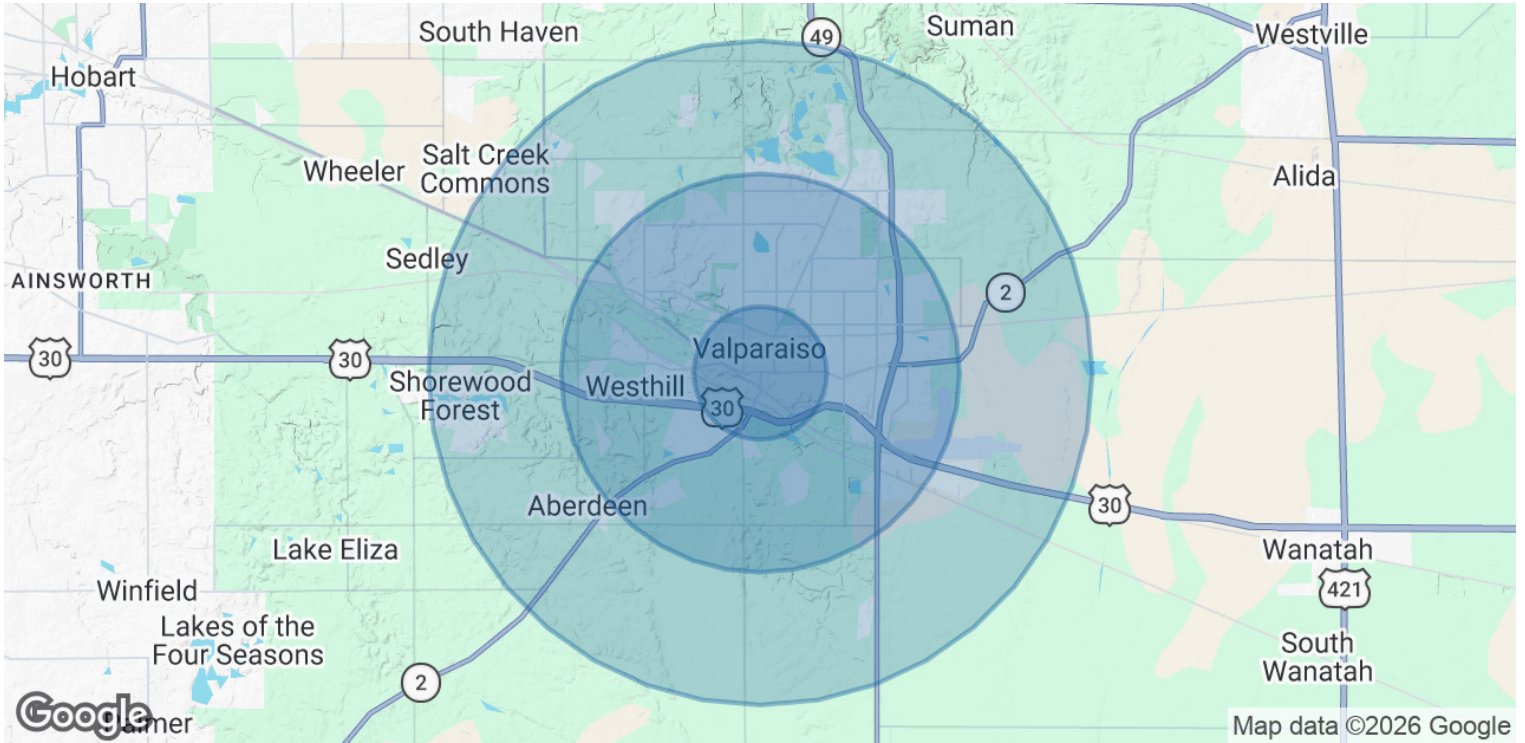
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STREETFRONT
— REAL ESTATE —



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,757	39,912	58,952
Average Age	35.7	39.8	41.0
Average Age (Male)	32.9	38.7	39.7
Average Age (Female)	36.3	40.9	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,281	16,240	23,524
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$79,677	\$99,268	\$110,679
Average House Value	\$235,367	\$286,662	\$310,933

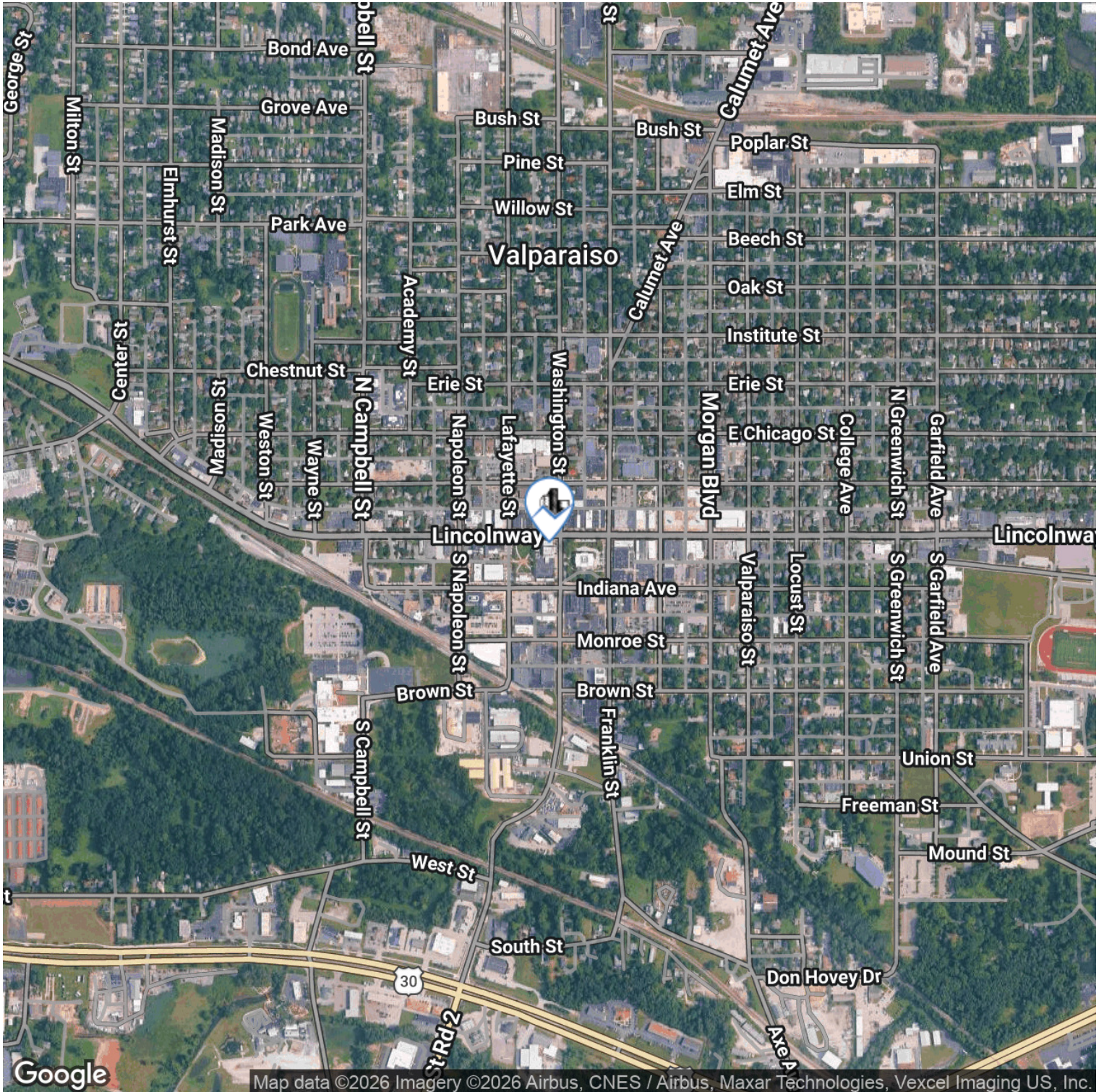
2023 American Community Survey (ACS)

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