

# For Lease

Office Property - 681 - 1,790 SF Available



## 300 E. Broadway / Logan Square

Logansport, IN, 46947

Logan Square is neatly tucked into a century-old, landmark, 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 many adjacent district businesses. This unique cluster of offices has an array of suite sizes available for the expanding entrepreneur and will suit businesses such as law, finance, counselors, remote workers, consultants, writers, and web-designers just to name a few.

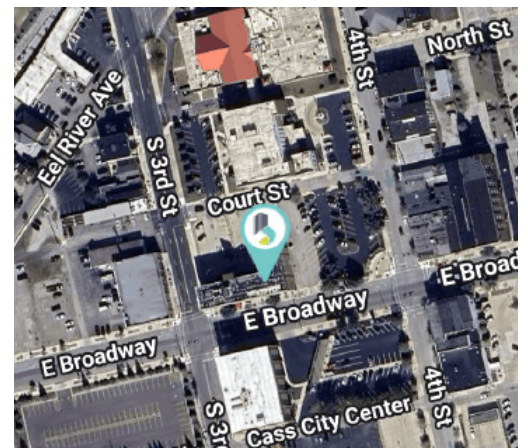
### Highlights

- Located downtown, Logan Square is one of Logansport's only professional "independent offices" with a private office environment
- 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

Lease Rate	\$10.00 - \$12.00 SF/yr Modified Gross
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Building Size	46,140 SF
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Available Space	681 - 1,790 SF
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**Chad Voglewede**

Senior Broker

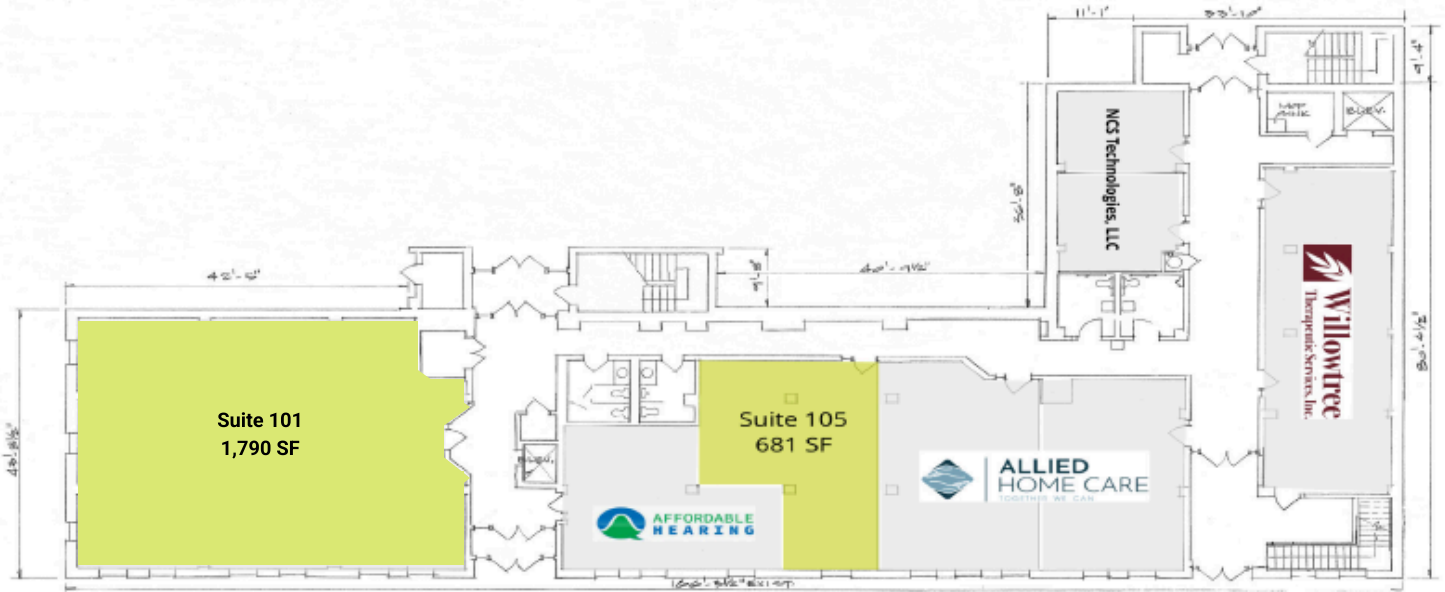
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# Availabilities

300 E. Broadway, Logansport, IN 46947



## AVAILABLE SUITES

SUITE	AVAILABILITY	SIZE	TYPE	RATE
Suite 105	Available Immediately	681 SF	Modified Gross	\$10.00-\$12.00/SF/YR
Suite 101	Available Immediately	1,790 SF	Modified Gross	\$10.00-\$12.00/SF/YR

# Photos

300 E. Broadway, Logansport, IN 46947



**Southwest Entrance**



**Northeast Entrance**



**Northeast Entrance**



**Suite 107**



**Suite 108B**



**Suite 108A**

# Photos

300 E. Broadway, Logansport, IN 46947



**Rear Parking Lot**



**Rear Parking Lot**

# Property Details

300 E. Broadway, Logansport, IN 46947



## Location Information

Address	300 E Broadway
City, State, Zip	Logansport, IN 46947
County	Cass

## 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

## Utilities

Gas	NIPSCO
Water / Sewer	City of Logansport
Power Type	REMC

## Transportation & Traffic

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

## Building Information

Building Size	46,140 SF
Class	B
Tenancy	Multiple
Floors	5
Ceiling Height	9 ft (Minimum)
Year Built; Renovated	1910; 2021
Construction	Wood frame/Masonry
Exterior	Brick
Roof	Flat
Lighting	Fluorescent/Incandescent
Heat Type	Electric Forced Air
A/C Type	Forced Air
Restrooms	Two half-baths; Shared

## Expenses

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

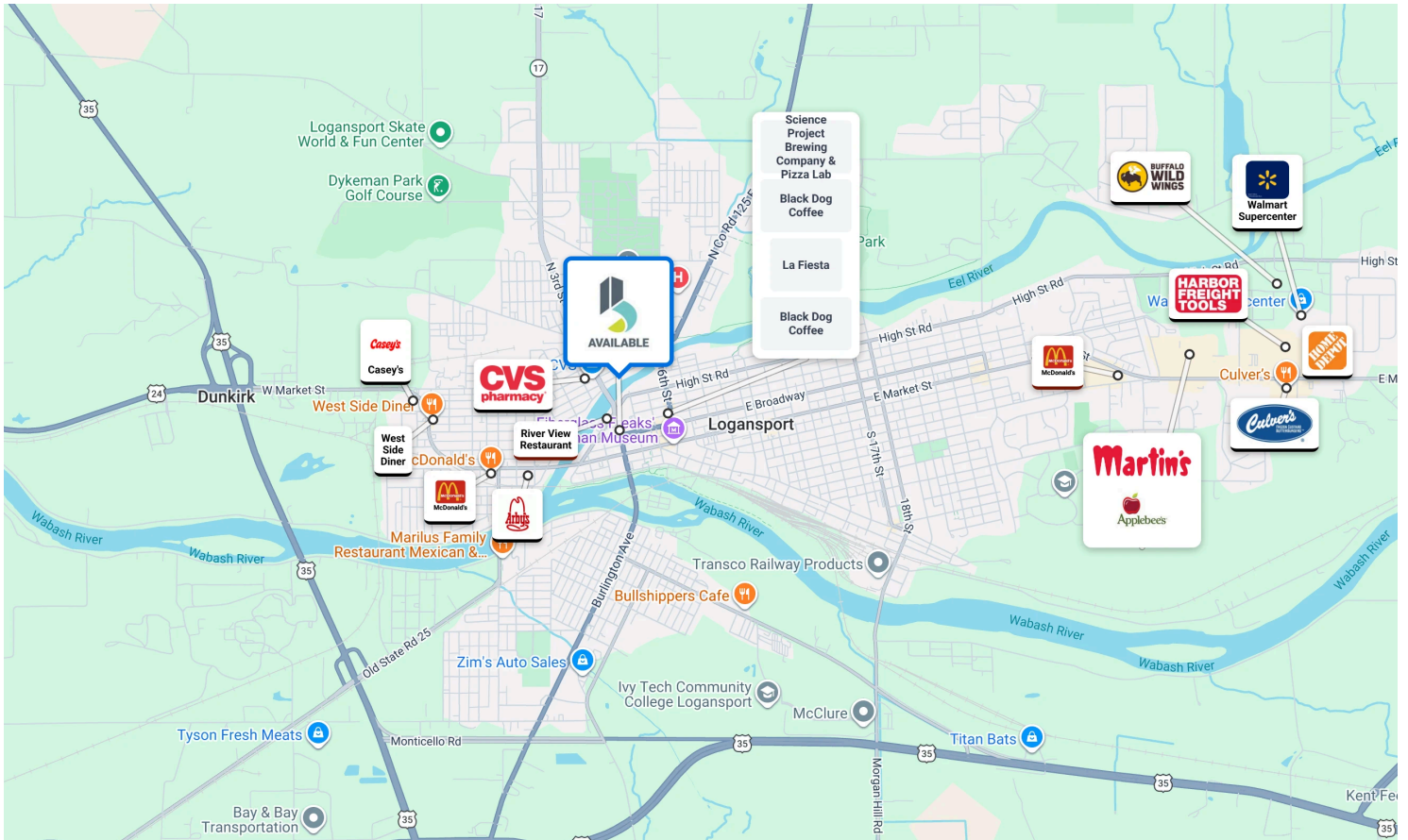
# Area Map

300 E. Broadway, Logansport, IN 46947



# Demographics

300 E. Broadway, Logansport, IN 46947



## Demographics Summary

Logansport offers a strategic location with a variety of small office spaces available for lease, providing flexible options for startups, remote professionals, and growing companies seeking an affordable and well-connected base.

## Demographics

	1 Mile	3 Miles	5 Miles
Population	10,163	21,078	21,078
Total Households	3,692	8,229	9,681
Average Household Income	\$65,834	\$68,859	\$72,835

# Area Overview

300 E. Broadway, Logansport, IN 46947



## About Logansport

Logansport is a north-central Indiana city at the confluence of the Wabash and Eel Rivers with strong regional connectivity via U.S. 24 and State Roads 25 and 29. In recent years, the city has experienced steady, measured growth supported by ongoing investment in infrastructure, downtown revitalization, and industrial expansion, positioning it as an increasingly attractive location for both residents and employers seeking value-driven markets. Its economic base remains anchored by manufacturing, healthcare, and logistics, while local leadership continues to prioritize redevelopment initiatives, workforce development, and quality-of-life enhancements that reinforce long-term stability. Combined with a cost of living well below the national average and a business-friendly environment, Logansport offers a compelling blend of affordability, accessibility, and upward momentum.

## Highlights

- Cost of living estimated ~20–25% below the U.S. average, enhancing affordability for residents and businesses
- Strategic location within reach of Fort Wayne (±77 miles), Lafayette (±66 miles), and Kokomo (±35 miles).
- Diverse economic base with strong manufacturing and healthcare employment sectors
- Active downtown revitalization efforts driving small business growth and reinvestment
- Access to regional highways (U.S. 24, SR 25, SR 29) supporting efficient logistics and commuting