



4004 N Campbell St, Valparaiso, IN 46383

\$16/SF/YR

\$1.33/SF/MO

4004 Calumet Ave

Office | 1 space available | 3,360 SqFt



George Grcevich
Indiana RB18001948
219.628.6933

Listing Added: 03/01/2026

Listing Updated: 03/11/2026



Building Details

Property Type	Office, Retail, Special Purpose	Subtype	Traditional Office, Executive Office, Medical Office
Tenancy	Multiple	Total Building SqFt	11,422
Max Contiguous SqFt	3,360	Total Building Suites	4
Vacant SqFt	3,360	Land Acres	1.43
Lot Size (acres)	1.43	Year Built	1974
Year Renovated	2022	Buildings	1
Stories	2	Power	200 amp
Elevators	No	Zoning	Commercial
APN	64-09-12-101-007.000-004		

Building Description

FULLY REMODELED TURNKEY OFFICE!

Building Highlights

Updated 3,360 SF office — 4004 Campbell St, Valparaiso

Overview

- Bright, recently refreshed 3,360 SF suite ideal for professional services, small medical, creative teams, or satellite office.
- Attractive balance of private offices, open workspace, and collaborative areas to support up to ~20–30 staff (depending on layout).

Key features

- Modern finishes: new paint, flooring, LED lighting, and updated restrooms.
- Flexible layout: combination of private offices, one or two conference/meeting rooms, reception area and open work zone — easily reconfigurable.
- Built-in break/kitchenette area and storage/IT closet.
- Efficient HVAC, ADA access, and ample natural light.
- Generous surface parking directly adjacent to the building — convenient for staff and clients.
- On-site signage and street visibility for easy wayfinding.

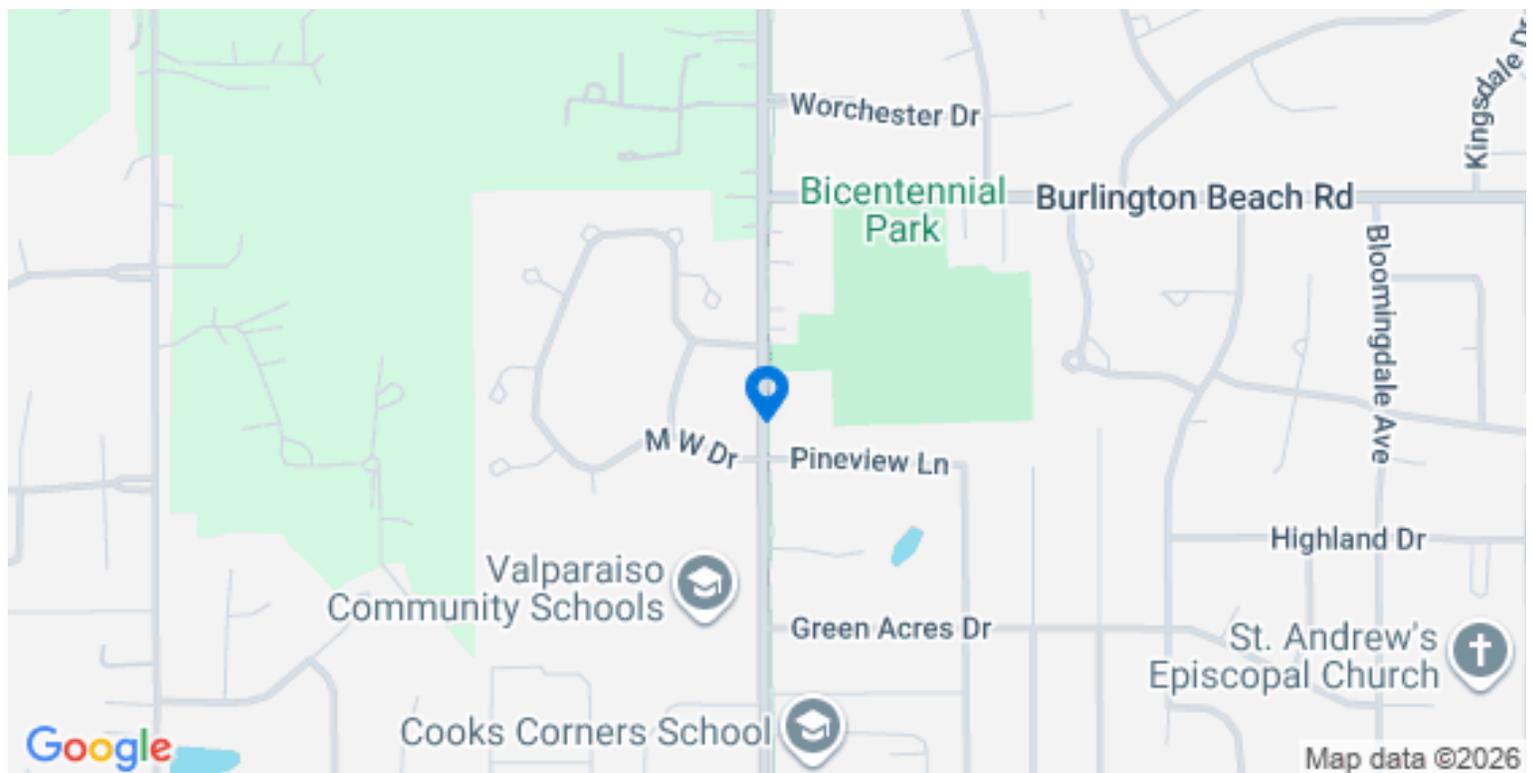
Location & accessibility

- Convenient Valparaiso location with quick access to regional highways and local amenities.
- Close to restaurants, hotels, banks and business services — convenient for client meetings and staff needs.
- Lower occupancy costs vs. central-city space while maintaining a professional suburban address.

Why it's a smart choice

- Move-in ready condition reduces tenant improvement expense and downtime.
- Flexible floorplate supports confidential client meetings, private offices and a professional reception environment.
- Cost-effective option for firms seeking a polished, functional office without downtown premiums.

Building Location (1 Location)



Updated 3,360 SF office — 4004 Campbell St, Valparaiso Overview Bright, recently refreshed 3,360 SF suite ideal for professional services, small medical, creative teams, or satellite office. Attractive balance of private offices, open workspace, and collaborative areas to support up to ~20–30 staff (depending on layout). Key features Modern finishes: new paint, flooring, LED lighting, and updated restrooms. Flexible layout: combination of private offices, one or two conference/meeting rooms

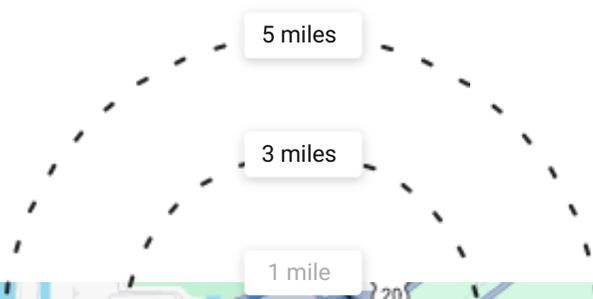
Listing Type	Direct	Space Subtype	Traditional Office,Executive Office,Medical Office
RSF	3,360 SF	Min Contiguous SF	1,600 SF
Max Contiguous SF	3,360 SF	Space Available	3/10/26
Rate (Per SF)	\$16 / SF / YR	Lease Type	Modified Gross
Lease term	Negotiable	Days on Market	0 days

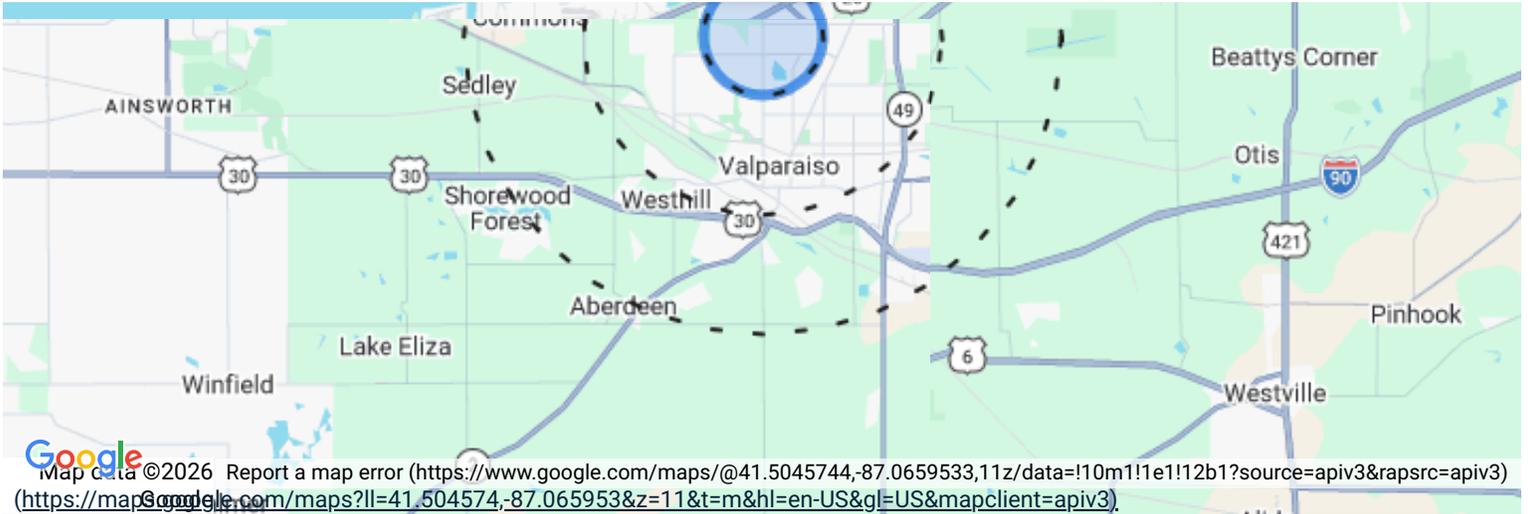
Property Photos (7 photos)



Demographic Insights

Demographic Insights





1 mile

3 miles

5 miles

Population

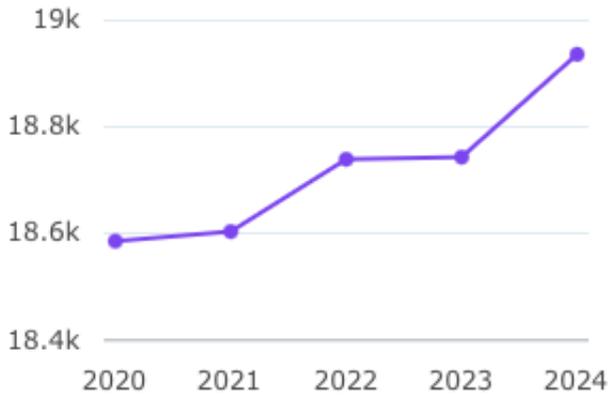
18.9k

1%

Compared to 18.7k in 2023

1%

Compared to 18.6k in 2020



Household Income

\$86.7k

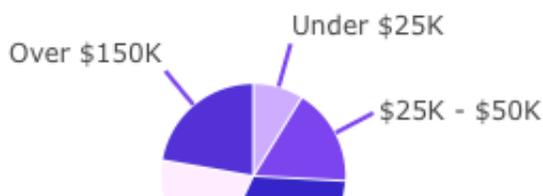
Median Income

\$94k

2029 Estimate

8%

Growth Rate





Age Demographics

44

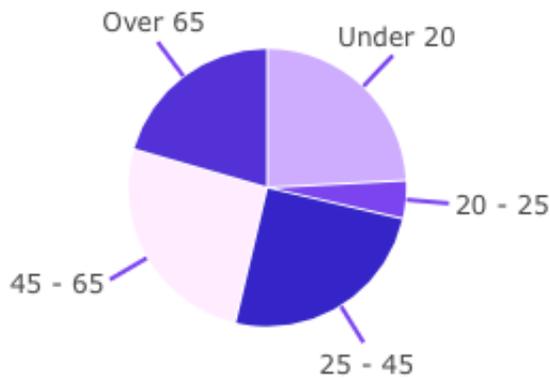
Median Age

46

2029 Estimate

5%

Growth Rate



Number of Employees

15.6k

Top Employment Categories

Management, business, science, and arts o...



Educational services, and health care and s...



Manufacturing



Professional, scientific, and management, ...

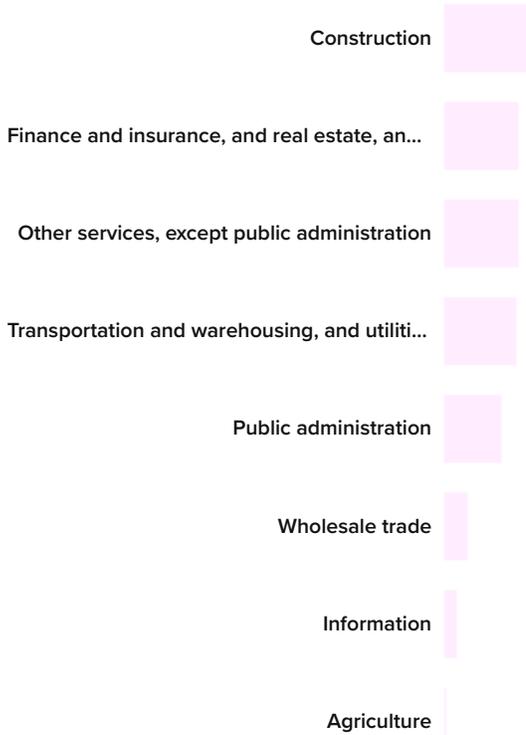


Retail trade



Arts, entertainment, and recreation, and ac...





Housing Occupancy Ratio

12:1

23:1 predicted by 2029



Renter to Homeowner Ratio

1:4

1:5 predicted by 2029

