



HIGHLIGHTS: 118 West Maumee St

Total Building Size: 10,146 SF

Available for Lease: 3,382 SF - Main Level

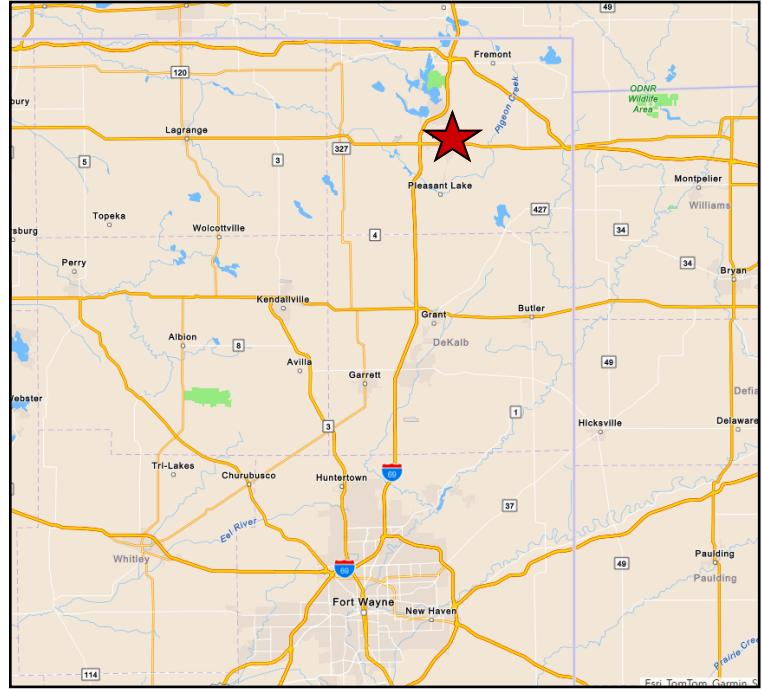
Excellent visibility - Located in downtown Angola on US Hwy 20 (Maumee Street)

Within walking distance of Angola's public square, retail and numerous restaurants

Zoned for flexible use - Downtown Corridor

Rear and side entrances provide easy access for tenants and clients

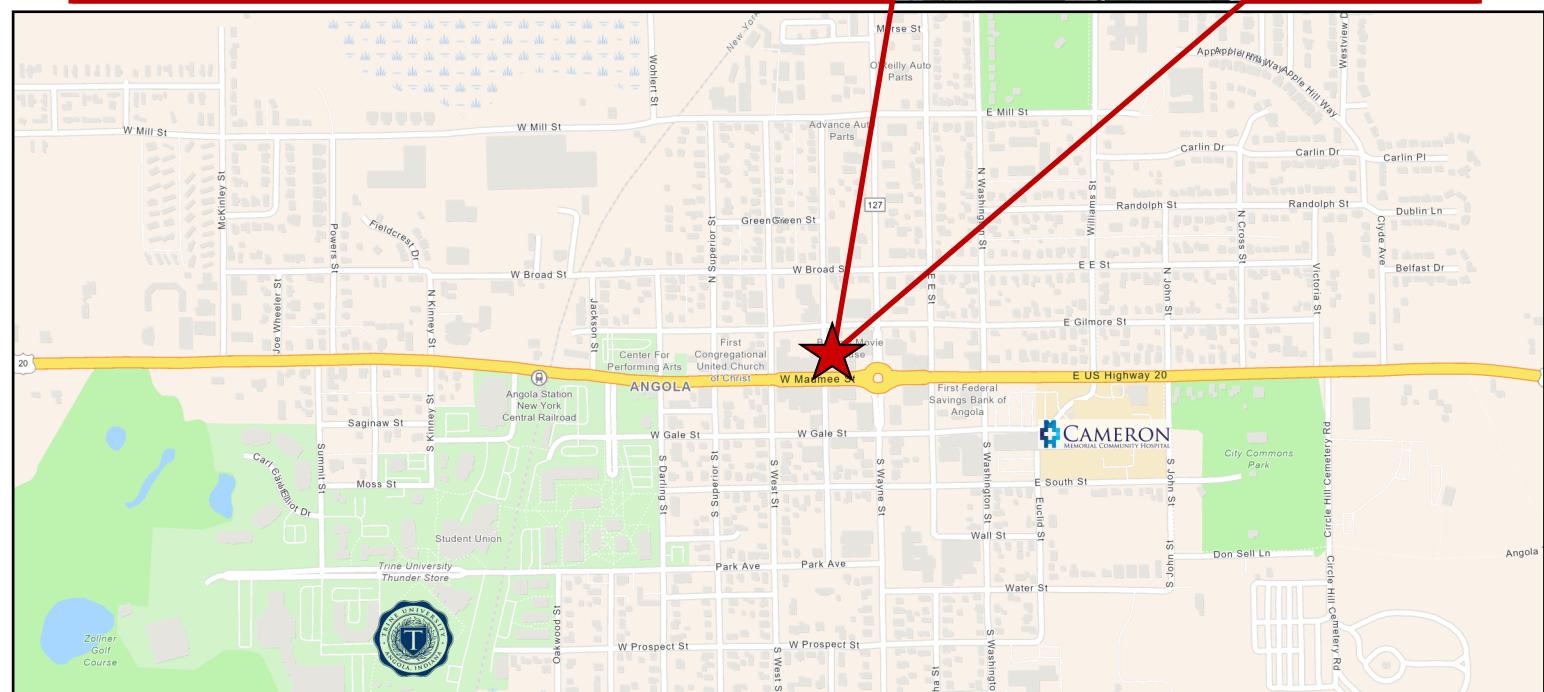
Lease Rate: Contact Broker for Pricing



B N D

COMMERCIAL

OFFICE SPACE > FOR LEASE
3,382 SF
118 WEST MAUMEE STREET
ANGOLA, INDIANA



Alec Ramsey
Cell: (260) 414-8415
ar@bnd.net

O. Karl Behrens, CCIM, SIOR
Cell: (260) 410-3627
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1021 S. Calhoun Street | Suite One
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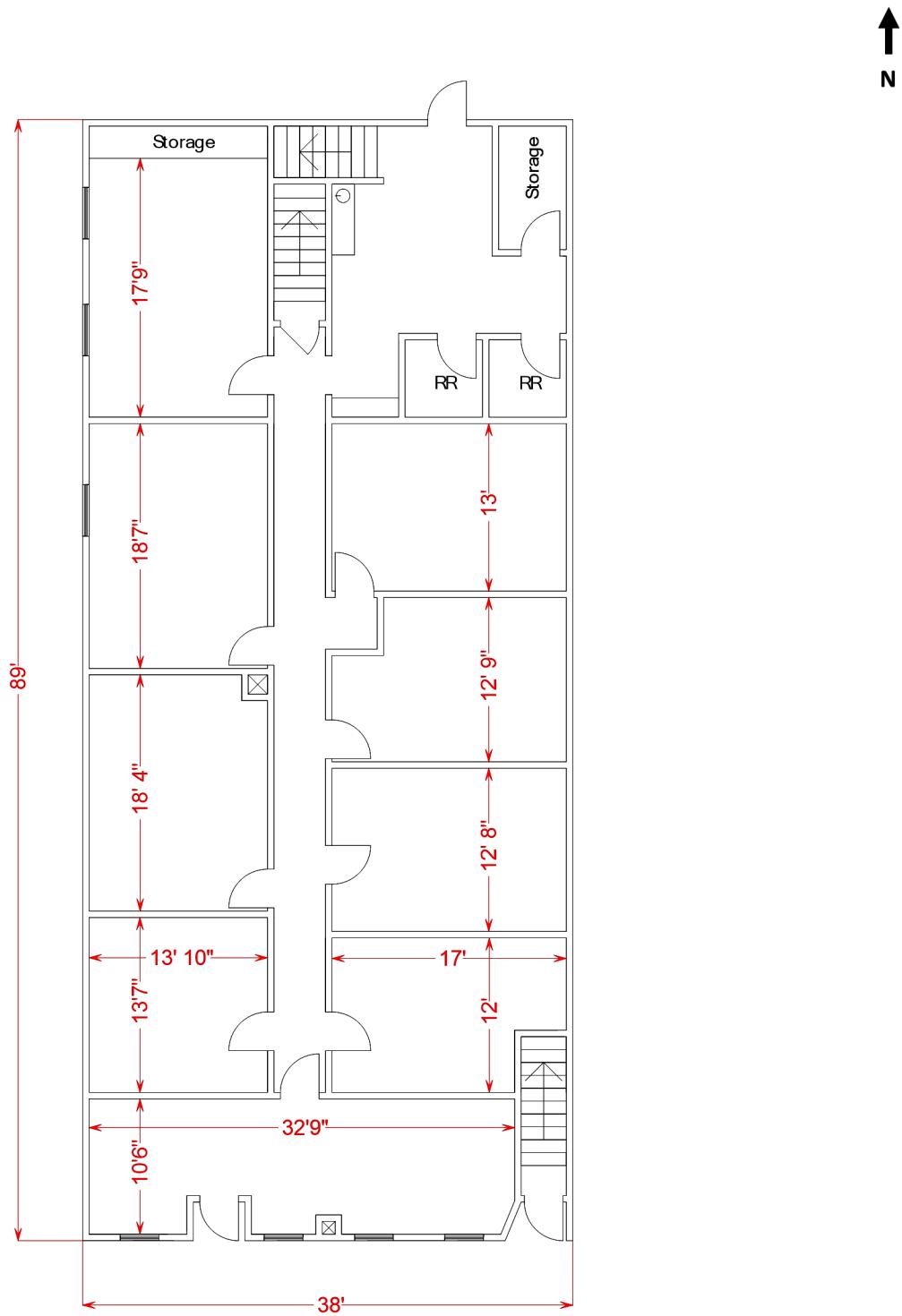
The logo for BND Commercial. It features the letters 'B', 'N', and 'D' in large, bold, white sans-serif font, each set against a different colored square background: red for 'B', black for 'N', and white for 'D'. Below these letters is the word 'COMMERCIAL' in a smaller, bold, black sans-serif font, set against a yellow background.

OFFICE SPACE > FOR LEASE

3,382 SF

118 WEST MAUMEE STREET ANGOLA, INDIANA

3,382 SF Floor Plan



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118 WEST MAUMEE STREET
ANGOLA, INDIANA

Property Highlights

Address	118 West Maumee Street
City/State/Zip	Angola / IN / 46703

Building Information

Total Building Size	10,146 SF
Available Space for Lease	3,382 SF
Land Area	0.02 Acres
Zoning	DC - Downtown Corridor
Construction Type	Brick
Construction Year	1900
Number of Floors	3
Roof	Rubber Flat
Heating System	Gas Forced Air
Air Conditioning	Gas Forced Air
Sprinkler System	No
Parking	Street
Building Dimensions	± 89' x 38'

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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Lease Information

Lease Rate	Dependent on Landlord Buildout and Lease Length
Term of Lease	Contact Broker for Pricing and Term
Type of Lease	Triple Net

Building Expenses

	Responsible Party (Landlord / Tenant)	Estimated Expense
Utilities	Tenant	TBD
Property Tax	Tenant	TBD
Building Insurance	Tenant	TBD
Janitorial	Tenant	TBD
Interior Maintenance	Tenant	TBD
Roof / Structure	Landlord	TBD
Lawn / Snow	Tenant	TBD

Utilities

	Company
Gas	NIPSCO
Electric	NIPSCO
Water	City of Angola
Sewer	City of Angola

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