



Auburn Professional Village

1340-1350 S Grandstaff Drive

Auburn, IN 46706



Office Condos For Sale or Lease

Multiple office condos for sale or lease at Auburn Professional Village. These condos offer a variety of floor plans and are perfect for any growing business. The suites are contiguous and can be combined, offering a total space of 15,888 SF.

2 land tracts around the offices are also for sale. All utilities have been brought to the sites and they are primed and ready for development. The owner's association limits possible uses to office and medical.

Property Highlights

- ▶ Zoned C2 - General Commercial
- ▶ Multiple units and floor plans available
- ▶ 2,304 - 15,888 SF
- ▶ Fully finished basement
- ▶ **FOR LEASE: \$12.00/SF/Yr NNN**
- ▶ 2 land tracts for sale - 0.45 AC per lot
- ▶ **FOR SALE: \$225,000 PER UNIT**
- ▶ **FOR SALE: \$99,999 PER LOT**

NEAL BOWMAN, SIOR

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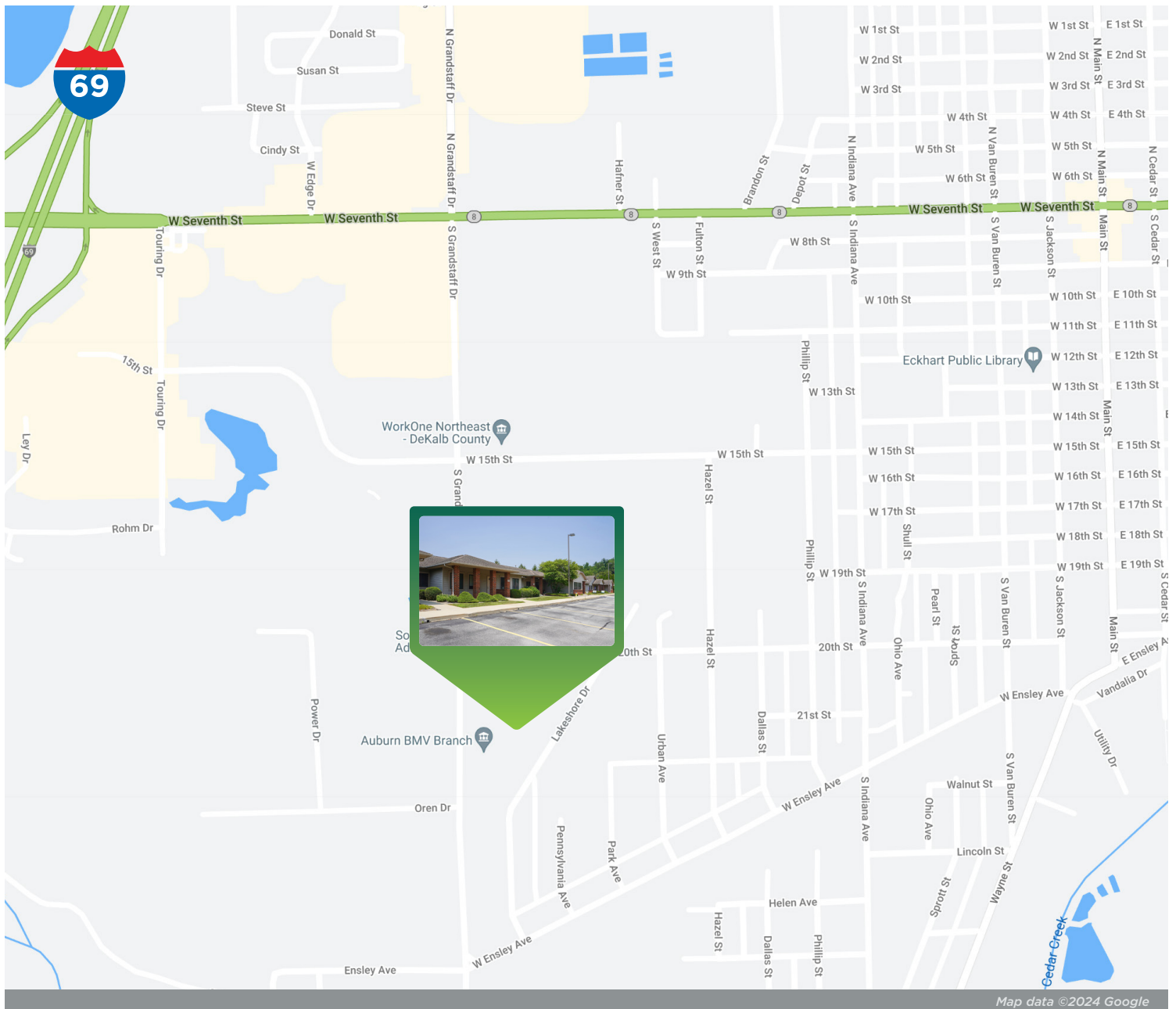
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Map data ©2024 Google

Excellent Location

Located just one mile off I-69 Exit 329 and just 20 miles north of Fort Wayne, Auburn Professional Village boasts a fantastic location within the city of Auburn. The property is south of US 6 and just minutes from downtown Auburn. Neighboring businesses include the Auburn BMV Branch, Lassiter Advertising, and Fort Financial Credit Union.

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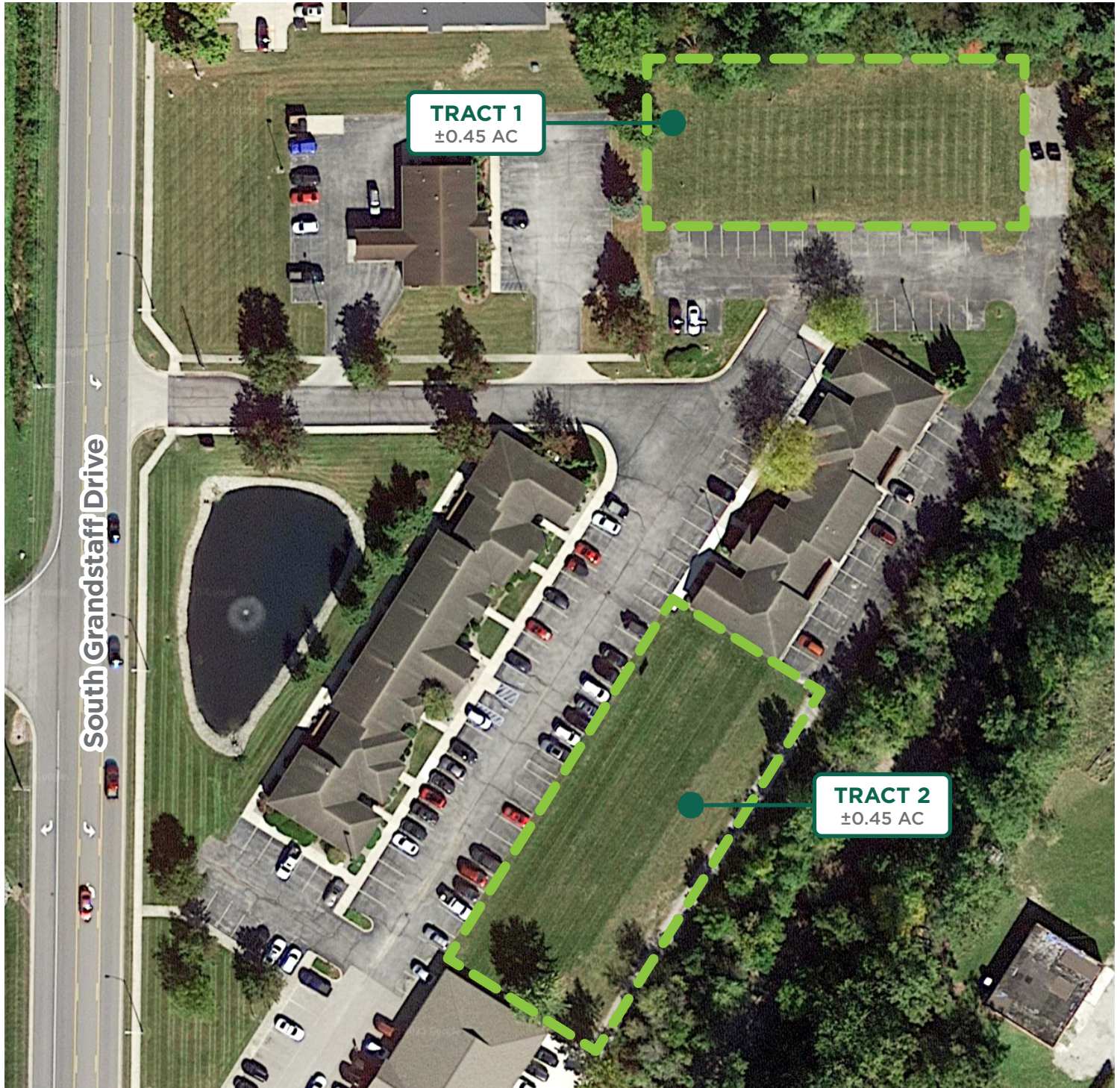
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Site Plan**NEAL BOWMAN, SIOR**

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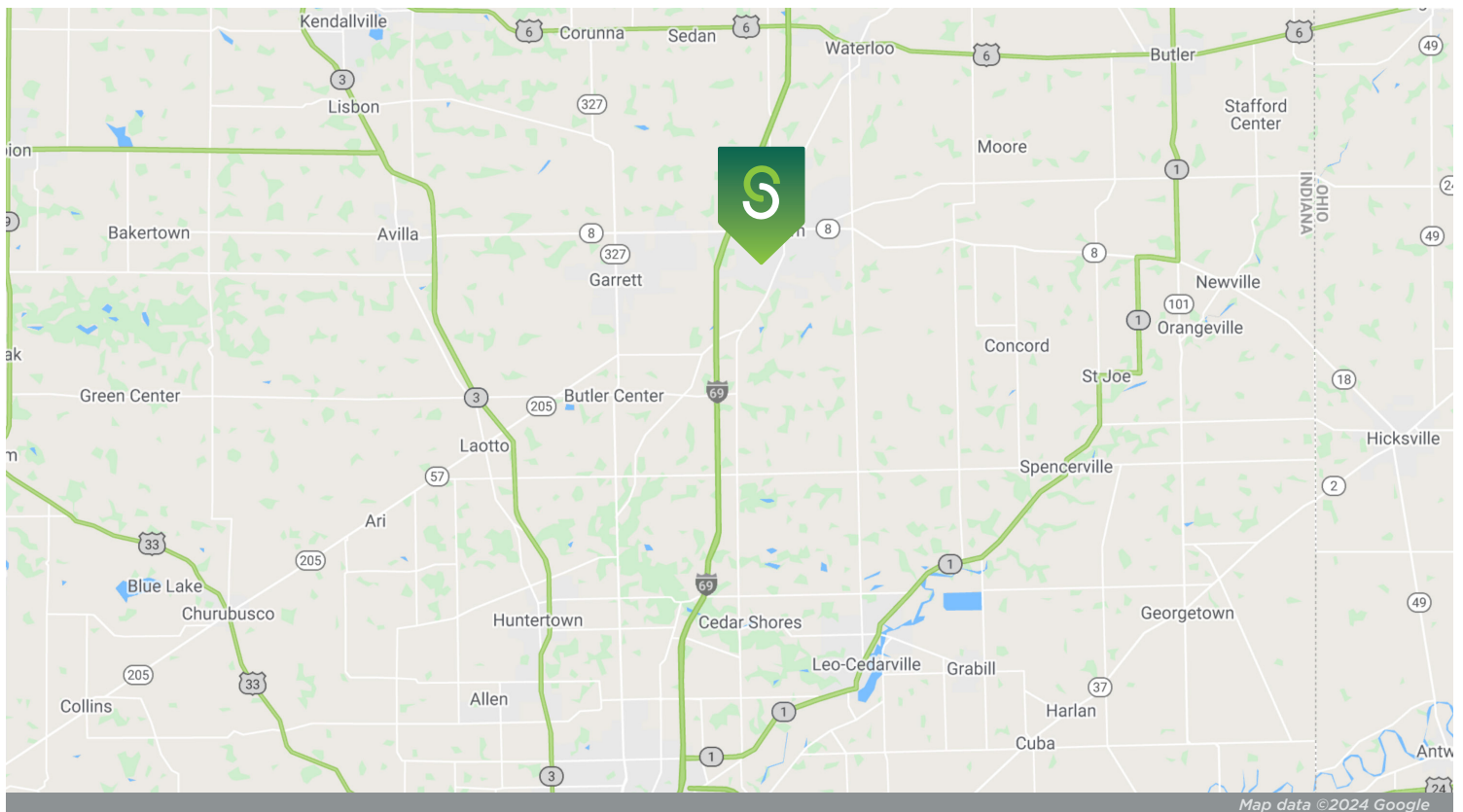
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PROPERTY INFORMATION

Address	1340 - 1350 S Grandstaff Drive
City, State, Zip	Auburn, IN 46706
County	DeKalb
Township	Union
Parcel Number	17-06-31-401-015.000-025

SALE INFORMATION

Price Per Unit	\$225,000
Units 1324, 1340 - 1350	
Price Per Lot	\$99,999
Terms	Cash at close

LEASE INFORMATION

Lease Rate & Type	\$12.00/SF/Yr NNN
Terms	3-5 Years
Availability	Immediate

AVAILABLE UNITS

Total Building Area	15,888	
Total Available	15,888 RSF	
Max Contiguous	15,888 RSF	
Units Available	RSF	Monthly Rate
• 1340	3,024	\$3,024
• 1342	2,544	\$2,544
• 1344	2,376	\$2,376
• 1346	3,096	\$3,096
• 1348	2,304	\$2,304
• 1350	2,544	\$2,544
• 1340 - 1350 Cont.	15,888	\$15,888

AVAILABLE LOTS

Lot Number	Size	Total
• 1	0.45 AC	\$99,999
• 2	0.45 AC	\$99,999

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

BUILDING INFORMATION

Property Type	Office
Year Built	1998
# of Stories	1 (with basement)
Construction Type	Wood frame
Roof	Shingle
Heating	Package
A/C	Package
Sprinkler	No
ADA Compliant	Yes
Elevators	N/A
Signage	Pylon and storefront

SITE DATA

Site Acreage	5.038 AC	Interstate	I-69
Zoning	C2	Traffic Counts	9,800
Parking	Surface	Parking Ct	Ample

UTILITIES

Electric Provider	City of Auburn
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Auburn

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About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

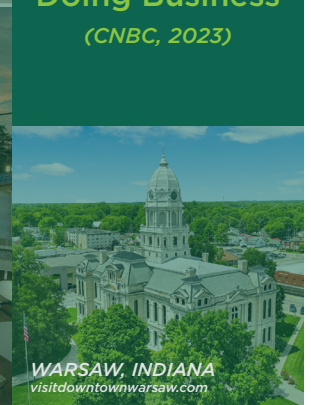
Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



#13
Top States for
Doing Business
(CNBC, 2023)



7.5
Million
Annual
Visitors



\$2B
in Capital
Investment





Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



Bill Cupp
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Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

260 483 1608

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Sturges Development

260 426 9800

SturgesDevelopment.com

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.