

\$16.85/SF, MG

PROPERTY HIGHLIGHTS

Lease Rate: \$16.85 PSF, MG

Utility Cost: \$250/Month

Available Space: 962 SF

Configuration: Open w/ 1 private office

Parking: On Site, Street & City Lot

Zoning: CBD-Central Business District

Year Built: Historically Desinged Building

Construction: Masonry

Elevator: Yes

Heating: Gas-Forced Air

Air-Conditioning: Yes

Restrooms: Men's and Women's

Utilities: City Water & Sewer

**131 E. Franklin Street, Suite 14
Elkhart, IN**



PROPERTY DETAILS

Two-story historical building within Elkhart's Central Business District. Fully remodeled unit on the 2nd floor with bright windows facing Centennial Park. 10' ceilings and open floor plan with one large executive office. Building is a full gross lease with all utilities included (electric, gas, water and sewer) except internet, data and phone. The buildings anchor tenant, 1st Source Bank has been in the building for over 3 decades.



Make contact.

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LOCAL POINTS OF INTEREST

● 131 East Franklin Street - 1st Source Bank

- 1. Stonewater at the Riverwalk Apartments
- 2. Riverfront West Apartments
- 3. Martins/Starbucks
- 4. Lex 530
- 5. INOVA Credit Union
- 6. First State Bank
- 7. Brass Elk Brewing/Essence Restaurant
- 8. Beacon/Elkhart Aquatic Center

- 9. Artisan/The Lerner
- 10. Centier
- 11. Key Bank/Elkhart Co. EDC/
Goldman Sachs
- 12. Rocket Car Wash/Dog Wash
- 13. Iechyd Da Brewing Company
- 14. Fifth Third Bank/Old National
- 15. Easy Shopping Place/Volcano/
Baker's Nook Cafe

- 16. Stephenson's
- 17. NIBCO Water Park
- 18. Twisted Strings/Bella/Stash
- 19. Hacienda
- 20. Lake City Bank/Bird in Hand/
Elkhart County Foundation
- 21. Indiana University South Bend