

Office For Lease



818 Erwin St.

Elkhart, IN 46514

Property Highlights

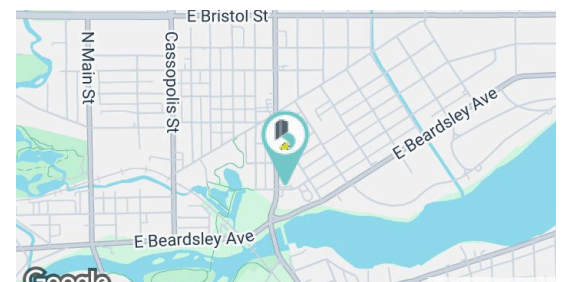
- **Turn-Key Ground Floor Suite** – Recently renovated office space in excellent condition, including a large conference/training room, open concept office, and kitchenette/break area.
- **Well-Maintained Building** – Owner occupies the second floor, providing consistent upkeep and professional property management.
- **High-Visibility Location** – Prominent frontage along Johnson Street with strong traffic exposure and easy access.
- **Convenient Elkhart Location** – Minutes from Downtown Elkhart, restaurants, Elkhart Health & Aquatics, and other local amenities.
- **Improved Parking Plan** – Parking lot scheduled for redesign to provide increased capacity and more efficient circulation.

Lease Rate \$15.00 (GROSS)

Leasable 1,640 SF

Building Size (SF) 3,072 SF

Traffic Count ADT 26,323 (SR 23)



Gage Hudak, CCIM
ghudak@bradleyco.com
c 574.855.5706

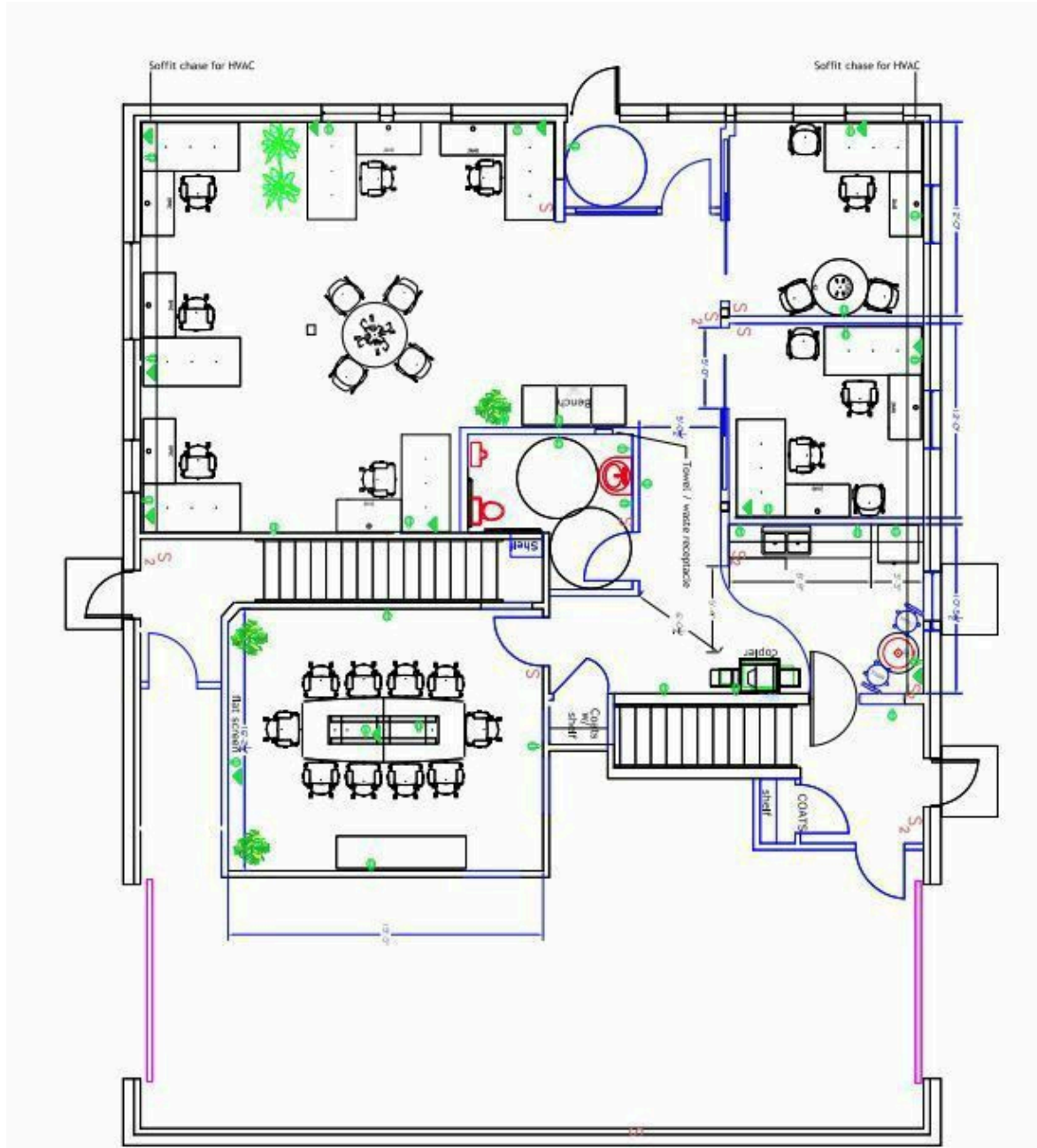
John Jessen
jjessen@bradleyco.com
c 574.968.9270

Rebecca Ward
rward@bradleyco.com
c 574.855.5718

www.bradleyco.com

Floor Plan

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Spaces	Lease Rate	Space Size	Lease Type
Suite 1	\$15/SF/Year	1,640 SF	Gross

Additional Photos

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Retailer Map



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