



## PROPERTY DESCRIPTION

For Lease – Historic 3-Unit Office Building in Downtown Delphi

Step into character and convenience with this beautifully restored multi-unit office building available for lease in the heart of downtown Delphi. Perfect for small businesses, professional services, or creative teams, this property offers three distinct office suites across two floors in a charming historic setting.

A welcoming street-level suite ideal for client-facing businesses. Features include large front windows, high ceilings, and direct sidewalk access perfect for visibility and walk-in traffic. Upstairs, two unique office units offer flexible layouts and vintage charm. Street view windows that flood the space with natural light. Great for remote professionals, therapists, designers, or shared office setups.

Located steps from the courthouse square, local diners, and shops, this building offers easy access and a professional presence in Delphi's historic core. Ample street parking and walkability make it a smart choice for tenants and clients.

Lease one, two, or all three units depending on your needs. Ideal for growing teams or solo professionals looking for a distinctive workspace with character.

## PROPERTY HIGHLIGHTS

- Prime Downtown Location
- Flexible Leasing Options

## OFFERING SUMMARY

Lease Rate:	\$900.00 - 1,600.00 per month (MG)
Available SF:	910 - 1,055 SF
Building Size:	10,110 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,254	1,619	1,886
Total Population	3,092	4,025	4,695
Average HH Income	\$73,903	\$78,114	\$81,044

**JOSH DENO**

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OFFICE BUILDING FOR LEASE

**109 E MAIN ST**

Delphi, IN 46923

**SHOOK** COMMERCIAL  
REAL ESTATE

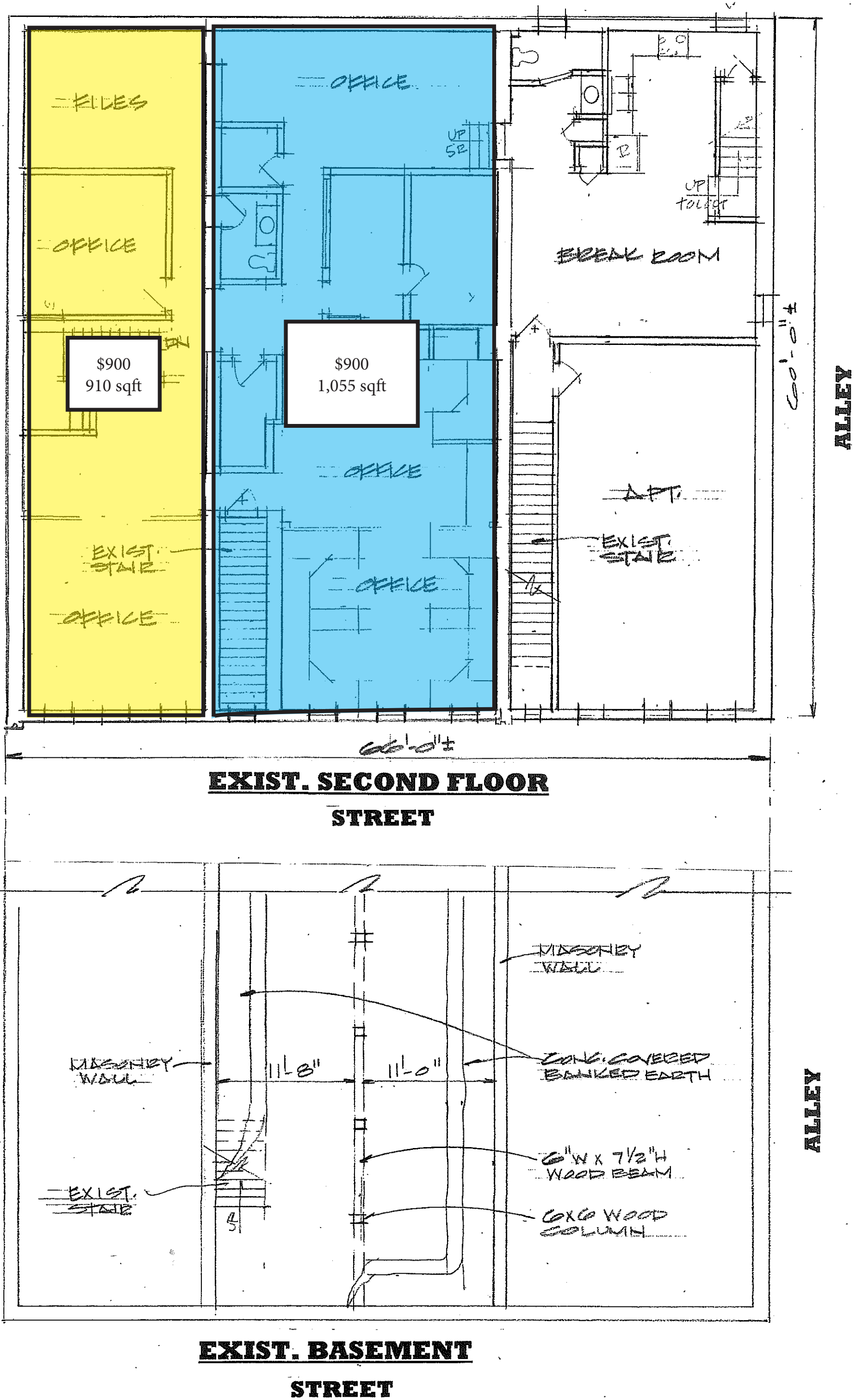


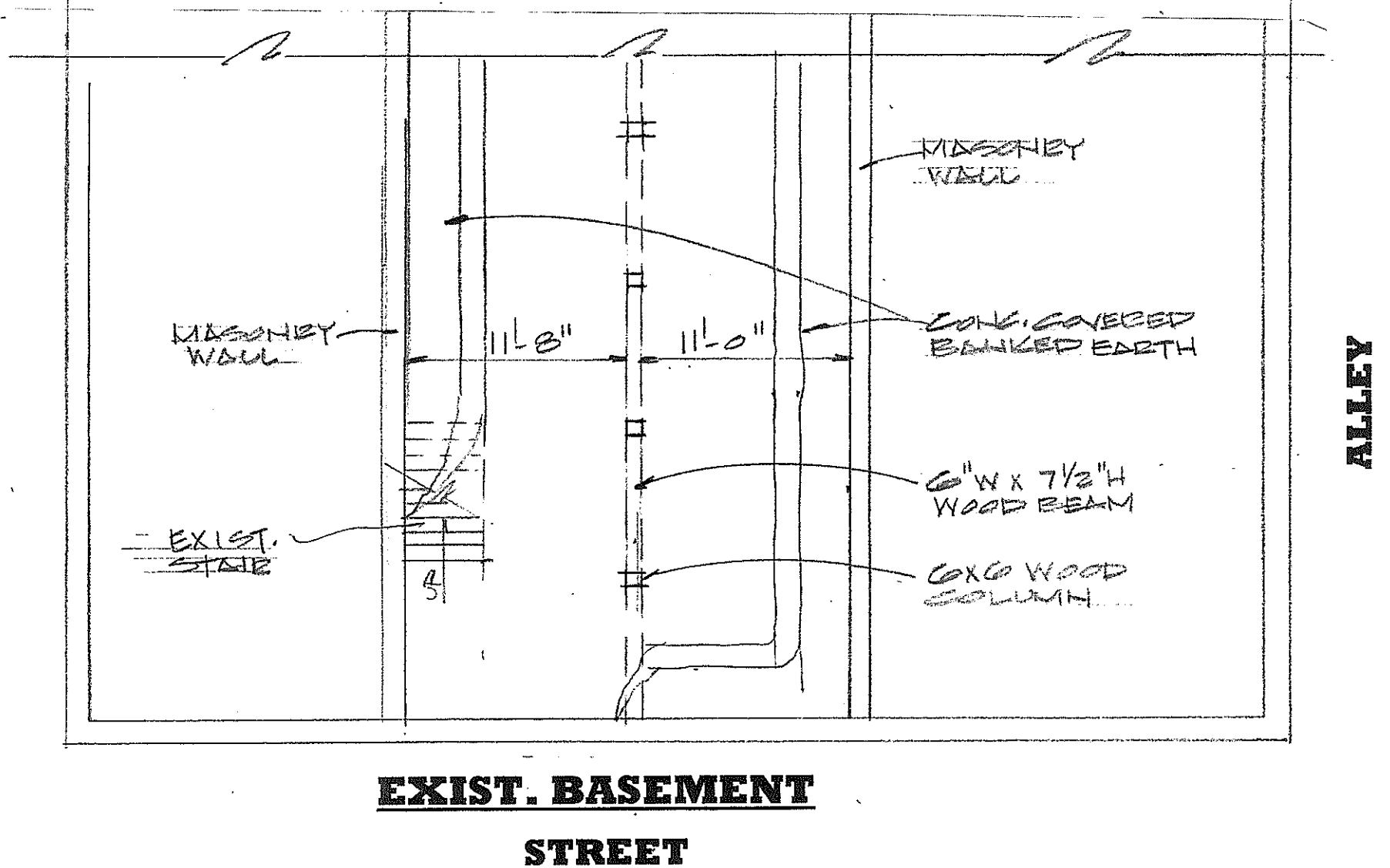
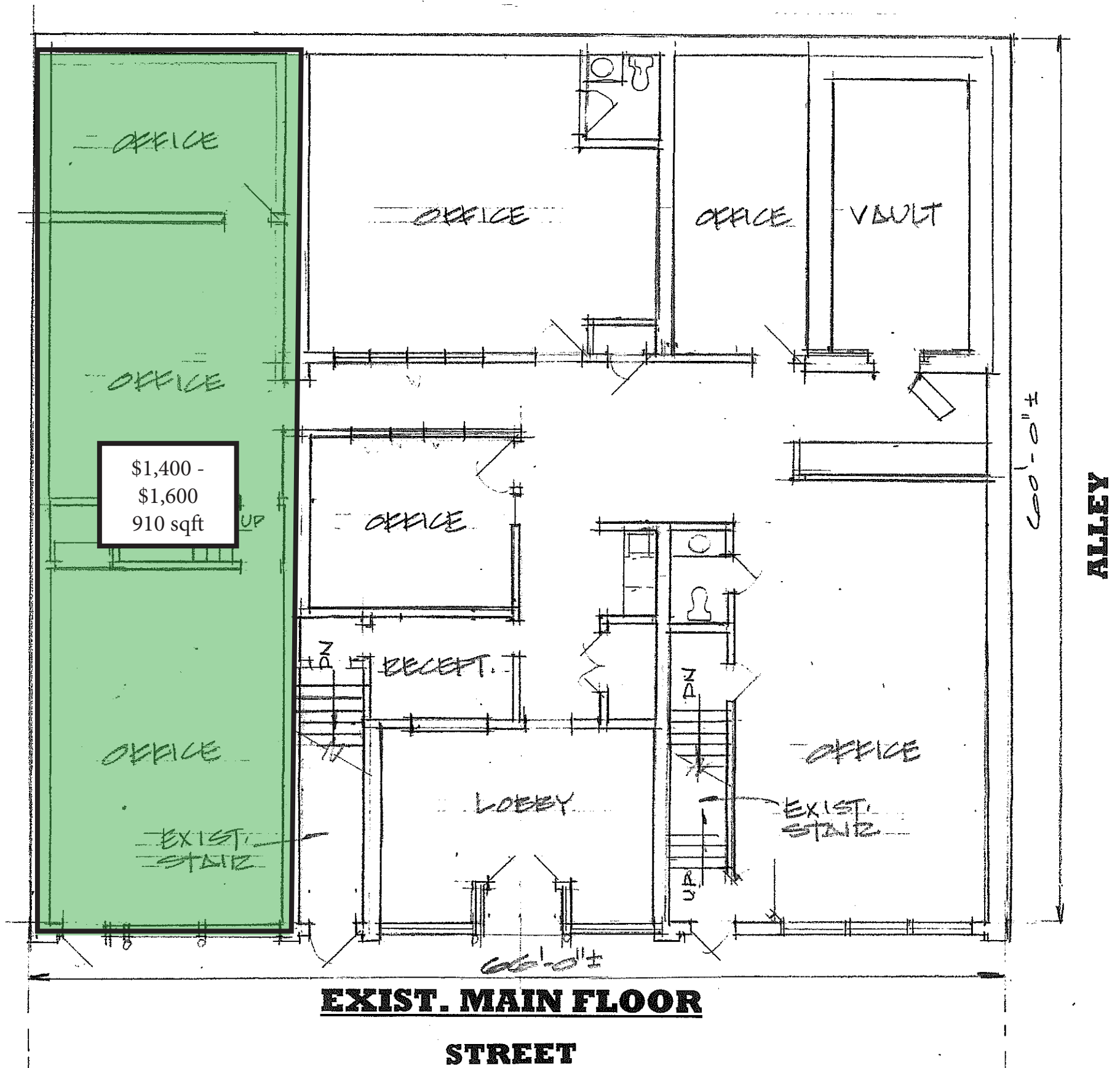
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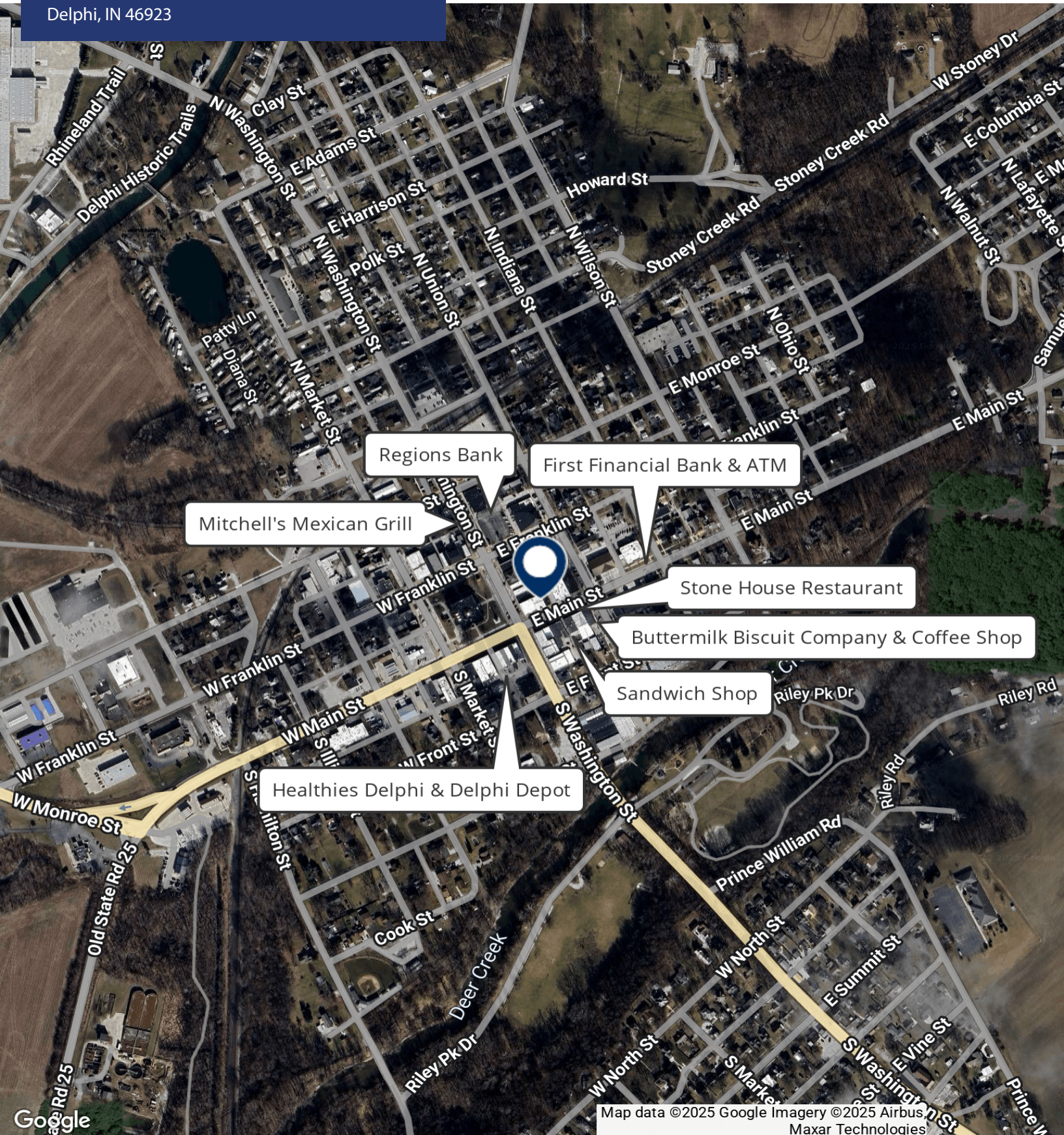


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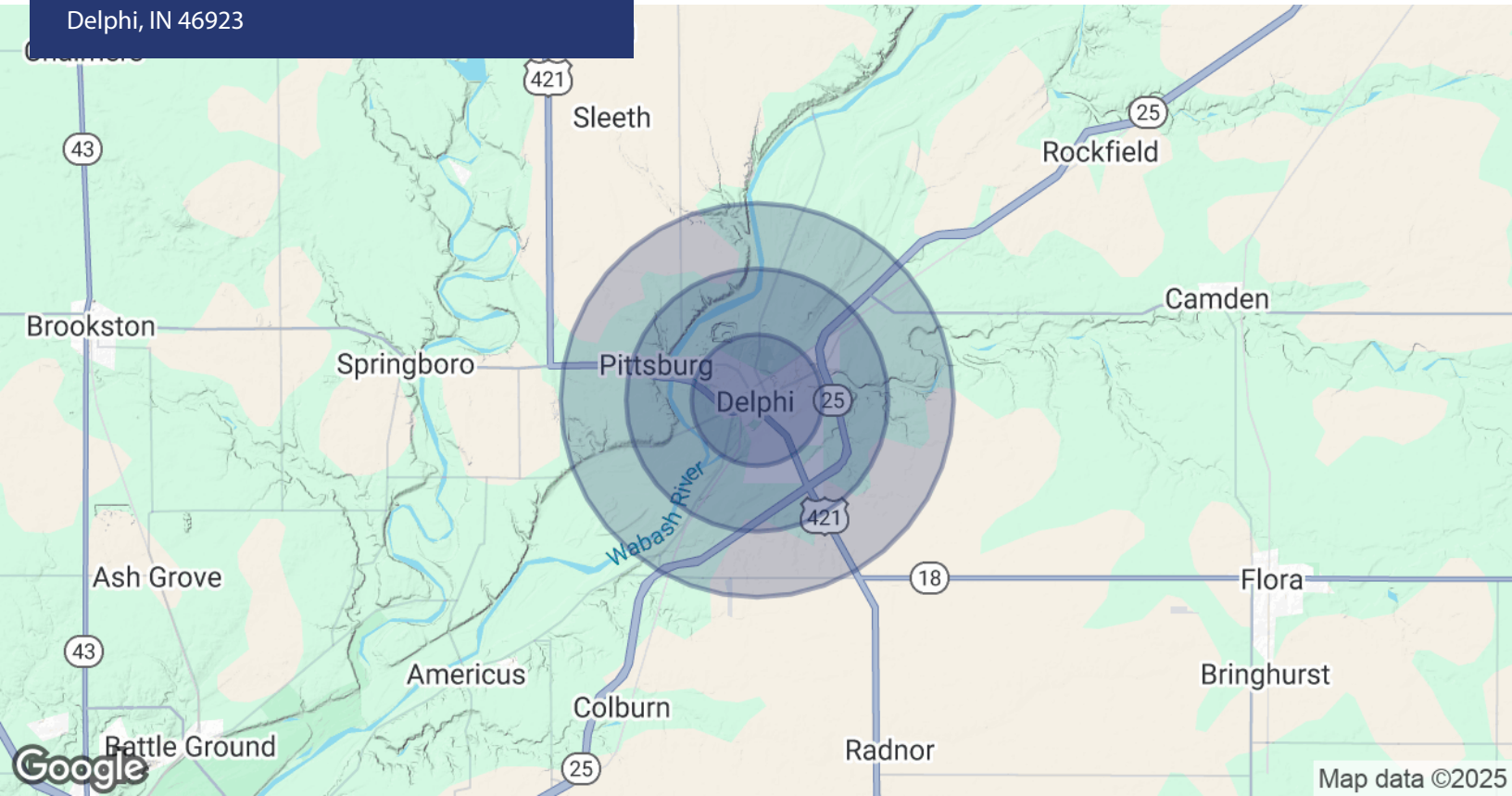
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,092	4,025	4,695
Average Age	40	41	41
Average Age (Male)	38	39	39
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,254	1,619	1,886
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$73,903	\$78,114	\$81,044
Average House Value	\$156,717	\$165,424	\$173,264

Demographics data derived from AlphaMap

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