

NETWORK PARTNERS

2150 N POINTE DR, WARSAW, IN 46582

OFFICE BUILDING
FOR LEASE



FOR MORE INFORMATION, CONTACT:

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2008 E. CENTER STREET WARSAW, IN 46508 BRIANPETERSONGROUP.COM



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OFFERING SUMMARY

Lease Rate:	\$6,000.00 SF/yr (NNN)
Building Size:	4,364 SF
Available SF:	4,364 SF
Lot Size:	11,079 SF
Year Built:	2013
Zoning:	PUD

PROPERTY OVERVIEW

Move-in-ready office space located in a popular business district. Partially furnished. Ample parking space. CAM includes water, sewer, trash, landscaping, mowing, and snow removal—short commute from US 30 and 10 minutes from Downtown Warsaw, and only 5 minutes from Winona Lake.

PROPERTY HIGHLIGHTS

- Open Workspace
- Private offices
- Front reception area
- On-site parking
- Move-in-ready
- Partially furnished
- Business district
- CAM \$6.60/SF

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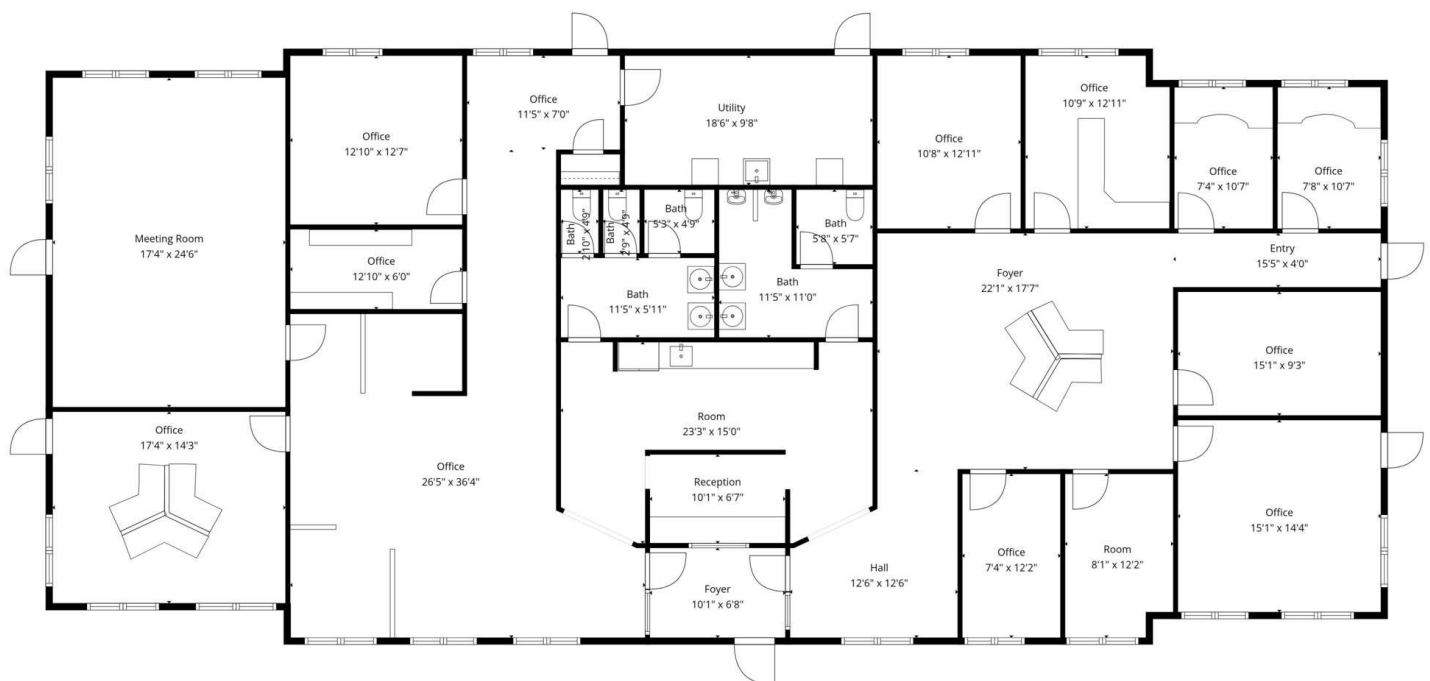


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TOTAL: 3959 sq. ft

FLOOR 1: 3959 sq. ft

EXCLUDED AREAS: UTILITY: 178 sq. ft, WALLS: 142 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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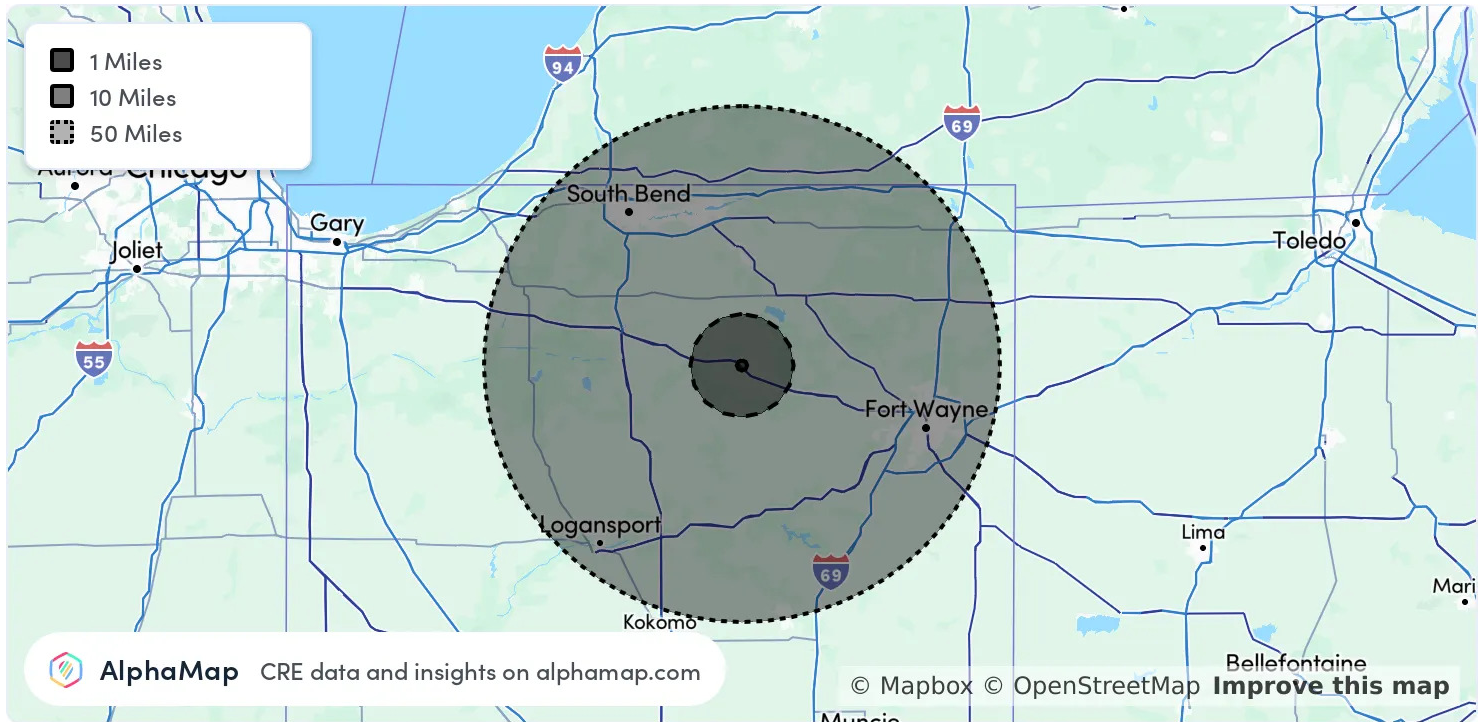


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POPULATION	1 MILE	10 MILES	50 MILES
Total Population	3,381	56,598	1,528,323
Average Age	39	40	40
Average Age (Male)	36	39	39
Average Age (Female)	41	41	41

HOUSEHOLD & INCOME	1 MILE	10 MILES	50 MILES
Total Households	1,479	22,330	595,233
Persons per HH	2.3	2.5	2.6
Average HH Income	\$65,698	\$88,008	\$88,805
Average House Value	\$211,730	\$267,082	\$235,003
Per Capita Income	\$28,564	\$35,203	\$34,155

Map and demographics data derived from AlphaMap

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