

# LEASE

## OFFICE



### 300 NIBCO PARKWAY, THIRD FLOOR



### 300 NIBCO PARKWAY, ELKHART, IN 46516

#### PROPERTY OVERVIEW

This charming brick office building, thoughtfully maintained, is located in downtown Elkhart along the picturesque River Walk. The third floor offers 6,000 square feet of flexible space for lease, with secure access for privacy. The open layout is perfect for businesses seeking customizable office space. Enjoy beautiful river views from the office, creating a peaceful and inspiring work environment. The building includes 24 private parking spaces, plus convenient curbside parking right at the entrance. With its prime downtown location, you'll be just a short walk away from shops, restaurants, and other local amenities.

#### PROPERTY HIGHLIGHTS

- Well maintained 18,000 SF professional building in downtown Elkhart on the River Walk.
- Third floor has 6,000 SF available for lease, access via front and back stairs along with passenger elevator.
- Access to third floor is controlled.
- Flexible layout can accommodate corporate office users.
- 24 Private parking spaces, along with front door curb side city parking.
- Downtown setting that is walkable with shopping and restaurants in close proximity
- CAM charges are \$6.00/SF/YR

**LEASE RATE**    **\$21.00 SF/YR (NNN)**

Available SF:	6,000 SF
Lot Size:	21,846 SF
Building Size:	18,000 SF



#### BRADLEY COMPANY

112 W. Jefferson Blvd., Suite 300  
South Bend, IN 46601  
574.237.6000

#### THERESE GEISE

Senior Broker  
574.522.7100  
tgeise@bradleyco.com



BRADLEYCO.COM





## ADDITIONAL PHOTOS

300 NIBCO PARKWAY, ELKHART, IN 46516

LEASE

OFFICE



**THERESE GEISE**

Senior Broker

574.522.7100

[tgeise@bradleyco.com](mailto:tgeise@bradleyco.com)

©2025 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.





## ADDITIONAL PHOTOS

300 NIBCO PARKWAY, ELKHART, IN 46516

LEASE

OFFICE



**THERESE GEISE**

Senior Broker

574.522.7100

[tgeise@bradleyco.com](mailto:tgeise@bradleyco.com)

©2025 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.

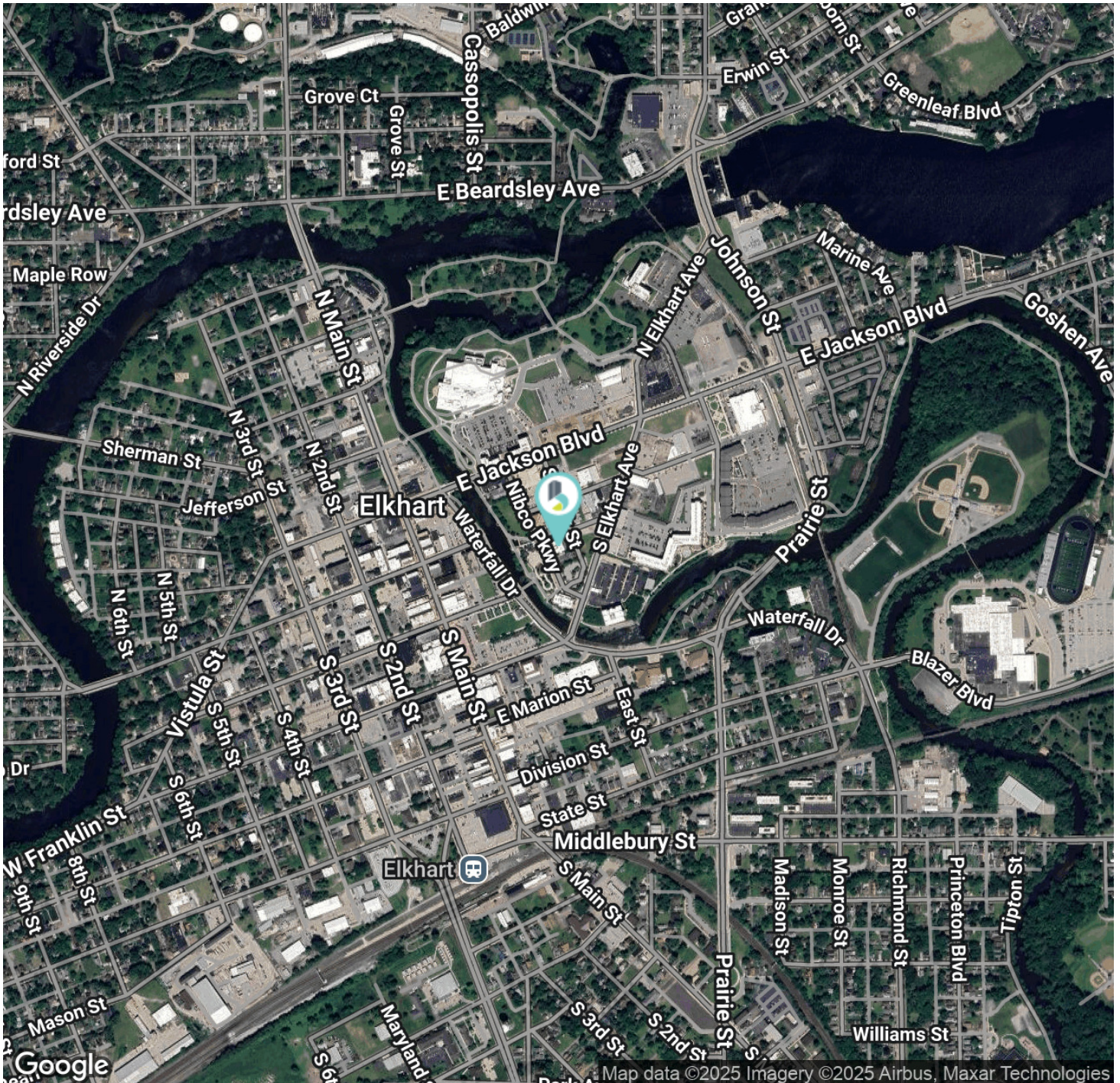




300 NIBCO PARKWAY, ELKHART, IN 46516

LEASE

OFFICE



**THERESE GEISE**

Senior Broker

574.522.7100

tgeise@bradleyco.com

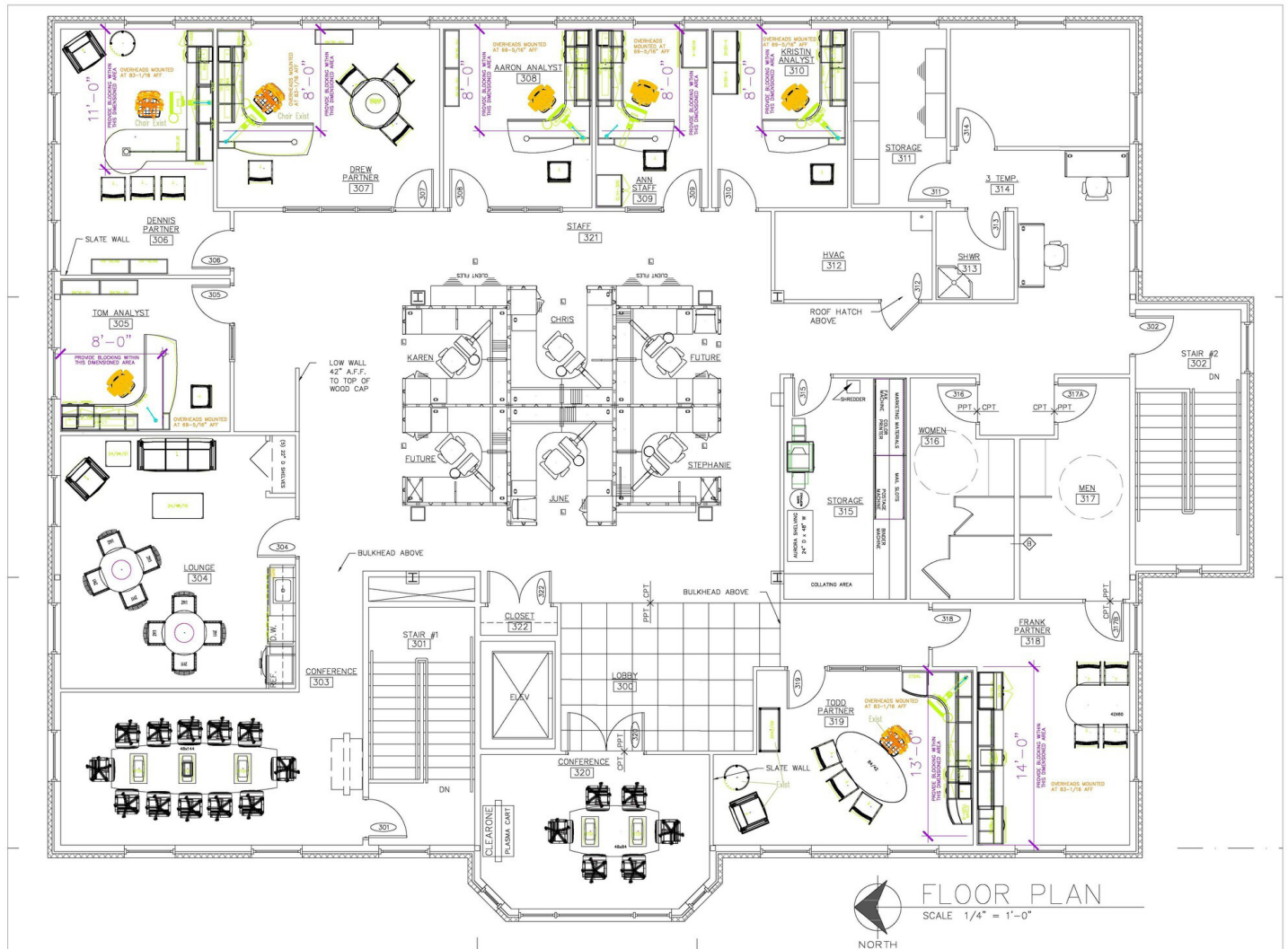




300 NIBCO PARKWAY, ELKHART, IN 46516

LEASE

OFFICE



**THERESE GEISE**

Senior Broker

574.522.7100

tgeise@bradleyco.com



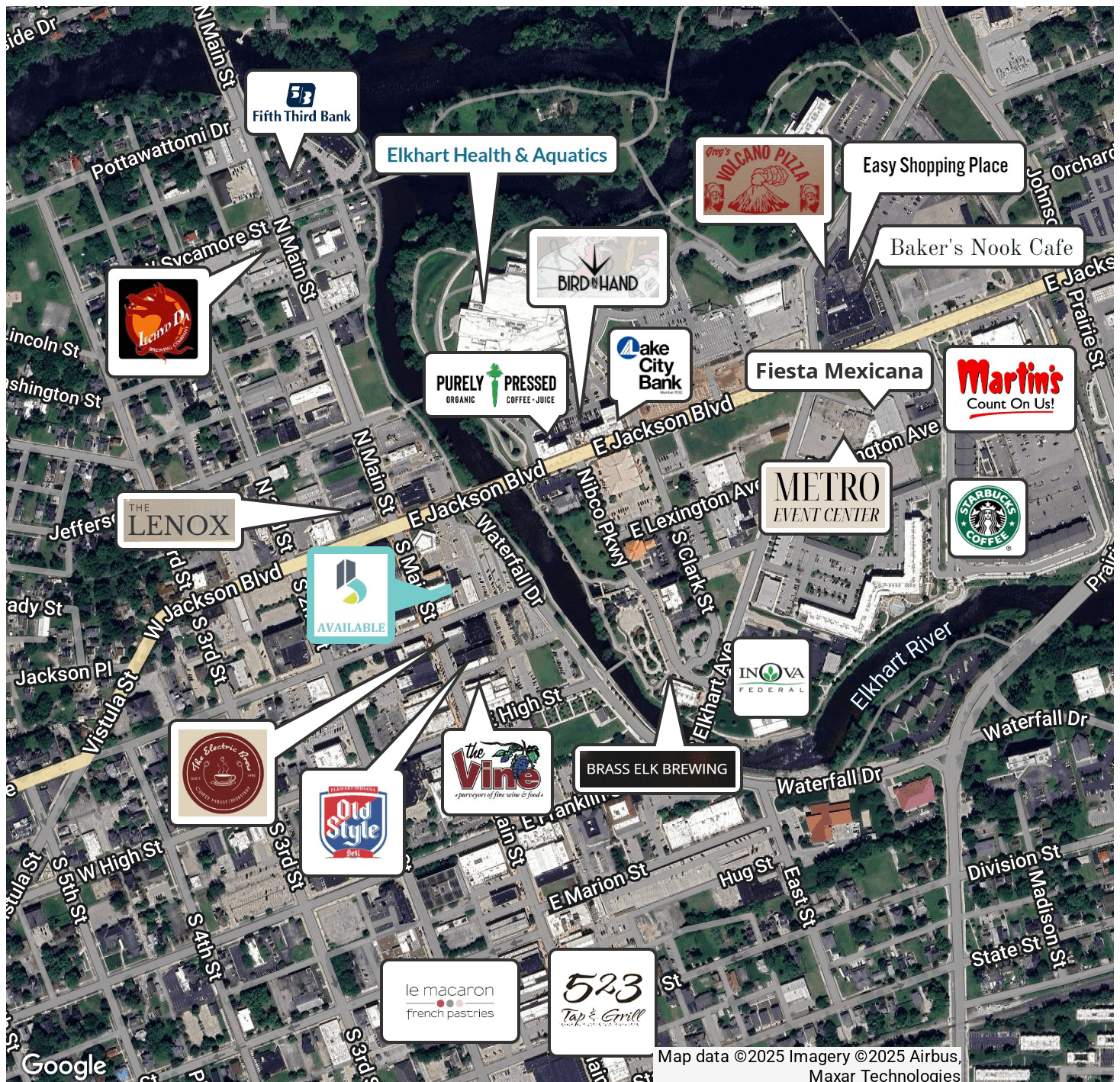


# RETAILER MAP

300 NIBCO PARKWAY, ELKHART, IN 46516

LEASE

OFFICE



Map data ©2025 Imagery ©2025 Airbus,  
Maxar Technologies

THERESE GEISE

Senior Broker

574.522.7100

tgeise@bradleyco.com



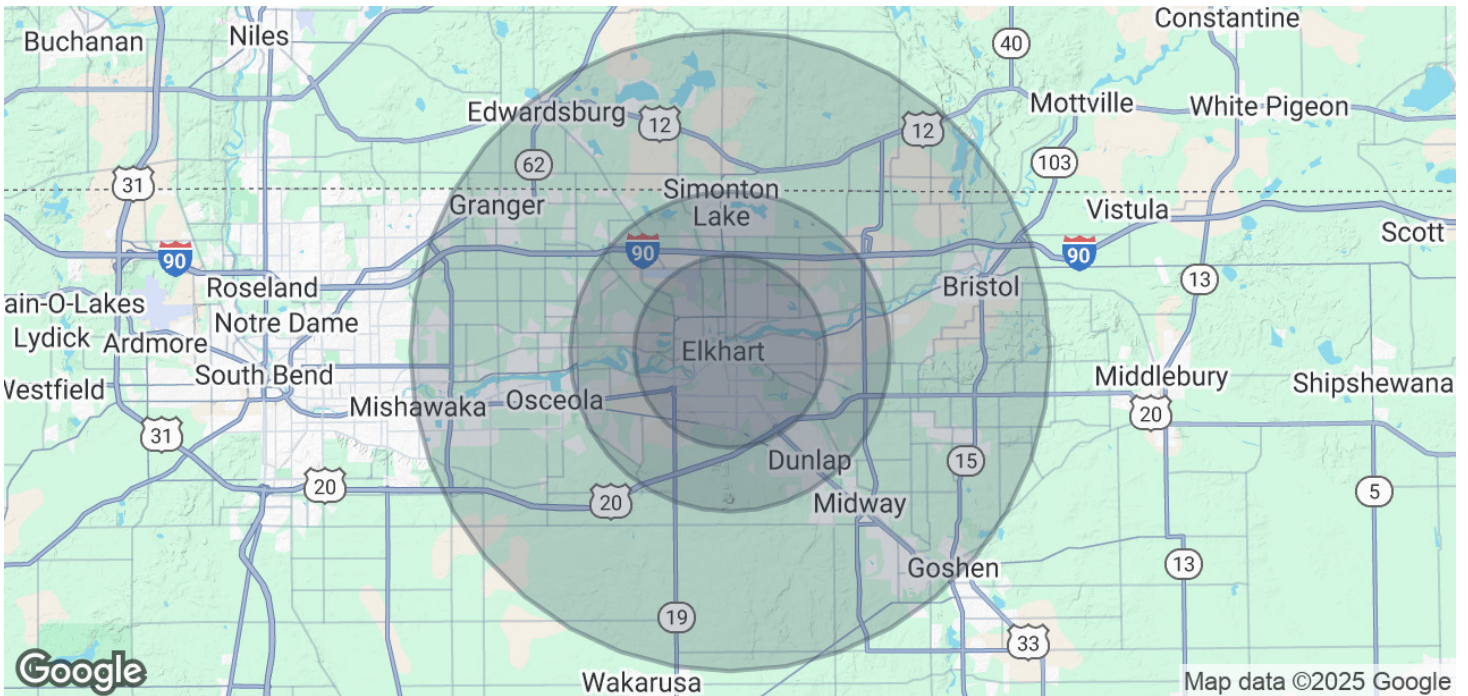


# DEMOGRAPHICS MAP & REPORT

300 NIBCO PARKWAY, ELKHART, IN 46516

LEASE

OFFICE



## POPULATION

### 3 MILES

### 5 MILES

### 10 MILES

Total Population	61,130	96,540	194,191
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	38	39	40

## HOUSEHOLDS & INCOME

### 3 MILES

### 5 MILES

### 10 MILES

Total Households	23,054	36,602	72,468
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$67,025	\$75,324	\$88,555
Average House Value	\$186,339	\$213,235	\$241,001

Demographics data derived from AlphaMap

## THERESE GEISE

Senior Broker  
574.522.7100  
tgeise@bradleyco.com