

1620 COUNTRY CLUB ROAD, VALPARAISO, IN 46383



For more information, please contact:

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VALPARAISO OFFICE SPACE

1620 Country Club Road, Valparaiso, IN 46383



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 710-4,000SF

Lease Rate: \$17-\$22/SF

Lot Size: 1.26 Acres

Building Size: 16052 SF

PROPERTY HIGHLIGHTS

- 710-4,000 SF of office space for lease in Valparaiso
- Turnkey space
- Aggressive leasing rate
- Well maintained building located on a main thoroughfare
- 2,000-4,000 SF built out as 8 individual offices, a conference room, a large training room, a reception area, and a kitchenette.
- 710 SF built out as an open space with 2 individual offices
- 765 SF built out as an open space with 2 individual offices and a restroom



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PROPERTY DESCRIPTION

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Turnkey office for lease in Valparaiso, Indiana. Located near the intersection of Calumet Avenue and Country Club Road. Space is located in the rear of the building behind Vanis Salon and Destination DeLaine. Property is well maintained and located on a primary thoroughfare. 2000SF office is built out as 5 individual offices, a conference room, and a reception area. Another 2000Sf is built out as 3 individual offices and a kitchenette. 710Sf is built out with and open space and 2 individual offices.

LOCATION DESCRIPTION

This property is located near the intersection of Calumet Avenue and Country Club Road in Valparaiso, Indiana.

Valparaiso is a city and the county seat of Porter County, Indiana, United States. The population was 31,730 at the 2010 census. Valparaiso is part of the Chicago Metropolitan Area. Valparaiso is home to Valparaiso University, a regionally accredited private university with about 4,500 students from over 50 countries on a campus of 350 acres.



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LEASE SPACES



LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	710 - 2,000 SF	Lease Rate:	\$17.00 - \$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1620 Country Club Road Suite D-2	Available	2,000 SF	Full Service	\$18.00 SF/yr	Includes 3 individual offices, a large open space, and a kitchenette. Has lots of windows bringing in natural light.
1620 Country Club Road Suite D-1	Available	2,000 SF	Full Service	\$17.00 SF/yr	Office space with a reception, 5 individual offices, and a conference room. Has lots of windows bringing in natural light.
1620 Country Club Road Suite F	Available	710 SF	Full Service	\$22.00 SF/yr	Open space with two offices in the back.
1620 Country Club Road Suite E	Available	765 SF	Full Service	\$22.00 SF/yr	An open space with two Individual offices and a restroom. Has windows bringing in natural light.

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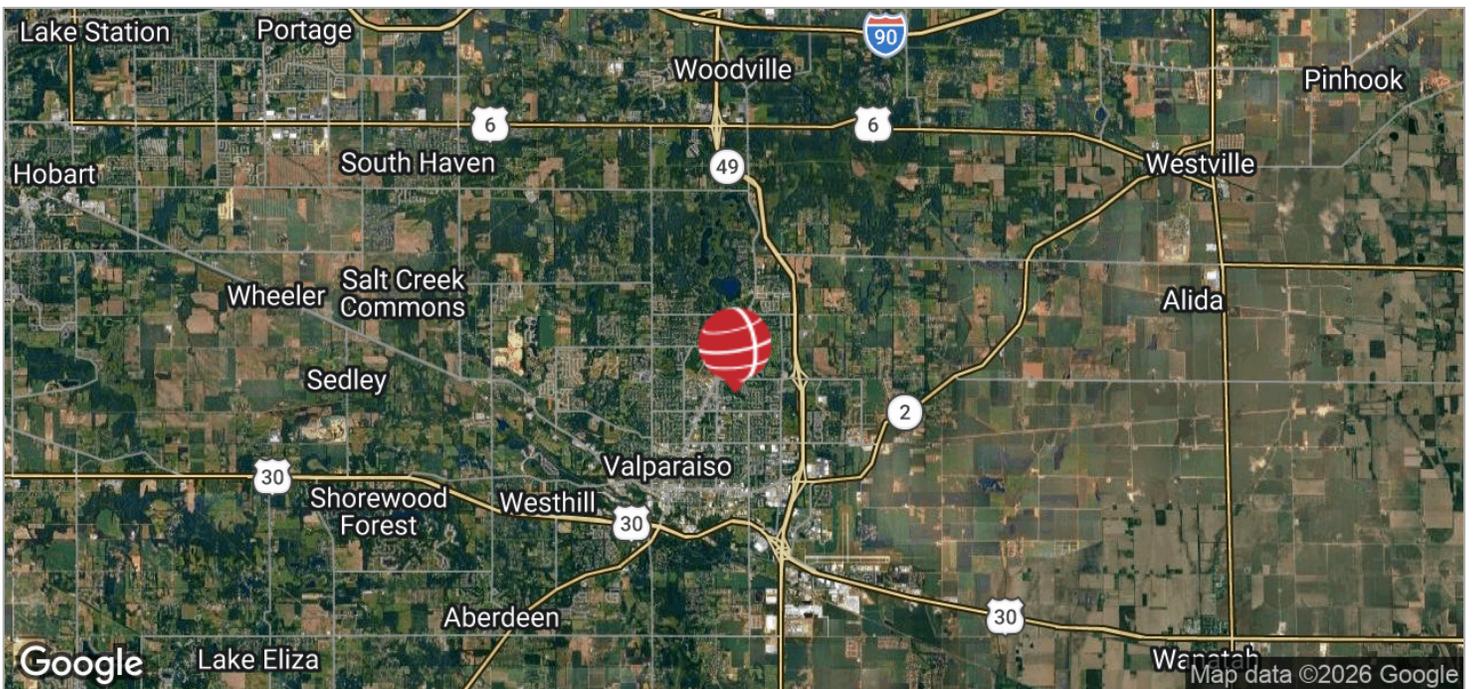
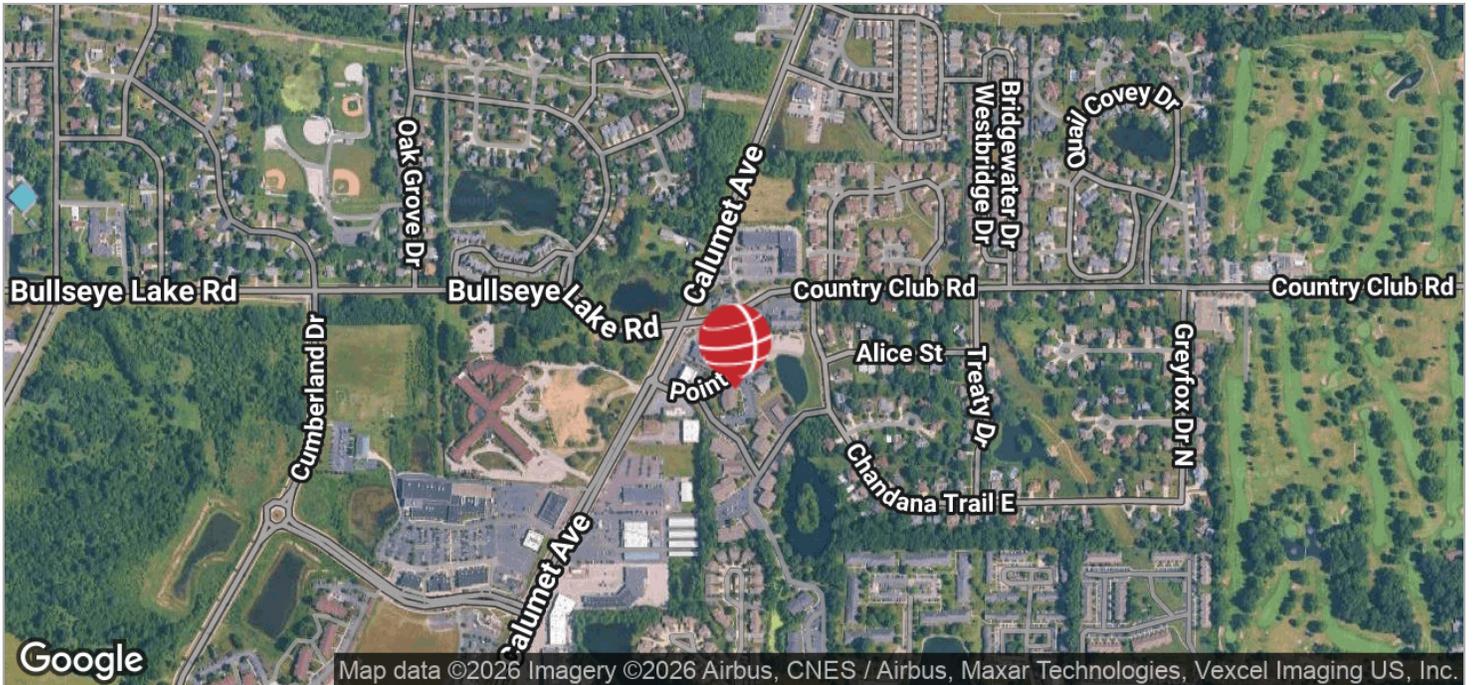
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LOCATION MAPS



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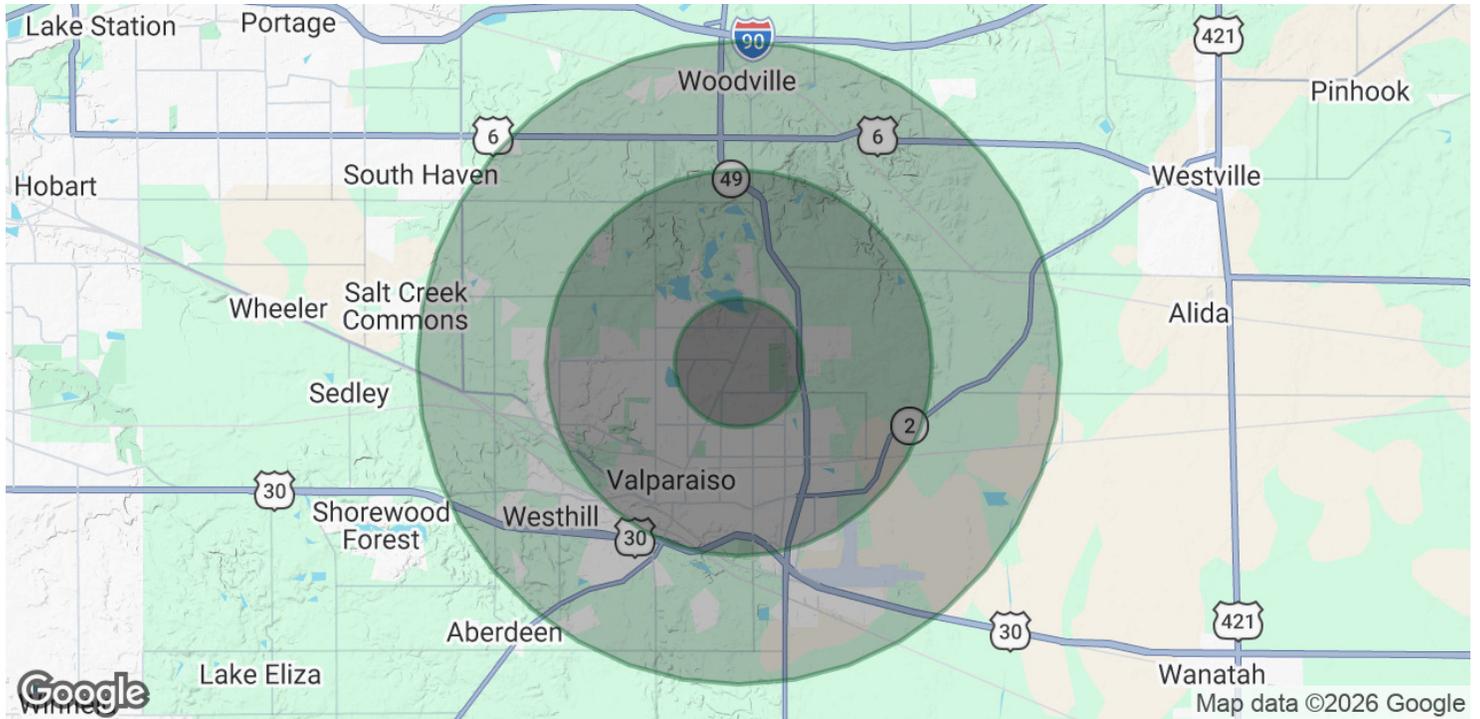
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,526	40,775	60,995
Average Age	36.5	35.9	36.8
Average Age (Male)	34.9	33.8	35.0
Average Age (Female)	38.0	38.2	38.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,658	16,715	23,798
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$65,382	\$65,368	\$72,935
Average House Value	\$200,911	\$191,713	\$222,035

* Demographic data derived from 2020 ACS - US Census

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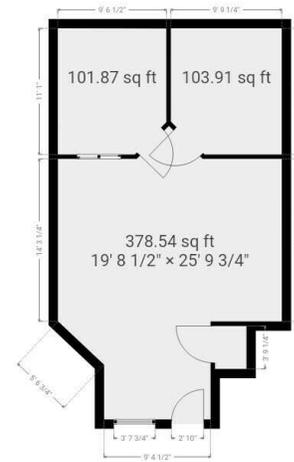
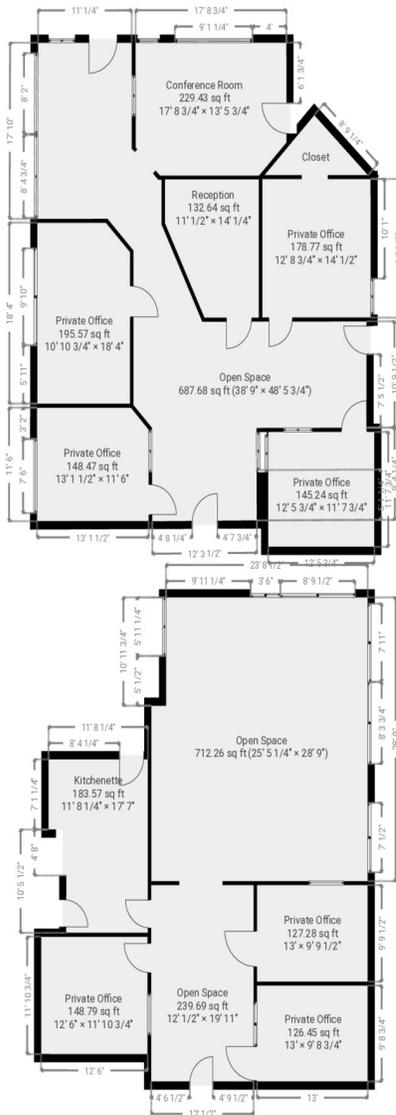
FLOOR PLANS

Entry club

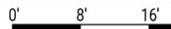
Club Road, 46383 Valparaiso, Indiana, US
1144.39 sq ft • LIVING AREA: 8144.39 sq ft • FLOORS: 3 • ROOMS: 32



TOTAL AREA: 3707.53 sq ft • LIVING AREA: 3707.53 sq ft



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