

LEASE

OFFICE



## 408 NORTH OFFICES



408 NORTH STREET, LOGANSPORT, IN 46947

### PROPERTY HIGHLIGHTS

- One of Logansport's only professional "independent offices" with a co-working space environment
- Lease one or multiple spaces to suit your business needs
- Short or long-term leases considered
- Perfect for the expanding entrepreneurial professional serving lawyers, web designers, writers, financiers, remote workers, builders, real estate professionals, and consultants

### LEASE RATE

\$31.20 - 39.45 SF/YR (MG)

Available SF: 86 - 335 SF

Building Size: 1,750 SF

### LOCATION OVERVIEW

408 North Offices is newly renovated, and tucked neatly into a century-old, iconic, brick building in the heart of downtown Logansport. This cluster of offices has a range of sizes available for the expanding entrepreneur. Available amenity options include: Wi-Fi, printing services, common breakroom with refrigerator and sink, heating, and A/C. 408 North Offices is the preferred location in Logansport to conduct business and consult with your clients.

**BRADLEY COMPANY**  
127 W. Wayne St., Suite 400  
Fort Wayne, IN 46802  
260.423.4311

**CHAD VOGLEWEDE**  
Broker  
260.755.7816  
cvoglewede@bradleyco.com

**BILL DRINKALL**  
Managing Director  
260.755.7880  
bdrinkall@bradleyco.com



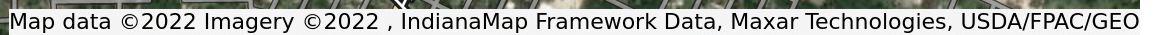
BRADLEYCO.COM





# LEASE

OFFICE



**BILL DRINKALL**  
Managing Director  
260.755.7880  
bdrinkall@bradleyco.com

©2022 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.



408 NORTH STREET, LOGANSPOUT, IN 46947

LEASE

OFFICE



## LEGEND

- Available
- Unavailable

## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	86 - 335 SF	Lease Rate:	\$31.20 - \$39.45 SF/yr

## AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE/MONTH
■ Ste. 101	162 SF	Modified Gross	\$35.18 SF/yr
■ Ste. 102	103 SF	Modified Gross	\$31.20 SF/yr
■ Ste. 103	86 SF	Modified Gross	\$39.45 SF/yr
■ Ste. 104	132 SF	Modified Gross	\$31.20 SF/yr
■ Ste. 105	113 SF	Modified Gross	\$33.45 SF/yr
■ Ste. 106	99 SF	Modified Gross	\$31.20 SF/yr
■ Ste. 107	93 SF	Modified Gross	\$31.20 SF/yr
■ Ste. 108	151 SF	Modified Gross	\$31.20 SF/yr

**CHAD VOGLEWEDE**  
Broker  
260.755.7816  
cvoglewede@bradleyco.com

**BILL DRINKALL**  
Managing Director  
260.755.7880  
bdrinkall@bradleyco.com



408 NORTH STREET, LOGANSPOUT, IN 46947

LEASE

OFFICE

	SUITE	SIZE	TYPE	RATE/MONTH
■	Ste. 109	148 SF	Modified Gross	-
■	Ste. 110	128 SF	Modified Gross	-
■	Ste. 111	334 SF	Modified Gross	-
■	Ste. 112	167 SF	Modified Gross	\$31.20 SF/yr
■	Ste. 113	335 SF	Modified Gross	\$31.20 SF/yr
■	Ste. 114	163 SF	Modified Gross	\$34.23 SF/yr

**CHAD VOGLEWEDE**  
Broker  
260.755.7816  
cvoglewede@bradleyco.com

**BILL DRINKALL**  
Managing Director  
260.755.7880  
bdrinkall@bradleyco.com





408 NORTH STREET, LOGANSPORT, IN 46947

LEASE

OFFICE



**CHAD VOGLEWEDE**  
Broker  
260.755.7816  
cvoglewede@bradleyco.com

**BILL DRINKALL**  
Managing Director  
260.755.7880  
bdrinkall@bradleyco.com



408 NORTH STREET, LOGANSPORT, IN 46947

LEASE

OFFICE

## LOCATION INFORMATION

Building Name	408 North Offices
Street Address	408 North Street
City, State, Zip	Logansport, IN 46947
County	Cass County

## BUILDING INFORMATION

Building Size	4,144 SF
Building Class	B
Tenancy	Multiple
Ceiling Height	9 ft
Number of Floors	2
Year Built	1900
Year Last Renovated	2000
Construction	Wood Frame
Exterior	Brick
Condition	Good
Roof	Flat
Lighting	Fluorescent/Incandescent
Heat Type	Gas Forced Air
A/C Type	Forced Air
Restrooms	Two Half Baths, Shared

## UTILITIES

Water Source	City
Sewer Source	Public
Gas Source	NIPSCO
Electricity Source	REMC

## PROPERTY INFORMATION

Property Type	Office
Zoning	Business Class 499
Lot Size	0.16 Acres
APN #	09-17-44-269-002.000-010
Lot Frontage	42 ft
Lot Depth	165 ft
Parking	Paved, Street

## TRANSPORTATION

Nearest US Route	US 24 & US 35 - 2.8 Miles
------------------	---------------------------

## TRAFFIC

E. Broadway & S. 3rd Street	7,900 Vehicles Per Day
S. 3rd Street	11,644 Vehicles Per Day

## EXPENSES

Utilities	Tenant
Real Estate Taxes	Tenant
Building Insurance	Tenant
Janitorial	Tenant
Maintenance	Tenant
Common Area / Lawn & Snow	Tenant
Roof & Structure	Landlord

**CHAD VOGLEWEDE**  
Broker  
260.755.7816  
cvoglewede@bradleyco.com

**BILL DRINKALL**  
Managing Director  
260.755.7880  
bdrinkall@bradleyco.com