

**Kokomo Retail/Office Space**

1940 South Elizabeth Street

Kokomo, IN 46902

**For Lease: Elizabeth Plaza**

Discover the possibilities at Elizabeth Plaza! From individual offices to retail and restaurant spaces, our versatile suites cater to many needs. Suite 1900A offers flexible office solutions, while 1900D is a white box retail space. 1900E provides a flexible office space with a convenient mezzanine, ideal for a growing business. These spaces are available for individual rental or can be combined to suit your needs.

Property Highlights

- ▶ Multiple suites available; can be combined (See broker or spec sheet for details)
 - ▶ 1900A (Office) - 1,942 SF
 - ▶ 1900D (Retail) - 2,098 SF
 - ▶ 1900E (Flex) - 3,265 SF
- ▶ Recent facade improvements including:
 - ▶ Building fully repainted
 - ▶ Exterior lighting replaced
 - ▶ Landscaping and parking lot improvements
- ▶ Rental abatement incentives available

NEAL BOWMAN, SIOR

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IAN SMITH

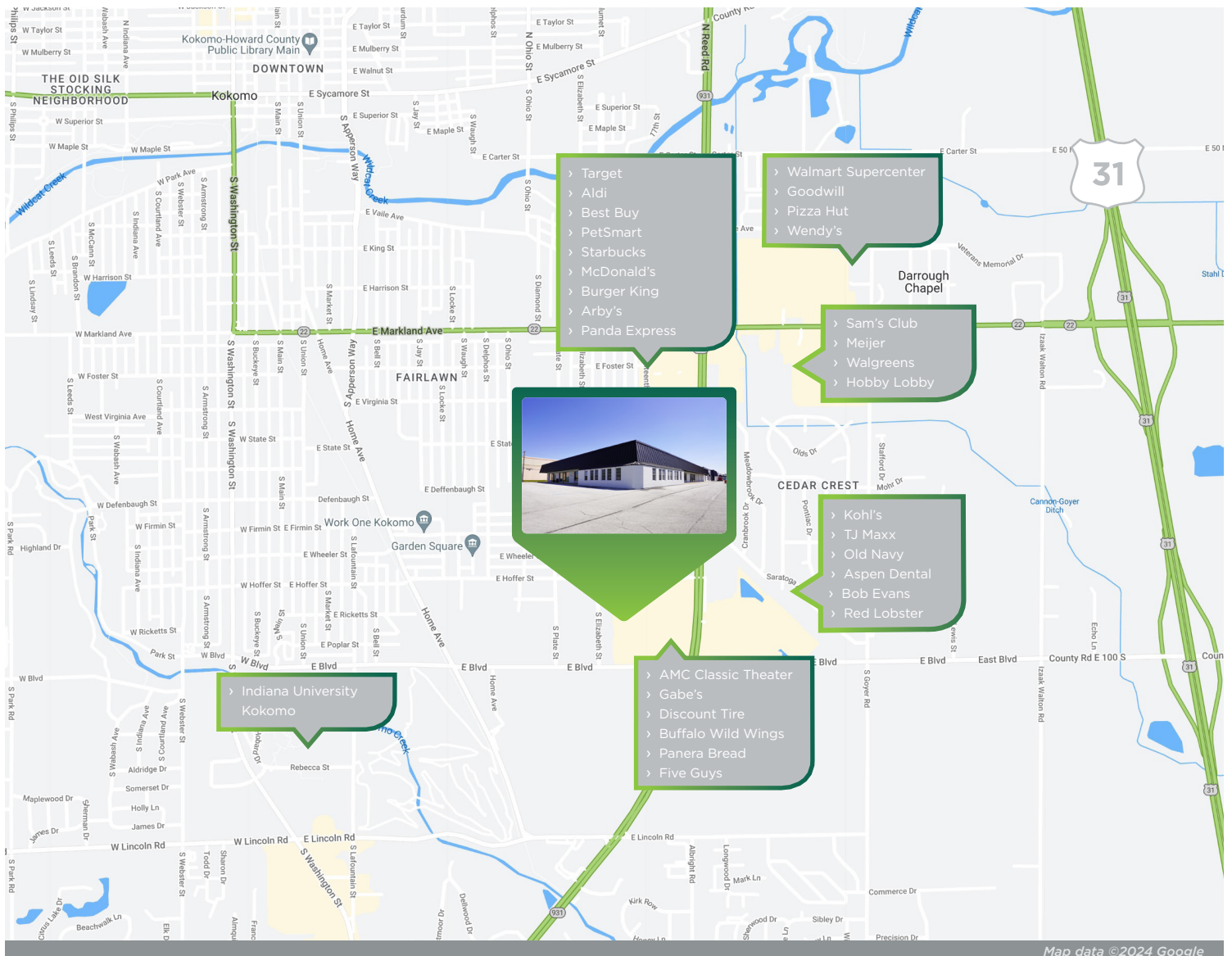
Brokerage Associate
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Excellent Location

The available spaces at 1940 South Elizabeth Street in Kokomo are surrounded by dozens of national retailers, shopping centers, restaurants, fast food chains, and local establishments. The site is located just north of East Boulevard, which receives over 10,000 vehicles per day, making it one of the most popular east/west thoroughfares in Kokomo. It is also located only two miles from US 31, a major north/south highway which connects South Bend to Indianapolis. Surrounding businesses include but are not limited to Indiana University Kokomo, H&R Block, Best Buy, and Walmart Supercenter.

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Available Suites



Floor plan may not be to scale.

Contact broker for detailed floor plan.

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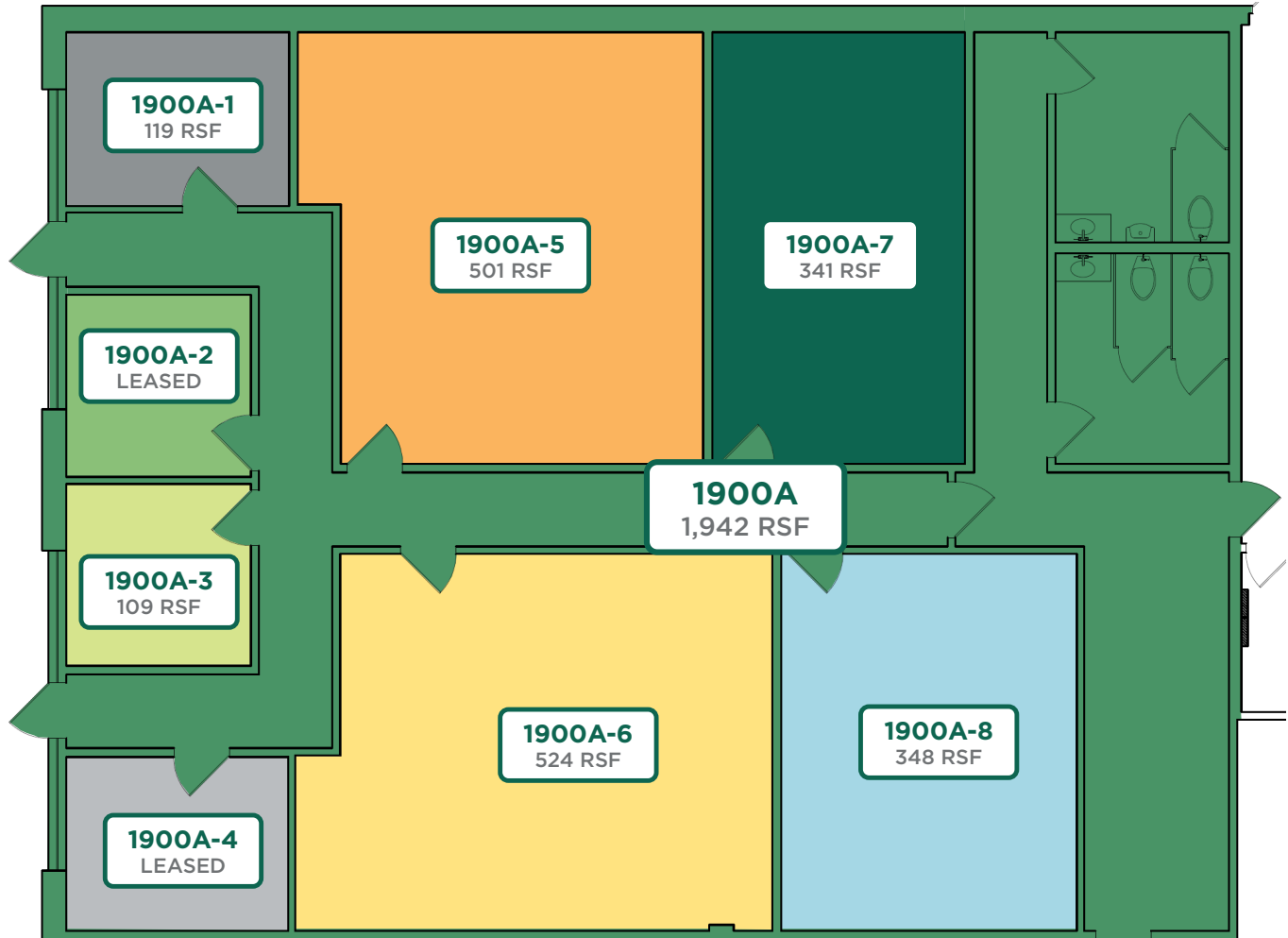


Kokomo Retail/Office Space

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Suite 1900A



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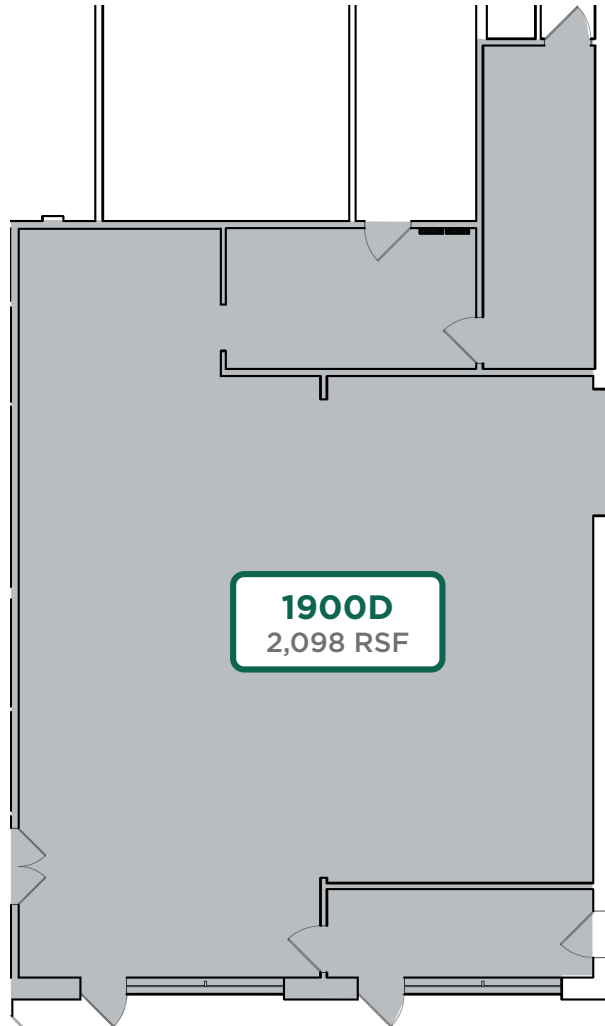
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Suite 1900D

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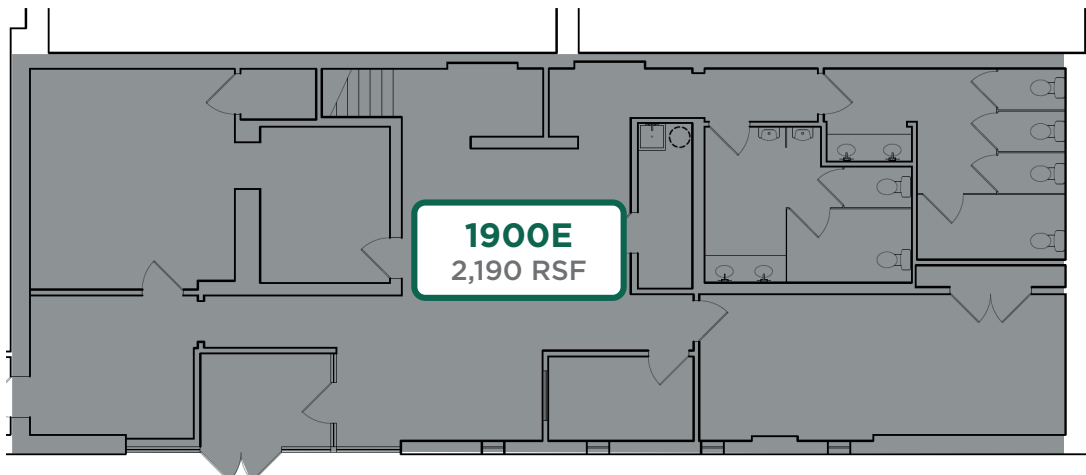
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1940 South Elizabeth Street

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Suite 1900E

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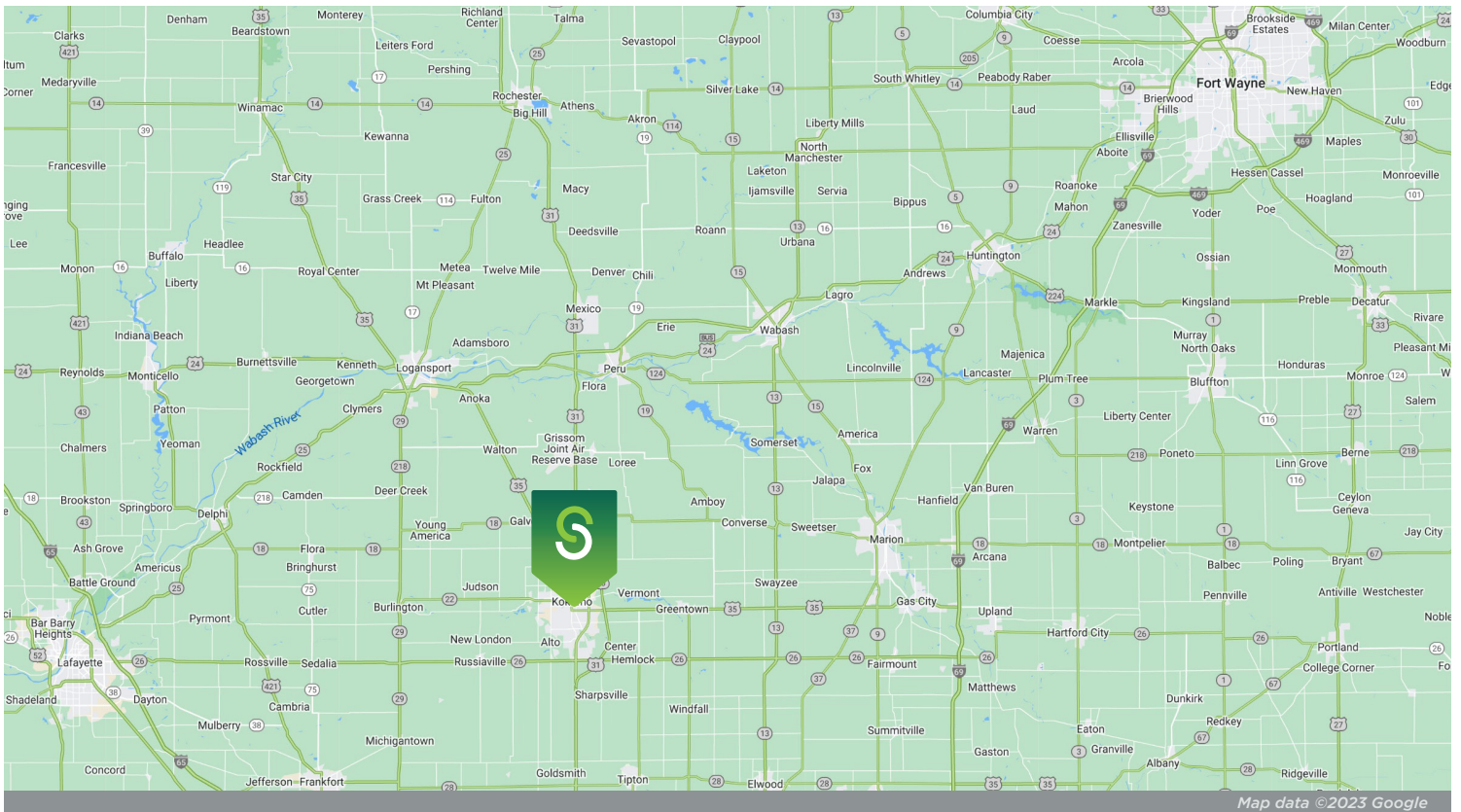
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PROPERTY INFORMATION

Address	1940 South Elizabeth Street
City, State, Zip	Kokomo, IN 46902
County	Howard
Township	Center
Parcel Number	34-10-06-476-033.000-002



LEASE INFORMATION

Lease Rate & Type	Varied/SF/Yr NNN/Gross
Terms	3-5 Years
Availability	Immediate

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

AVAILABLE UNITS

Total Building Area	40,544 SF	
Total Available	7,305 RSF	
Max Contiguous	7,305 RSF	
Units Available	RSF	Monthly Rate
• Suite 1900A	1,942	\$2,427.50
• Suite 1900A-1	119	\$350.00
• Suite 1900A-3	109	\$350.00
• Suite 1900A-5	501	\$850.00
• Suite 1900A-6	524	\$850.00
• Suite 1900A-7	341	\$600.00
• Suite 1900A-8	348	\$600.00
• Suite 1900D	2,098	\$2,250.00
• Suite 1900E	3,265	\$2,720.84

BUILDING INFORMATION

Property Type	Retail, Office, Restaurant
Year Built	1973
# of Stories	1
Construction Type	Brick
Roof	TPO
Heating	RTU
A/C	RTU
Signage	Façade

UTILITIES

Electric Provider	Duke
Natural Gas Provider	NIPSCO
Water Provider	American Water
Sewer Provider	Kokomo Wastewater

ADDITIONAL INFORMATION

- Three suites available for lease
- Located near many national retailers
- Competitive lease rates and versatile spaces
- Recent exterior façade improvements from TI Source
- Rental abatement incentives available

SITE DATA

Site Acreage	3.64 AC	Traffic Count	10,435 VPD
Zoning	LI	Flood Zone	N/A
Parking	Storefront	Parking Ct	221

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About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



#13
Top States for
Doing Business
(CNBC, 2023)



7.5
Million
Annual
Visitors



\$2B
in Capital
Investment





The Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT Support and digital products. Services range from traditional IT support services to digital directory boards, building card access systems, drone photography, and video security. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

260 424 8448

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Sturges Development

260 426 9800

SturgesDevelopment.com

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.