

502 WALL ST, VALPARAISO, IN 46383



For more information, please contact:

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LEASING VALPARAISO PROFESSIONAL OFFICE BUILDING

502 Wall St, Valparaiso, IN 46383



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	2,400 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Lot Size:	1.4 Acres
Year Built:	1983
Building Size:	11270 SF
Zoning:	CG - Commercial General

PROPERTY HIGHLIGHTS

- Two turnkey office suites available in Valparaiso
- 2,400sf of medical office space
- Pylon signage available to tenants
- Well maintained professional office building
- 3D Tour: <https://my.matterport.com/show/?m=SCNDHqcnCMt>



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PROPERTY DESCRIPTION

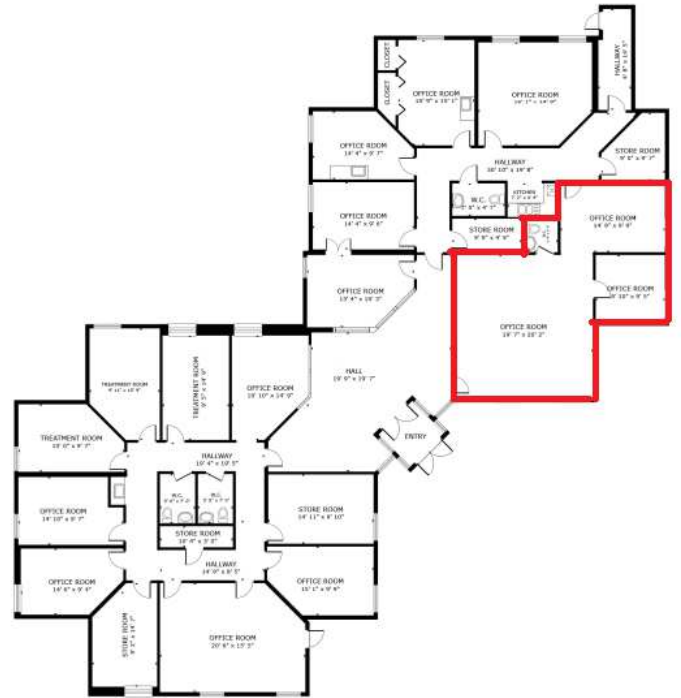
PROPERTY DESCRIPTION

Offices suites available at 502 Wall Street in Valparaiso. Suite 101 consists of 2,400sf of turnkey medical office space. Includes a reception area, several exam rooms, and a kitchenette. This suite was previously occupied by a doctor and utilized as general medical office space. Suite 105 is a former wellness spa in turnkey condition. Property is very well maintained and has ample parking. Pylon signage available to tenants. NNN expenses currently estimated as \$4.50/sf.

3D Tour: <https://my.matterport.com/show/?m=SCNDHqcnCMt>

LOCATION DESCRIPTION

The property is located near the southeast corner of Wall Street and Valparaiso Street in Valparaiso, IN. Valparaiso is a city and the county seat of Porter County, Indiana, United States. The population was 34,151 at the 2020 census. Valparaiso is home to Valparaiso University, with an enrollment of approximately 3,500 students.



GROSS INTERNAL AREA
FLOOR 1: 1420 sq. ft.
TOTAL: 1420 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,400 SF	Lease Rate:	\$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Available	2,400 SF	NNN	\$14.00 SF/yr	-
Suite 102B	-	635 - 3,035 SF	NNN	\$14.00 SF/yr	-
Suite 105	-	1,600 SF	NNN	\$14.00 SF/yr	-

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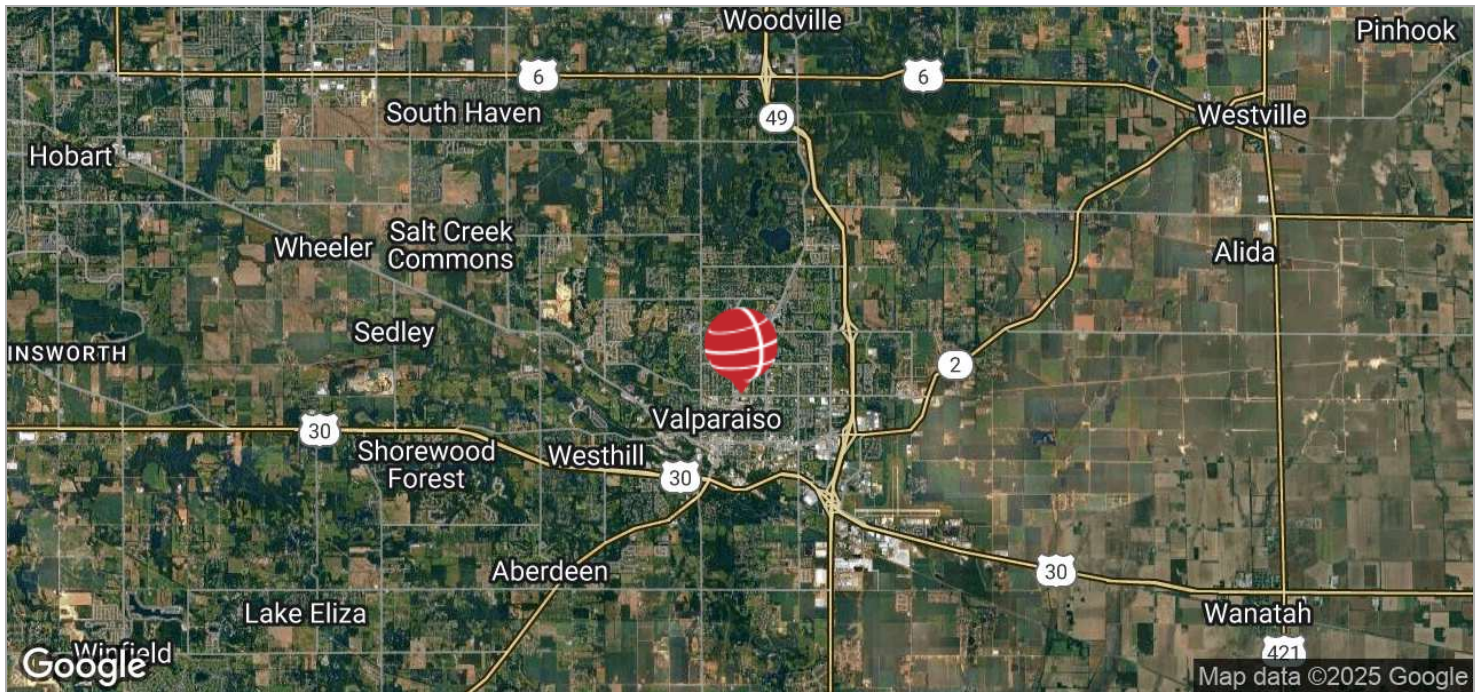
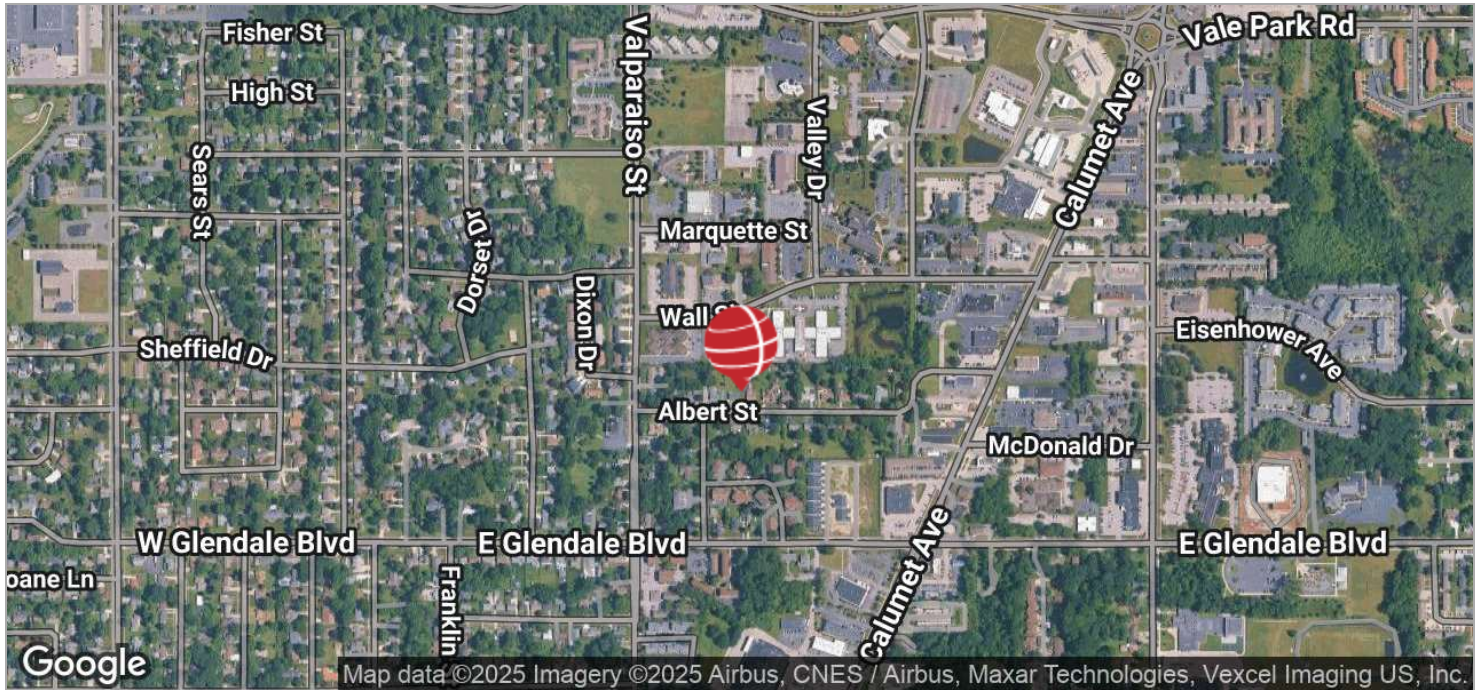
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LOCATION MAPS



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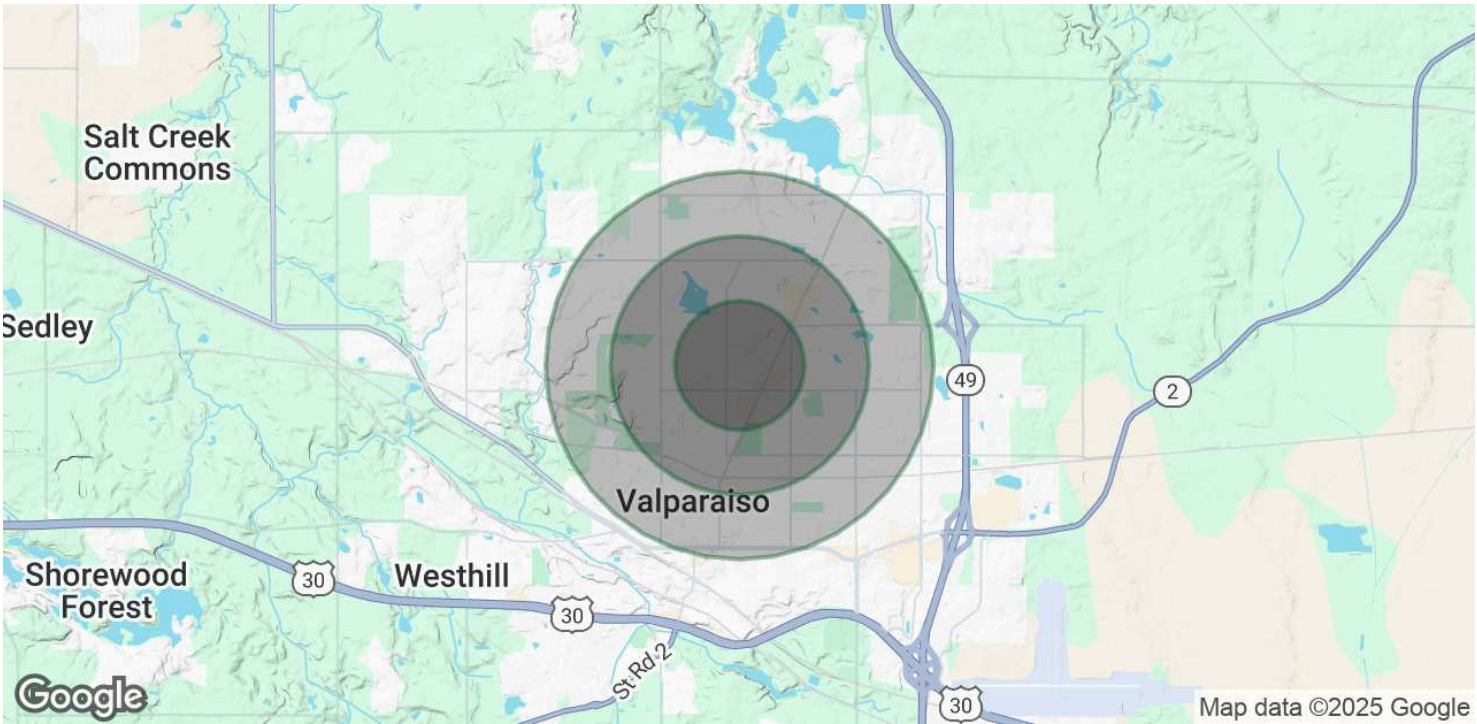
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DEMOGRAPHICS MAP & REPORT



POPULATION

0.5 MILES

1 MILE

1.5 MILES

Total Population	2,407	10,221	21,460
Average Age	45.5	41.3	40.3
Average Age (Male)	41.7	40.0	39.9
Average Age (Female)	49.9	43.6	42.1

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

1.5 MILES

Total Households	1,115	4,773	10,149
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$71,516	\$76,252	\$76,214
Average House Value	\$179,277	\$189,103	\$198,276

2020 American Community Survey (ACS)

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