

**FOR LEASE**

501 Argonne Rd, Warsaw, IN

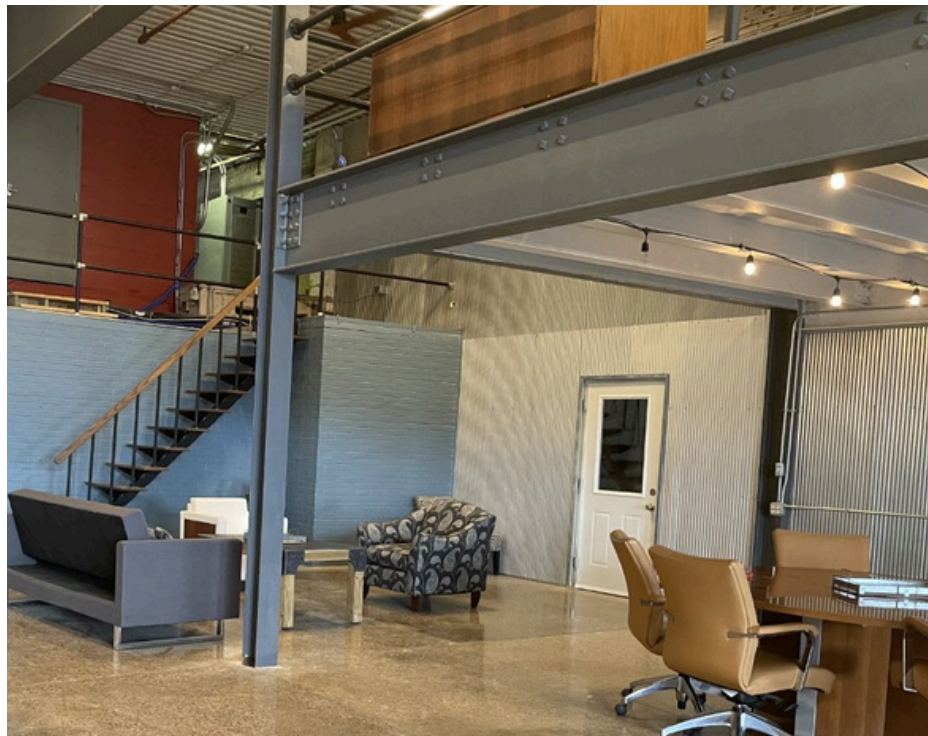


**OFFICE / WAREHOUSE**



Elevate your business in a vibrant commercial space designed for growth, connection, and success.

Welcome to 501 Junction, a remodeled industrial-style property, offering flexible spaces ranging from 275-8,000+ SF. Perfect for offices, retail, warehousing, and more, you can customize the layout to fit your business needs. With high ceilings, exposed beams, and polished concrete floors, this modern space is ideal for businesses looking to grow and thrive in Kosciusko County.



**FOR LEASE**

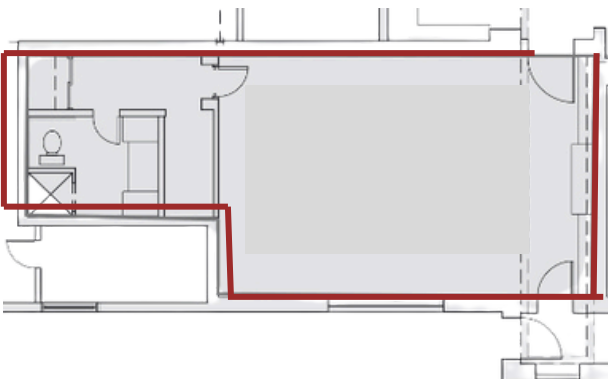


501 Argonne Rd, Warsaw, IN

**CONFERENCE SUITE | 600SF | \$1,025/MONTH**

**LEVEL 1**

Versatile office space with optional furnishings, perfect as either a conference room or traditional office. This space features classic wood paneling, large windows providing natural light, and built-in shelving. It also includes a private entrance from the front of the building, a private bathroom, storage area, and easy access to a shared kitchenette. Ideal for businesses looking for a functional and polished workspace.



**FOR LEASE**

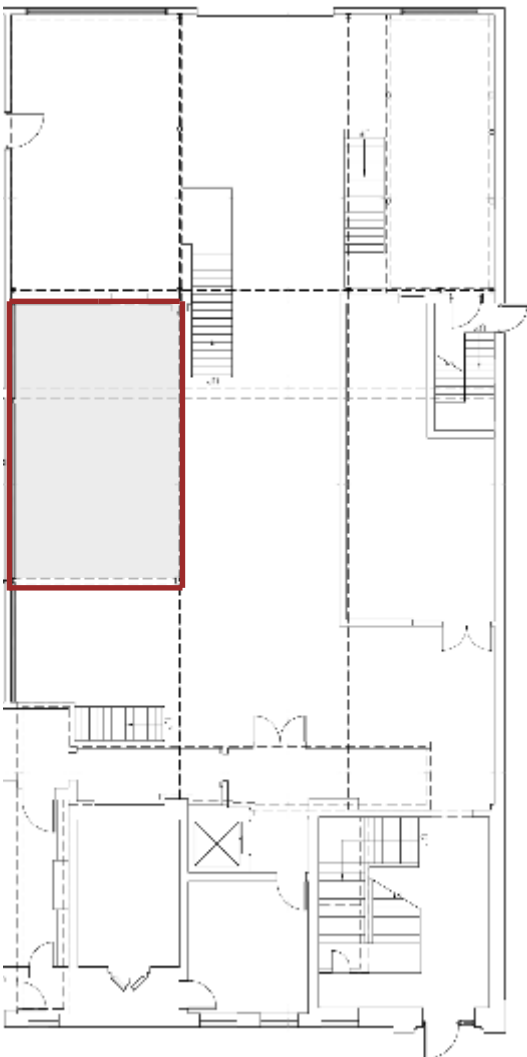


501 Argonne Rd, Warsaw, IN

**CLEARVIEW WORKSPACE | 460SF | \$850/MONTH**

**LEVEL 1**

Tucked beneath the mezzanine, this office space offers a semi-private retreat within the larger shared open area. Strategically designed with cubicles, it provides individual workstations while maintaining proximity to the collaborative energy of the surrounding shared space. Ideal for teams or professionals seeking a balance of focused work and community connection, this space also includes access to shared amenities like the kitchenette and public restrooms.



**FOR LEASE**

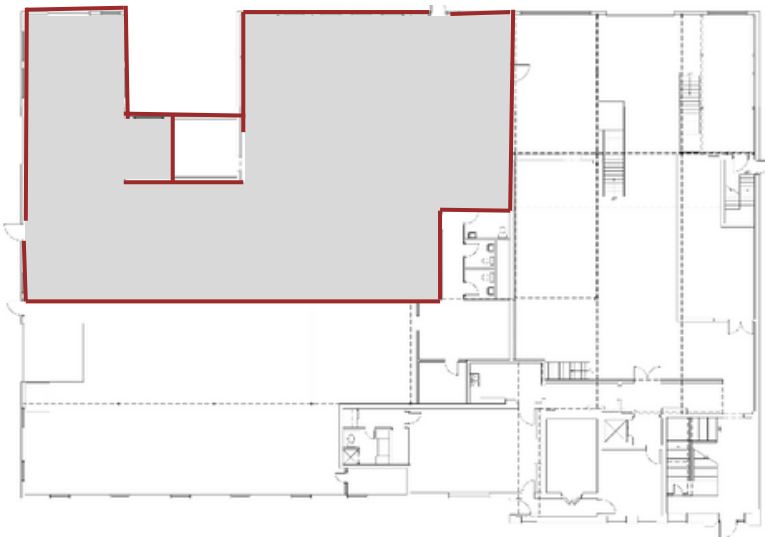
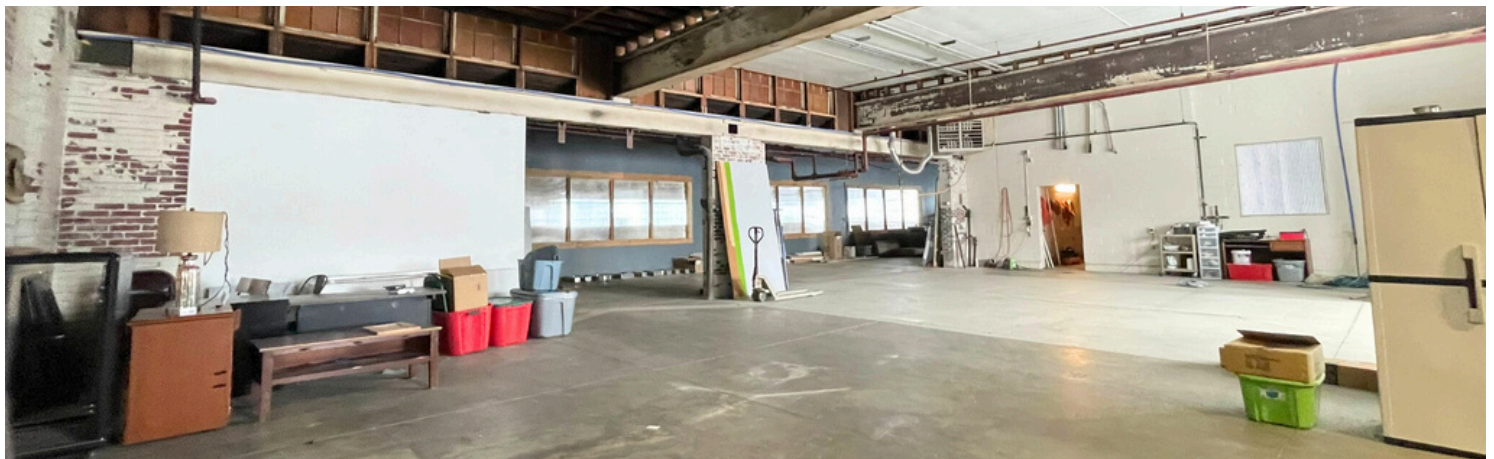


501 Argonne Rd, Warsaw, IN

**DURBIN WAREHOUSE | 4700SF | \$5,000 /MONTH**

**LEVEL 1**

This expansive 4,700 SF space offers incredible flexibility and charm, perfect for retail, food service, or creative endeavors. It features two overhead garage doors and multiple entrances for convenient access and functionality. Large east-facing windows provide ample natural light. The interior showcases concrete floors, stunning old wood beams, and exposed brick walls, blending industrial character with a welcoming atmosphere. This space is ready to bring your vision to life.



# FOR LEASE

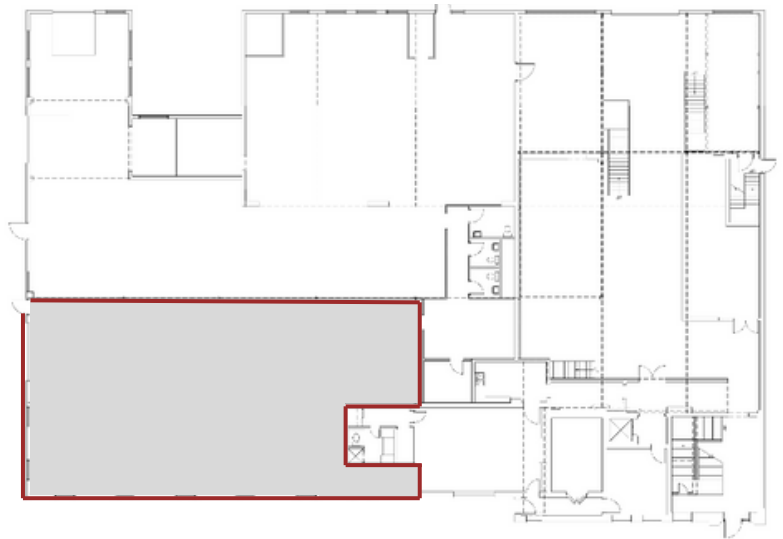
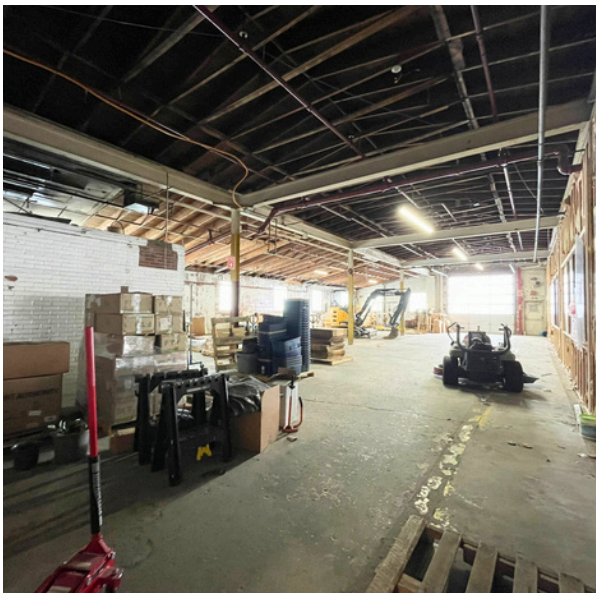


## 501 Argonne Rd, Warsaw, IN

**ARGONNE WAREHOUSE | 2900SF | \$3,100 /MONTH**

**LEVEL 1**

This 2,900 SF versatile warehouse space is brimming with character and potential, ideal for gym, retail, restaurant, or other creative uses. Featuring large windows along the front for natural light and excellent visibility, it offers easy access with a regular door entrance and an overhead garage door facing Durbin Street. The space boasts concrete floors, wood beams, and exposed brick walls. Plumbing and electrical are already run to the space, so it's ready for transformation to suit your vision



**FOR LEASE**

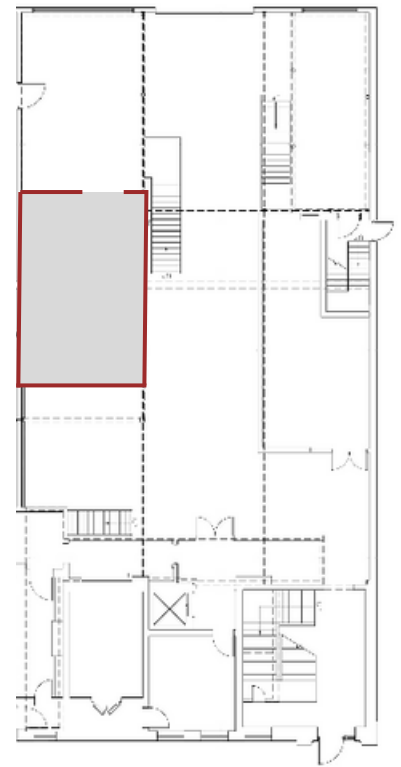


501 Argonne Rd, Warsaw, IN

**THE OVERLOOK | 450 SF | \$850/MONTH**

**LEVEL 2**

This unique, modern workspace overlooks the open first-floor area. Tenants enjoy shared access to seating areas for collaborative work, a kitchenette, and restrooms. The mezzanine balances a sense of privacy with connection to the vibrant communal atmosphere, creating an ideal environment for productive & inspiring work.



**FOR LEASE**

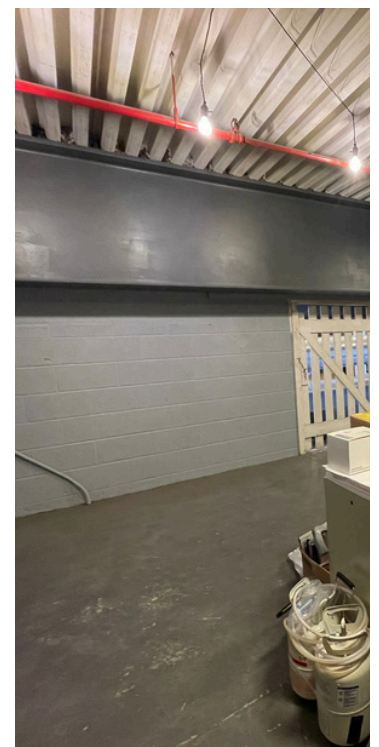
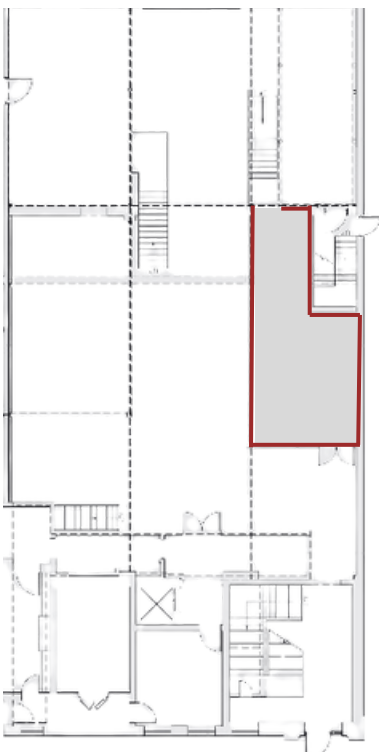


501 Argonne Rd, Warsaw, IN

**LOFT OFFICE | 380 SF | \$700 /MONTH**

**LEVEL 2**

This enclosed mezzanine workspace offers a balance of privacy and connection, featuring a distinctive window overlooking the inviting shared area below. The open first-floor space provides thoughtfully arranged seating for collaboration or casual meetings, a well-equipped kitchenette, and accessible public restrooms. The office's unique design makes it an ideal retreat for focused work while maintaining a visual link to the communal energy.



**FOR LEASE**

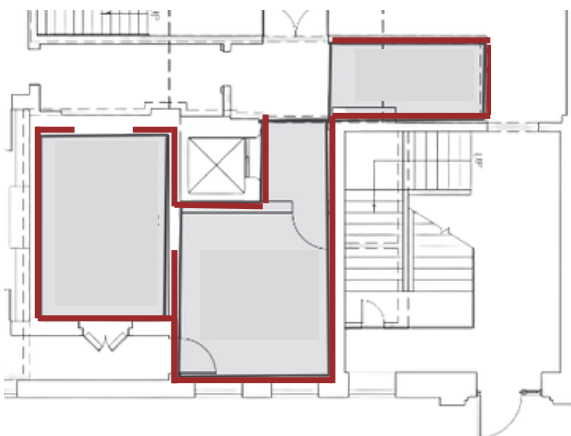


501 Argonne Rd, Warsaw, IN

**MEZZANINE VAULT SUITE | 425 SF | \$785/MONTH**

**LEVEL 2**

This industrial-style office space features two rooms and a mezzanine that overlooks a common area, offering a unique open layout. Enjoy access to shared amenities, including bathrooms, a kitchenette, and more. This functional and stylish environment provides an ideal setup for a creative or professional workspace.



**FOR LEASE**



501 Argonne Rd, Warsaw, IN

**WINONA LOOKOUT SUITE | 870 SF | \$1,750/MONTH**

**LEVEL 4**

This 4th-floor office suite features a modern industrial design with exposed brick, metal accents, and high ceilings. It includes a full kitchen, a full bathroom, and a spacious living area, offering both comfort and functionality. Large windows provide stunning lake views, creating a bright and inspiring workspace. Please note, there is no elevator access to the suite.



Unique View of Winona Lake

