

LEASE



OFFICE/RETAIL

EVERGREEN PLAZA



1706-1724 E US HIGHWAY 20, MICHIGAN CITY, IN 46360

PROPERTY OVERVIEW

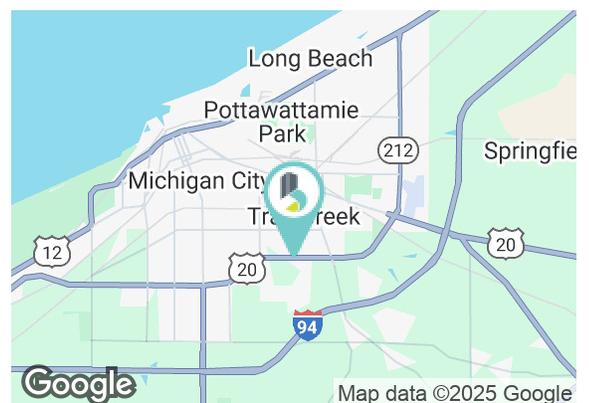
1,600 SF floor plan great for an insurance agency, attorney intake, financial services, or other office user. Reception area with seven offices and an in-suite bathroom. Highly visible, facing US HWY 20 east of the US HWY 20 and US - 421 intersection. Anchored by the Bureau of Motor Vehicles the retail center has abundant parking and offers building signage for over 13,400 vehicles to view daily. The other floor plan is open and better suited for a retail user.

PROPERTY HIGHLIGHTS

- 1,600 SF suite available ideal for office use and 1,600 SF space that could be used for retail
- Active retail center providing excellent visibility facing US HWY 20 and anchored by the Michigan City Bureau of Motor Vehicles
- Located on US HWY 20 just east of the intersection of US HWY 20 and US 421 with daily traffic count over 13,400 vehicles
- Great for an insurance agency, attorney intake, financial services, or other office user
- Also can be easily converted to any retail storefront use
- Abundant parking available for customers and employees

LEASE RATE \$8.00 SF/YR (NNN)

Available SF:	1,600-2,400 SF
Lot Size:	2.75 Acres
Building Size:	19,456 SF



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Evergreen Plaza: 1706 US HWY 20

1706 US Hwy 20, Michigan City
TOTAL AREA: 1600 sq ft



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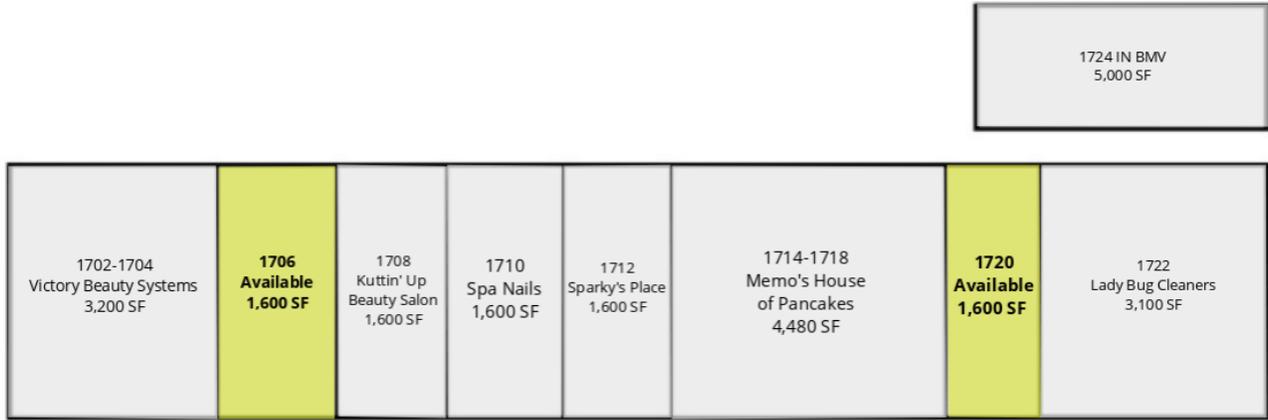
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LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type: NNN

Lease Term: Negotiable

Total Space: 1,600 SF

Lease Rate: \$8.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Suite 1706	Available	1,600 SF	NNN	\$8.00 SF/yr
Suite 1720	Available	1,600 SF	NNN	\$8.00 SF/yr

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