

# For Lease

3,477 SF Office Space in Valpo, IN



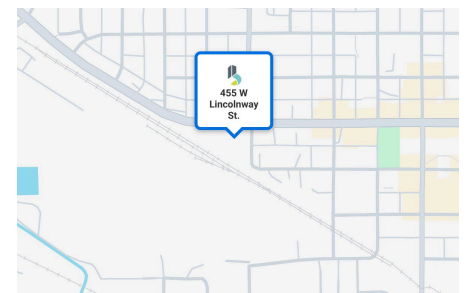
## 455 W Lincolnway St.

Valparaiso, IN, 46385

### Highlights

- Located on the West side of the vibrant downtown of Valparaiso situated on the corner of Lincolnway and Campbell Street
- The building is brick and masonry construction and had a complete interior and exterior renovation in 2016
- The office building is ideal for an owner occupier who desires additional investment income
- Current owner is willing to do a lease back of the 6,402 square feet of office space on the lower level
- Rare downtown building with a large public parking lot
- Former law office at grade level private entrance with access to fiber internet
- Current owner is willing to do a lease back of the 2,925 square feet of office space on the lower level

Lease Rate	\$20.00/MG
Available SF	3,477 SF
Lot Size	0.26 AC
Building Size	12,804



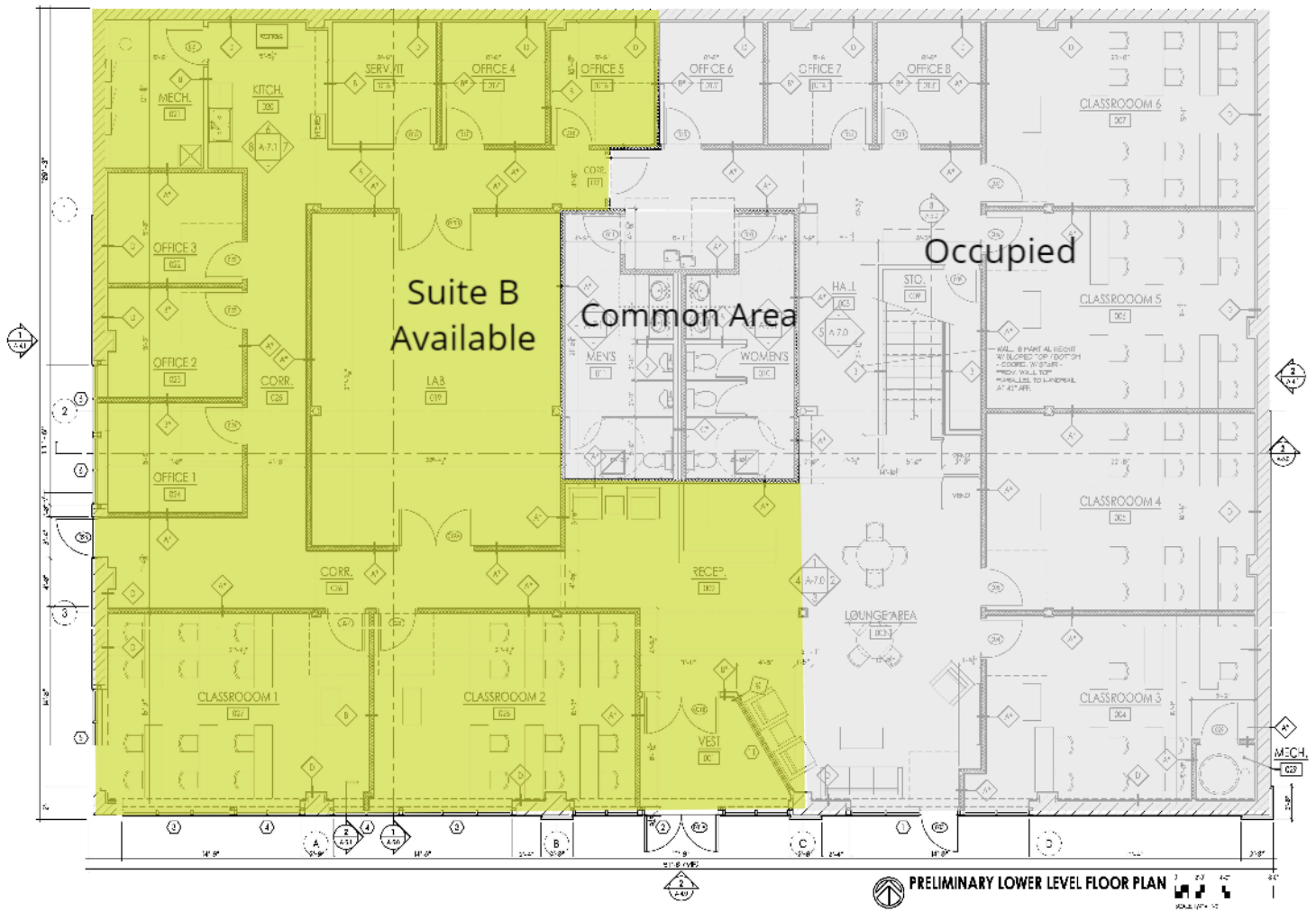
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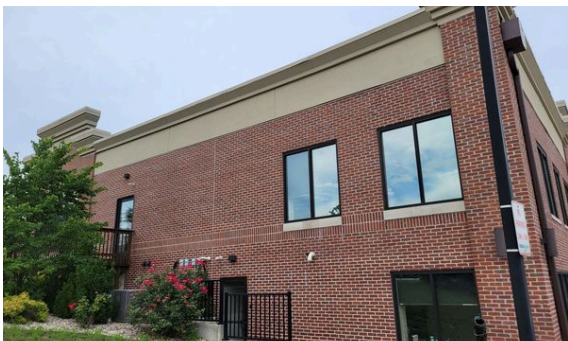
# Floor Plan

455 W Lincolnway St, Valparaiso, IN 46385



# Photos

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