

**For Lease**



## **600 S Main St**

**600 S Main St Elkhart, IN 46516**

Office and retail space in a highly visible location in downtown Elkhart across from the post office and near Learner Theater. Enjoy the great new restaurant Madrid|Tokio|Fusion on the main floor. Small main floor retail/office space would make an excellent location for someone looking for visibility. The 2<sup>nd</sup> and 3<sup>rd</sup> floor office spaces have common restrooms and have multiple configurations possible from 800 SF to about 5,000 SF.

**Lease Rate: Multiple Spaces See Below**

**Contact: Andrew Myers**  
**Cell: 574-320-1214**  
**Email: amyers@myerstrust.com**



**Knowledge. Trust. Results.**

[www.myerstrust.com](http://www.myerstrust.com)

No guarantee is made for the accuracy of this information. Recipient is responsible for verification. Subject to availability.

# Details:

## General Information

<b>Buildings SF:</b>	<b>16,380</b>
<b>Stories:</b>	<b>3</b>
<b>Year Built:</b>	<b>1888 with Multiple Updates</b>
<b>Lot Size:</b>	<b>0.25</b>
<b>Floor Size:</b>	<b>5,480</b>
<b>Elevator:</b>	<b>1</b>
<b>Stairwells:</b>	<b>2</b>
<b>Heating:</b>	<b>Hot Water/Hydronic</b>
<b>Air Conditioning:</b>	<b>Multiple</b>
<b>Exterior:</b>	<b>Brick/Glass/Block</b>
<b>Roof:</b>	<b>Flat</b>
<b>Parking Spaces:</b>	<b>13</b>
<b>Zoning:</b>	<b>CBD (City of Elkhart)</b>
<b>Property Taxes:</b>	<b>\$15,035.96 (2023 pay 2024)</b>
<b>Utilities:</b>	<b>Gas - NIPSCO</b>
	<b>Electric - AEP/I&amp;M</b>
	<b>Water – City of Elkhart</b>
	<b>Sewer – City of Elkhart</b>

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# Vacant Spaces Available:

**Main Floor Retail/Office Space:**

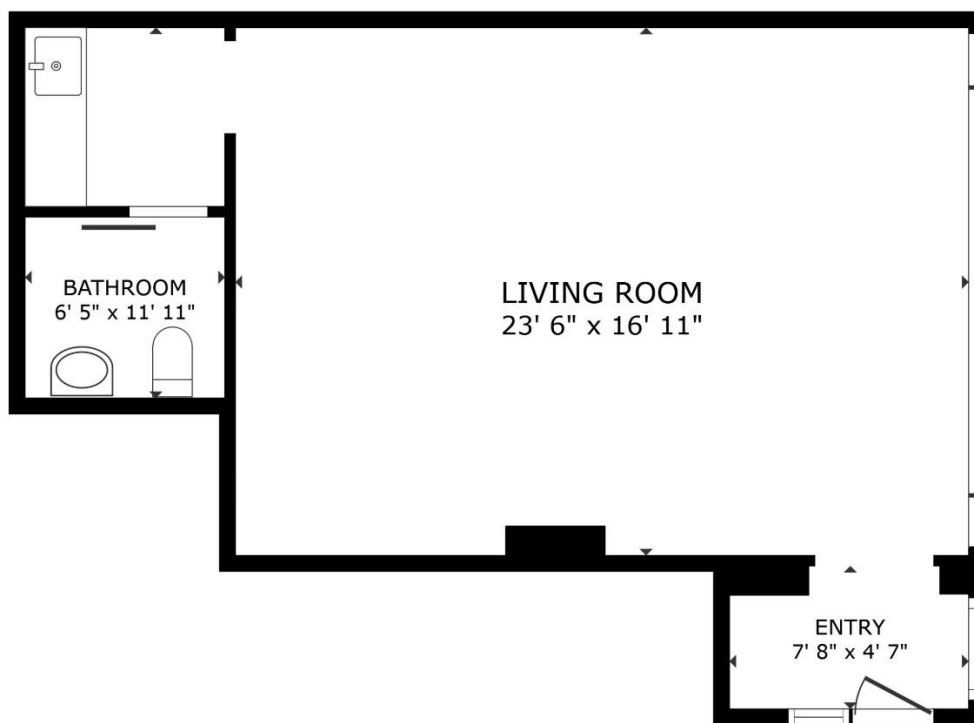
**+/- 515 SF**

**Lease Rate:**

**\$1,100/Month Gross**

**Bonus:**

**6-months of 50% of lease rate with signed 3 year lease**



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 515 sq.ft.  
TOTAL : 515 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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# Vacant Spaces Available:

**Office Space:**

**2<sup>nd</sup> and 3<sup>rd</sup> Floor, Multiple Spaces, 800 SF to Full Floor**

**Lease Rate:**

**\$10/SF Gross**

**Condition:**

**Vacant ready to go, spaces can be combined for larger spaces**

**Bonus:**

**6-months of 50% of lease rate with signed 3 year lease**



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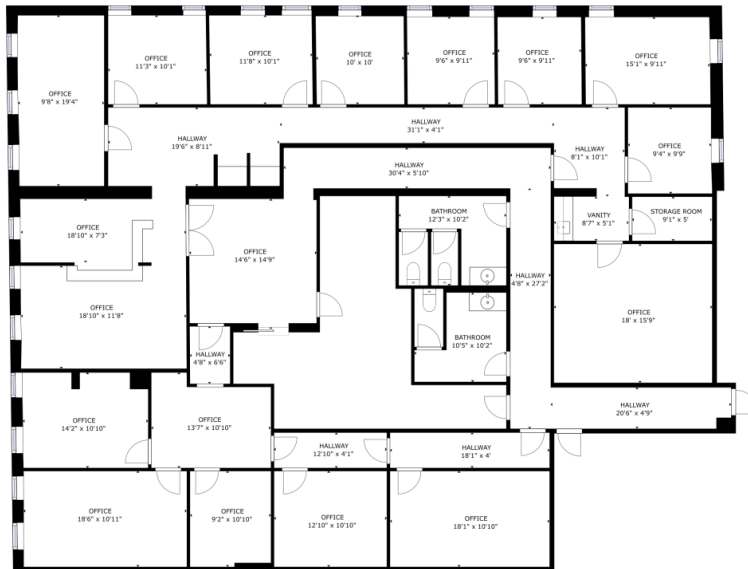
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# 2<sup>nd</sup> and 3<sup>rd</sup> Floor Floor Plans:

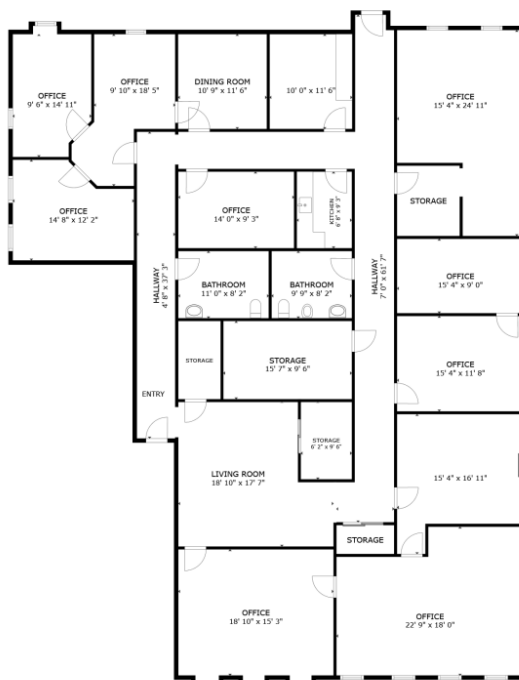
## 2<sup>nd</sup> Floor



GROSS INTERNAL AREA  
FLOOR: 1,423 sq. ft.  
TOTAL: 4,723 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## 3<sup>rd</sup> Floor



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 3,940 sq. ft.  
TOTAL: 3,940 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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