



AVAILABLE FOR LEASE

1 Cadence Park Plaza

MICHIGAN CITY, IN 46360



Property Overview

Located in the heart of downtown Michigan City, this impressive two-level office building offers a flexible and fully equipped space designed for a coworking environment or an expanding business. The lower level features adaptable layouts, with options for private offices or suitable for a single larger tenant. Recent upgrades to the building include new appliances and advanced internet capabilities, with Ethernet connections available in most rooms and Wi-Fi access throughout. Secure pinpad and key access at the front door ensures safe entry for tenants, and the property includes 80 parking spaces, providing ample convenience for employees and clients alike. Seven restrooms and two kitchens are spread across both levels to serve the entire building. For tenants who require it, office furniture is available, making move-in simple and seamless.

The following tech package is available: Modern, high-technology amenities with Multi-Gig services in the building and 1 Gbps ports in each suite. New Cisco Meraki Wi-Fi Network and In-House IT support. Enterprise Class Firewall and Security. Private connections and logins for each tenant's suite.

With its blend of convenience, modern amenities, and central location, this Michigan City property is ideal for businesses looking to thrive. Contact us today to explore how this space can work for your unique needs.

BUILDING SIZE	14,600 SF
LEASE PRICE	Negotiable
MINIMUM DIVIDE	150 SF
MAXIMUM DIVIDE	7,000 SF
ZONING	Downtown Core
YEAR BUILT	1987
UTILITIES	All Available
PARKING	80 Spots
STORIES	Two

FOR MORE INFORMATION

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REAL ESTATE & DEVELOPMENT CONSULTING

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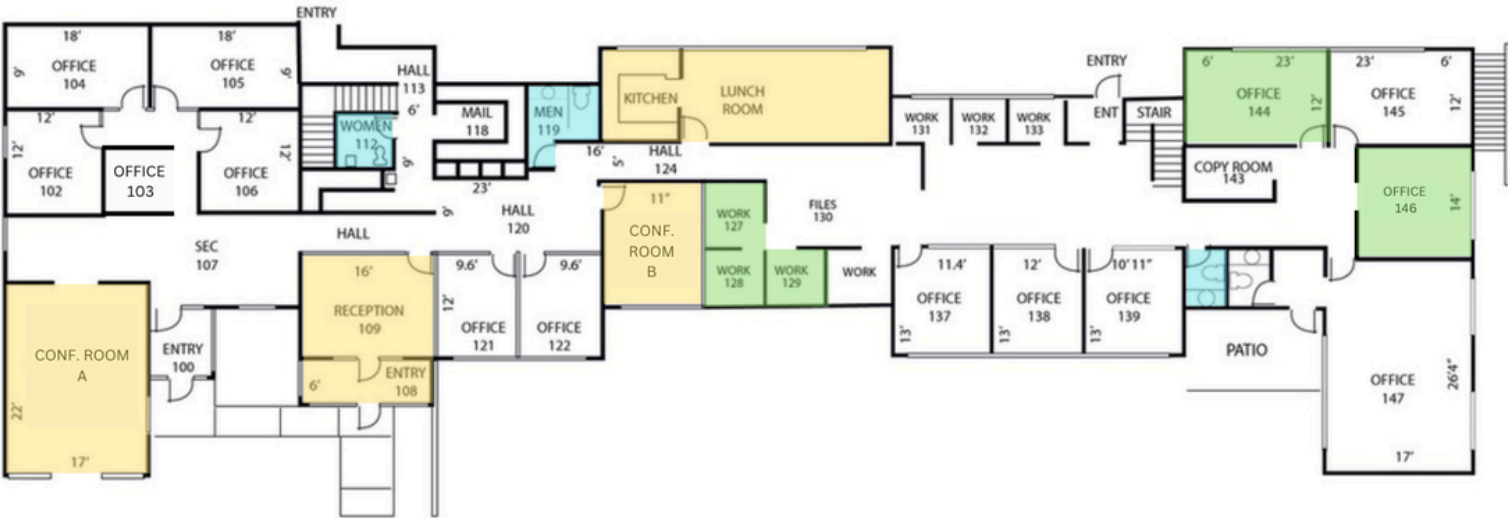


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BUILDING LAYOUT

Upper Level



Lower Level



Available Available to all Bathrooms Mechanical
Tenants