



Auburn Professional Village

1326 S Grandstaff Drive

Auburn, IN 46706



Office Condo For Lease

The office condo at 1326 South Grandstaff Drive in Auburn, Indiana is perfect for any growing business. Suite 1326 consists of five offices, one restroom, open areas, and a fully finished basement.

Auburn Professional Village is a series of office condos housing a variety of businesses, from advertising companies to law firms.

Property Highlights

- ▶ 2,444 SF
- ▶ C2 zoning
- ▶ Five offices, one restroom, open areas
- ▶ Fully finished basement
- ▶ Near I-69 and downtown Auburn
- ▶ **FOR LEASE: \$12.00/SF/Yr NNN**

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

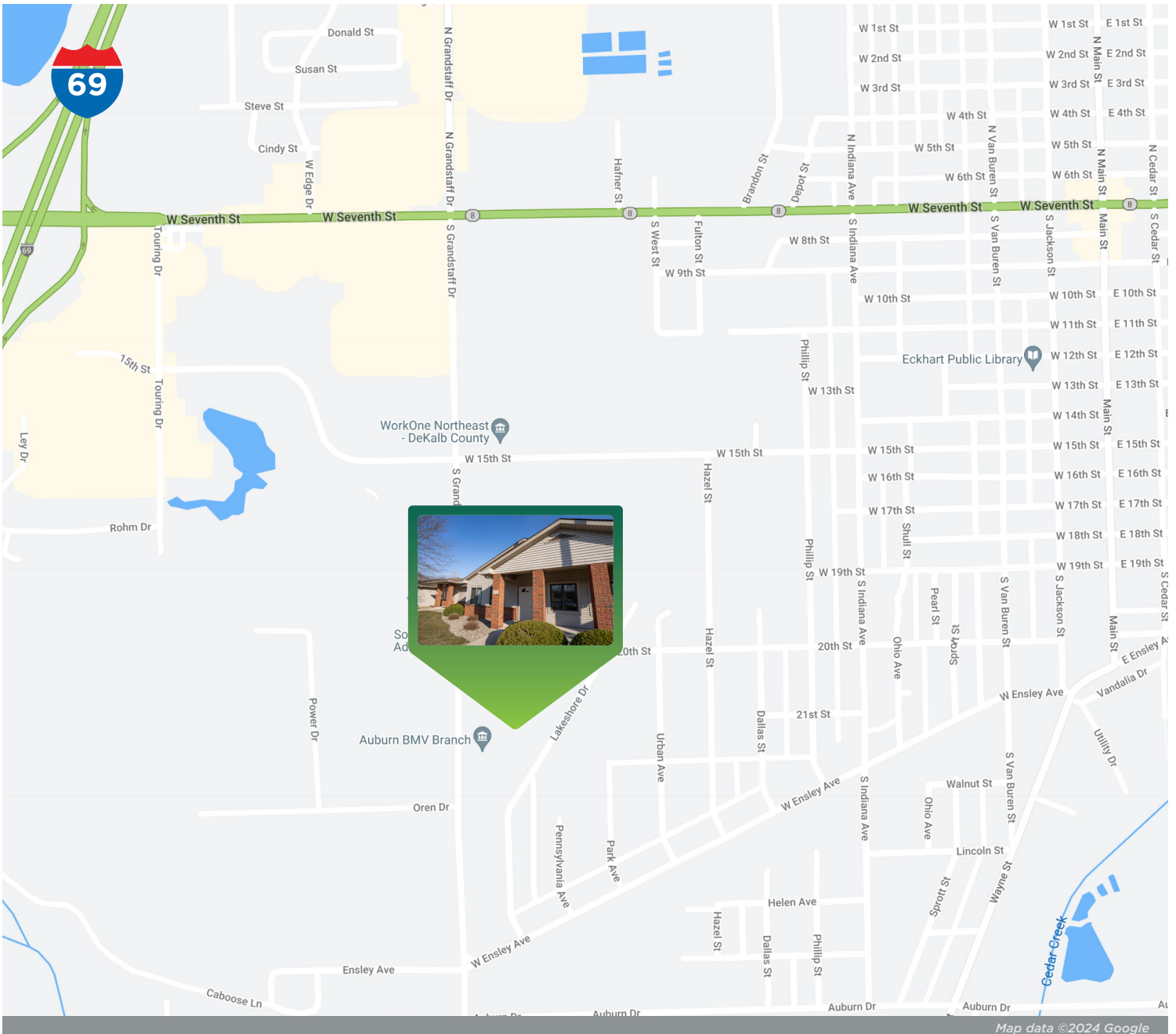
Listing Manager
260 424 8448
philip.hagee@sturgespg.com



Auburn Professional Village

1326 S Grandstaff Drive

Auburn, IN 46706



Excellent Location

Located just one mile off I-69 Exit 329 and just 20 miles north of Fort Wayne, Auburn Professional Village boasts a fantastic location within the city of Auburn. The property is south of US 6 and just minutes from downtown Auburn. Neighboring businesses include the Auburn BMW Branch, Lassiter Advertising, and Fort Financial Credit Union.

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

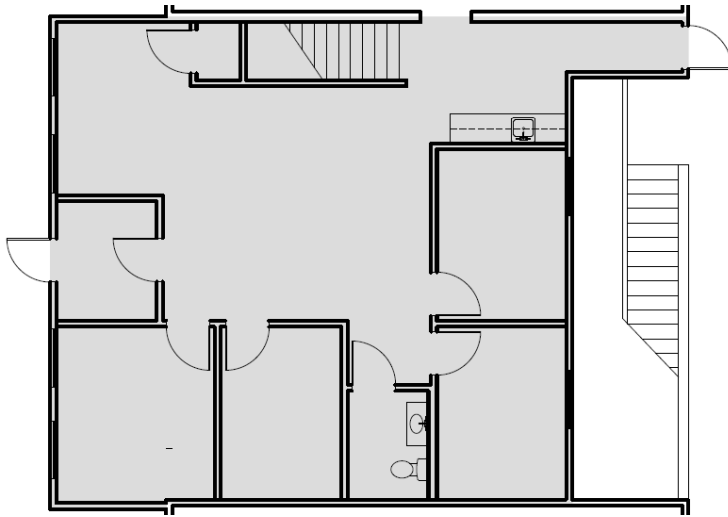
PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com

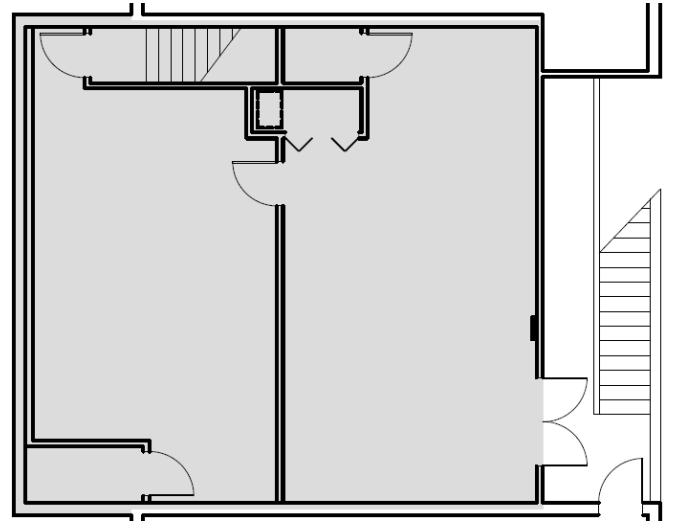


Auburn Professional Village
1326 S Grandstaff Drive
Auburn, IN 46706

Available Units

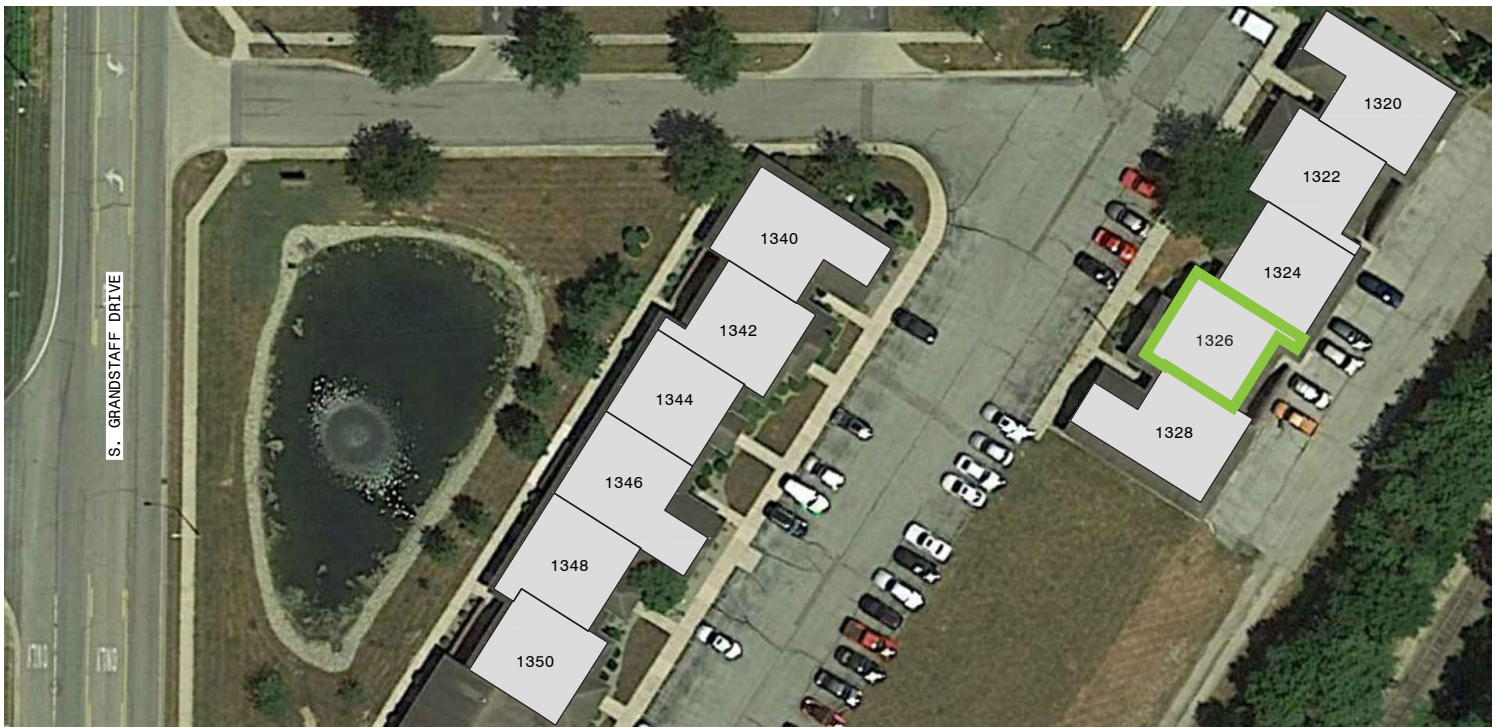


Upper Level



Lower Level

Floor plan may not be to scale.
Contact broker for detailed floor plan.



NEAL BOWMAN, SIOR
Senior Broker
260 424 8448
neal.bowman@sturgespg.com

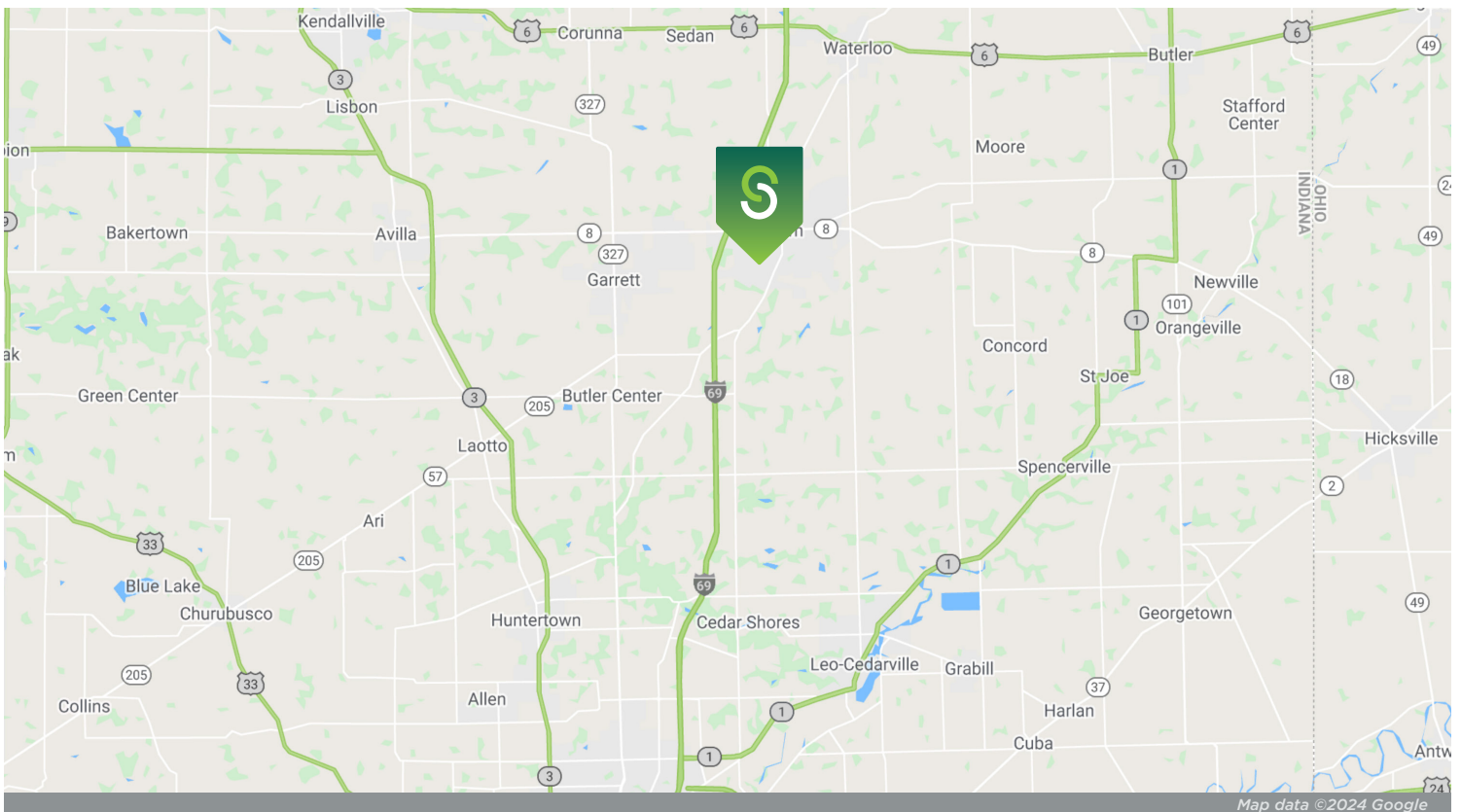
PHILIP HAGEE
Listing Manager
260 424 8448
philip.hagee@sturgespg.com



Auburn Professional Village

1326 S Grandstaff Drive

Auburn, IN 46706



© 2024 Sturges, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Maps used herein are attained via Snazzy Maps, Google Maps, and/or Google Earth, and are therefore the property of Google.

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com



Auburn Professional Village

1326 S Grandstaff Drive

Auburn, IN 46706



PROPERTY INFORMATION

Address	1326 S Grandstaff Drive
City, State, Zip	Auburn, IN 46706
County	DeKalb
Township	Union
Parcel Number	17-06-31-401-015.000-025

LEASE INFORMATION

Lease Rate & Type	\$12.00/SF/Yr NNN
Terms	3-5 Years
Availability	Immediate

AVAILABLE UNITS

Total Building Area	2,444 SF	
Total Available	2,444 RSF	
Max Contiguous	2,444 RSF	
Units Available	RSF	Monthly Rate
• 1326	2,444	\$2,444

UTILITIES

Electric Provider	City of Auburn
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Auburn

SITE DATA

Site Acreage	5.038 AC	Interstate	I-69
Zoning	C2	Traffic Counts	9,800
Parking	Surface	Parking Ct	Ample

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

BUILDING INFORMATION

Property Type	Office
Year Built	1998
# of Stories	1 (with basement)
Construction Type	Wood frame
Roof	Shingle
Heating	Package
A/C	Package
Sprinkler	No
ADA Compliant	Yes
Elevators	N/A
Signage	Pylon and storefront

ADDITIONAL INFORMATION

- Five offices, open areas, one restroom
- Near I-69 and downtown Auburn

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



Bill Cupp
Senior Broker



Neal Bowman, SIOR
Senior Broker



Andrew Eckert
Broker



Robert Doyle
Broker



Kevin Ellis
Broker



Philip Hagee
Listing Manager



Shelby Wilson
Project Coordinator

Work with a group that puts your interests first.

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

260 424 8448
SturgesProperty.com



The Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT Support and digital products. Services range from traditional IT support services to digital directory boards, building card access systems, drone photography, and video security. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

260 483 1608

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Sturges Development

260 426 9800

SturgesDevelopment.com

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.