



Auburn Professional Village

1320 - 1352 South Grandstaff Drive

Auburn, IN 46706



Office Condos For Lease

Multiple office condos for lease at Auburn Professional Village. These condos offer a variety of floor plans and are perfect for any growing business. Several suites are contiguous and can be combined, offering a minimum of 2,476 SF to a maximum of 8,057 SF.

2 land tracts around the offices are also for sale. All utilities have been brought to the sites and they are primed and ready for development. The owner's association limits possible uses to office and medical.

Property Highlights

- ▶ Zoned C2 - General Commercial
- ▶ 2,476 - 8,057 SF
- ▶ **FOR LEASE: \$12.00/SF/Yr NNN**
- ▶ Multiple units and floor plans available
- ▶ Fully finished basement
- ▶ 2 land tracts for sale - 0.45 AC per lot
- ▶ **FOR SALE: \$99,999 PER LOT**

NEAL BOWMAN, SIOR

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PHILIP HAGEE

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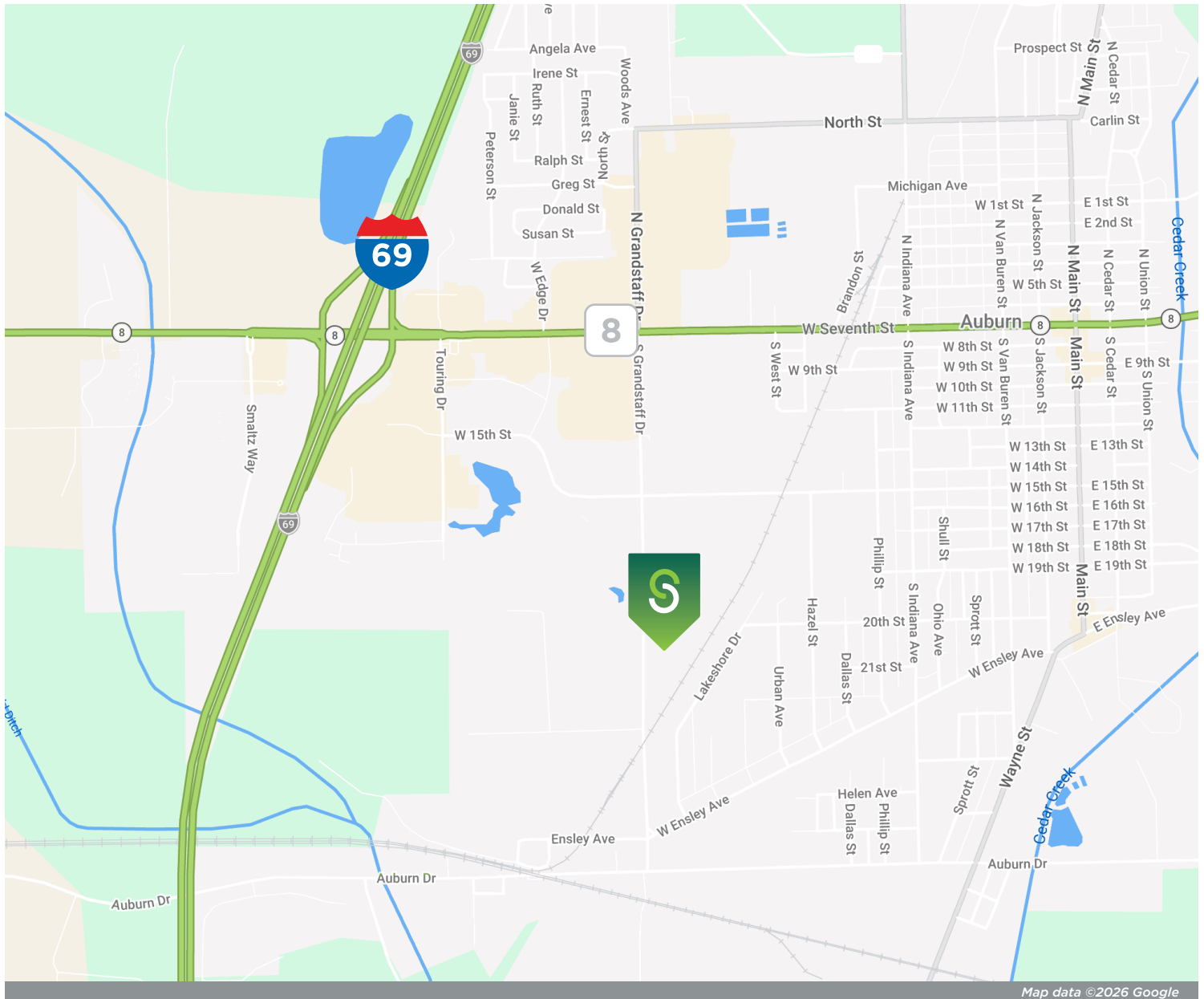
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Excellent Location

Located just one mile off I-69 Exit 329 and 20 miles north of Fort Wayne, Auburn Professional Village is a fantastic location within Auburn city limits. The property is south of SR 8 and a few minutes away from downtown Auburn. Neighboring businesses along South Grandstaff Drive include the Auburn BMW branch, the Social Security Administration, Lassiter Advertising, and Fort Financial Credit Union.

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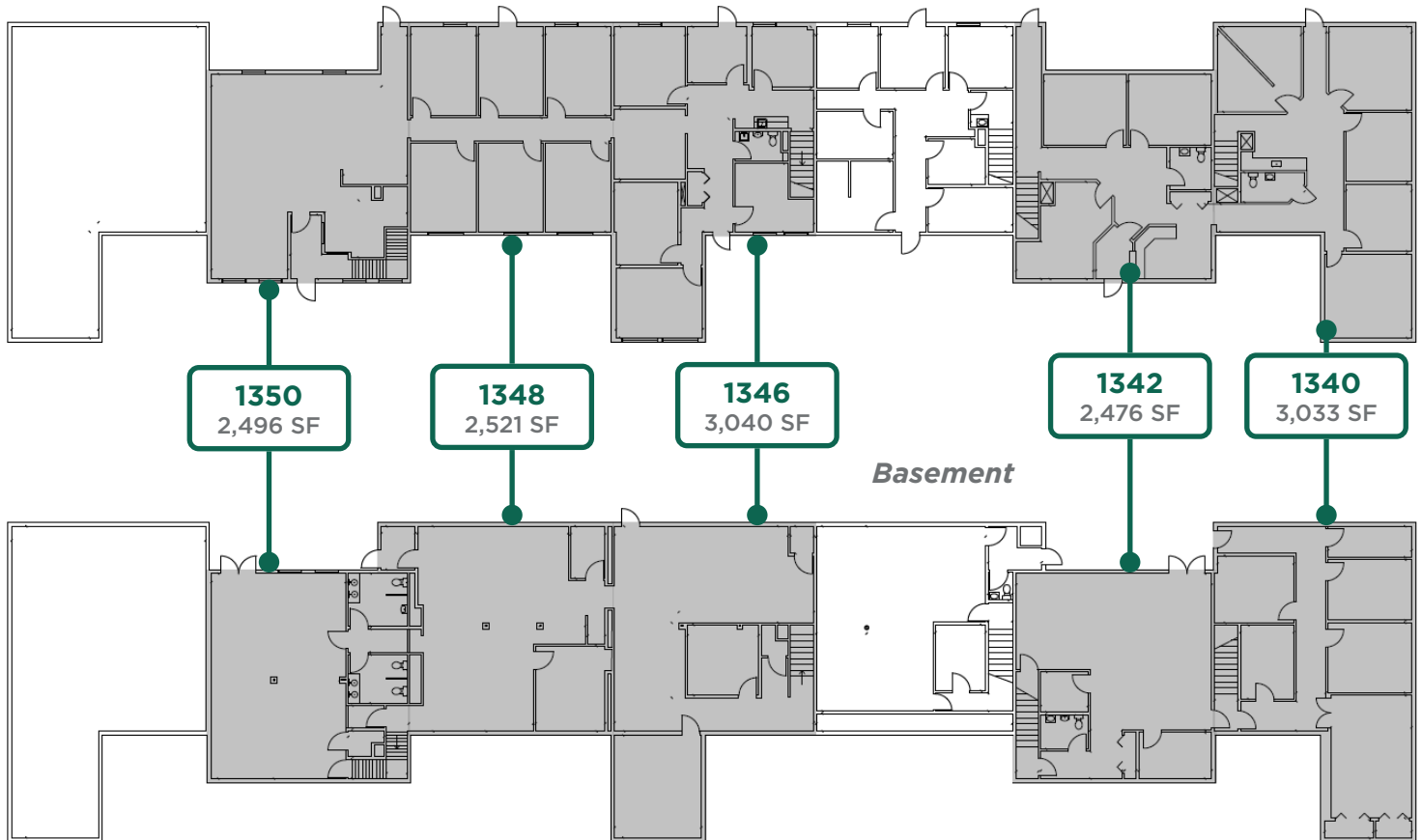


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Available Units - 1340 - 1350

Ground Floor



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Site Plan



Tract 1 - 0.45 AC



Tract 2 - 0.45 AC

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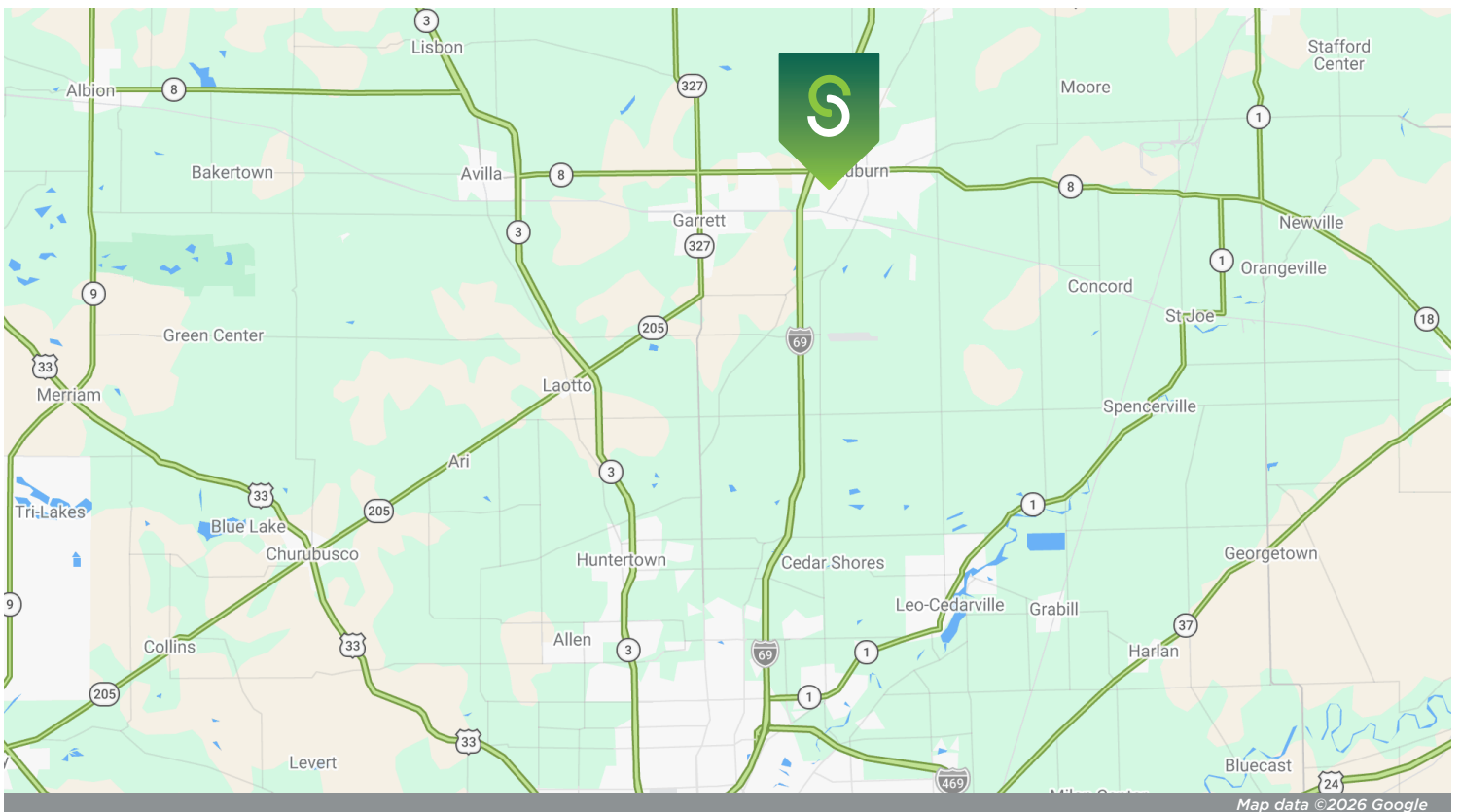
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PROPERTY INFORMATION

Address	1320 - 1352 S Grandstaff Dr
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	19,046 SF	
Total Available	13,566 RSF	
Max Contiguous	8,057 RSF	
Units Available	RSF	Monthly Rate
• 1340	3,033 RSF	\$3,033.00
• 1342	2,476 RSF	\$2,476.00
• 1346	3,040 RSF	\$3,040.00
• 1348	2,521 RSF	\$2,521.00
• 1350	2,496 RSF	\$2,496.00

AVAILABLE LOTS

Lot Number	Size	Total
• 1	0.45 AC	\$99,999
• 2	0.45 AC	\$99,999

SITE DATA

Site Acreage	5.04 AC
Zoning & Description	C2 - General Commercial
Nearest Interstate	I-69, 1 mile
Traffic Count	9,790 VPD - S Grandstaff Dr

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; Land
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

UTILITIES

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

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