

North Pointe Building

3225 Southview Drive
Elkhart, Indiana 46514



**MEDICAL OFFICE/RETAIL/
FLEX/ OFFICE**

FOR LEASE

North Pointe Building

- 2,367 SF- Up to 9,607 SF (spaces combined or subdivided)
- Three phase power
- Four bays with overhead doors
- Easy access to I-80/90 Indiana Toll Road
- Abundant parking
- Zoned B-3, which allows for large scale commercial, retail, wholesale, service, and auto-related uses.
- Ideal location for medical or dental office or clinic

ROBERT DOYLE

Broker
260 424 8448
robert.doyle@sturgespg.com

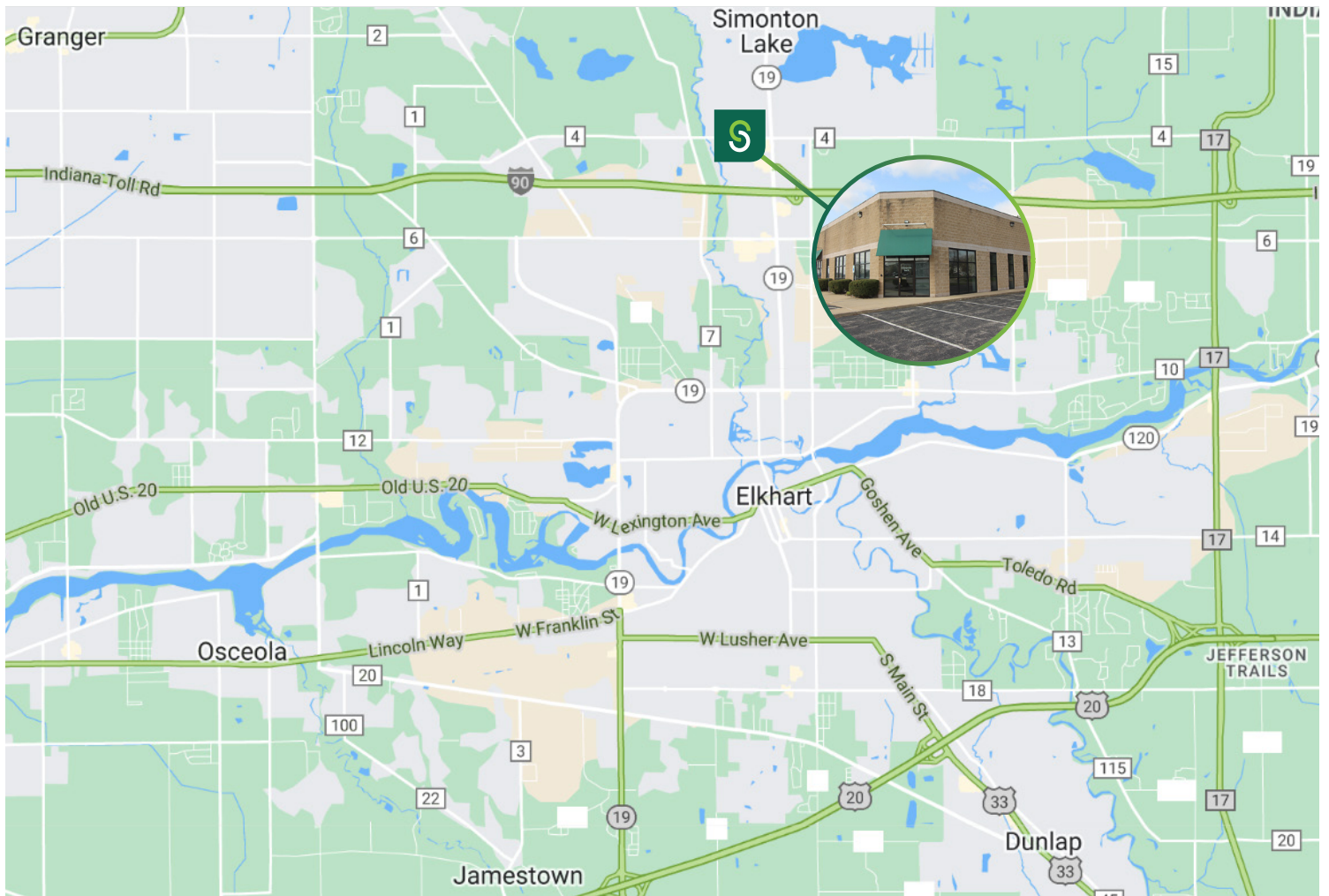
ANGIE DAVIS

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Excellent Location

North Pointe Building is a single-story 13,568 square foot building located on 1.1 acres of land constructed in 2001. The building is located at the southwest corner of North Pointe Boulevard and Southview Drive in Elkhart, Indiana. The building features include HVAC, three-phase power, and abundant on-site parking. With B3 zoning, the site allows a wide range of commercial or professional uses.

North Pointe Oce Building is minutes from I-80/90 Indiana Toll Road. The property is conveniently located near restaurants, hotels, North Pointe Plaza, and in the heart of Elkhart Commercial Corridor Trade Area.

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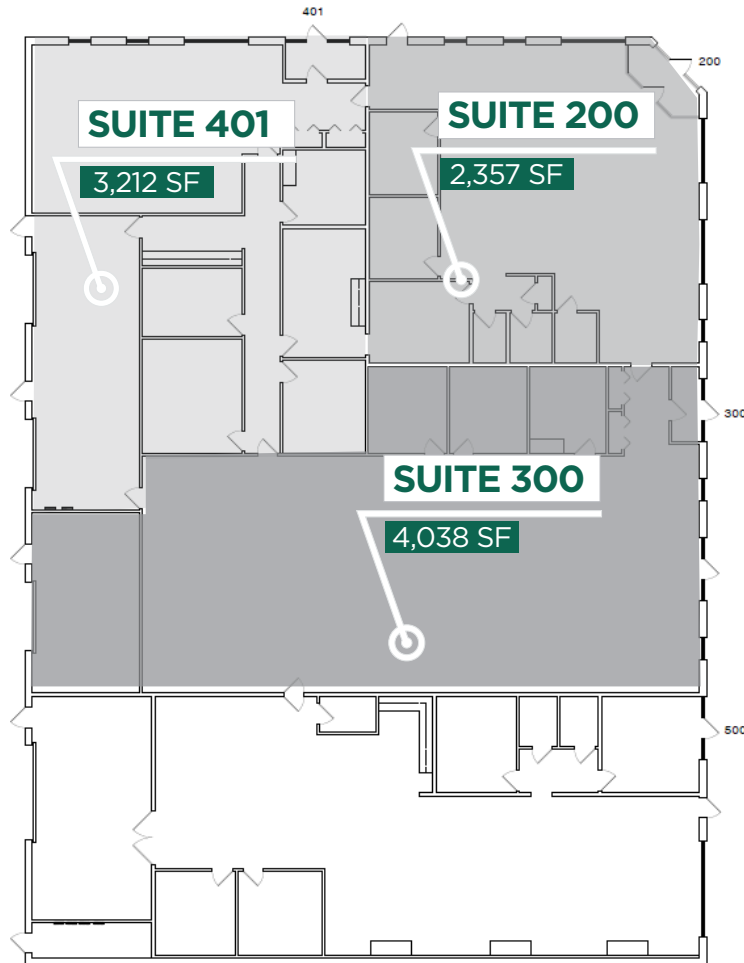
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Units Available - Contact Broker for Detailed Floor Plan



Floor Plan: Not To Scale



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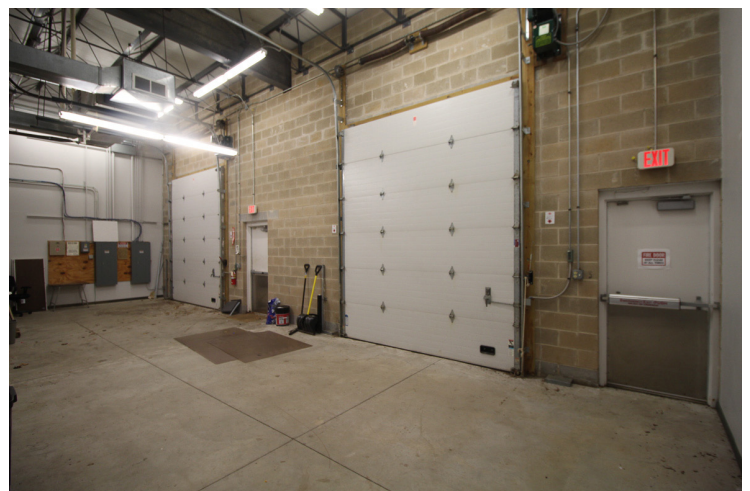
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3225 Southview Drive
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RETAIL/OFFICE/MEDICAL/FELX SPACE FOR LEASE

Property Name	North Pointe Building
Address	3225 Southview Drive
City, State, Zip	Elkhart, IN 46514
County	Elkhart
Township	E.C Solo
Parcel No.	02-20-176-010-027



LEASE INFORMATION

Lease Rate	\$10.00/RSF/Yr
Lease Type	NNN
Terms	5 Years
Availability	Immediate

RESPONSIBLE PARTIES

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

AVAILABLE SUITES

Total Building Area	13,568 SF	
Total Available	9,607 RSF	
Max. Contiguous Available	9,607 RSF	
Suites Available	RSF	Monthly Rate
- Suite 200	2,357 SF	\$1,964.16
- Suite 300	4,038 SF	\$3,365.00
- Suite 401	3,212 SF	\$2,676.66
- Suites 200,300,401 Combined	9,607 SF	\$8,005.83

BUILDING INFORMATION

Property Type	Retail/Medical Office/Flex/Office
Year Built	2001
No. of Stories	1
Construction Type	Concrete Masonry
Roof	Metal/Standing Seam Galvanized
Heating	Split System/Gas Fired Furnance
A/C	Split System/Rooftop Condensers
Sprinklered	No
ADA Compliant	Yes
Elevators	Yes
Signage	Yes

SITE DATA

Site Acreage	1.1 AC
Zoning & Description	B-3, Service Business District
Parking Description	Surface
Parking Count/Ratio	47

UTILITIES

Electric Supplier	NIPSCO
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Elkhart

ADDITIONAL INFORMATION

- Four bays with overhead door
- Easy access to I-80/90 Indiana Toll Road
- Ideal location for medical or dental office/clinic

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WHY INVEST IN FORT WAYNE?



As one of the fastest growing metropolitan areas in the Great Lakes region, Fort Wayne, IN has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent unemployment rate under 3%.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works and The Landing, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.



7 Million Visitors Annually

#1 Voted Best Place to Move (Reader's Digest, 2022)

#2 Second Largest City in Indiana

With its low cost of living and idyllic neighborhoods, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.



Barry Sturges, CPM®
Chief Executive Officer



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President



John Caffray
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Neal Bowman
Senior Broker



Andrew Eckert
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Broker



Kevin Ellis
Broker



Philip Hagee
Listing Manager



Shelby Wilson
Project Coordinator

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