



Kokomo Retail/Office Space

1940 South Elizabeth Street

Kokomo, IN 46902



Retail, Restaurant, or Office Opportunity

Prime retail/office space for lease in Kokomo, Indiana. There are three suites available, ranging from 3,233 SF to 3,793 SF. Two of the suites are currently built out as office, while the other is built out as a restaurant. The offices spaces have multiple large office rooms, conference rooms, and open spaces. The restaurant space has a large dining room and a functional kitchen with a hood.

Property Highlights

- ▶ 3 suites available:
 - ▶ Suite 1900A - 3,233 RSF
 - ▶ Suite 1900B - 3,793 RSF
 - ▶ Suite 1900C - 3,265 RSF
- ▶ High traffic counts and visibility
- ▶ Recent Exterior Façade work from TI Source:
 - ▶ Building fully repainted
 - ▶ Exterior lighting replaced
 - ▶ Landscaping and parking lot work
- ▶ **FOR LEASE: \$10.00/SF/Yr NNN**
- ▶ Rental abatement incentives available

NEAL BOWMAN, SIOR

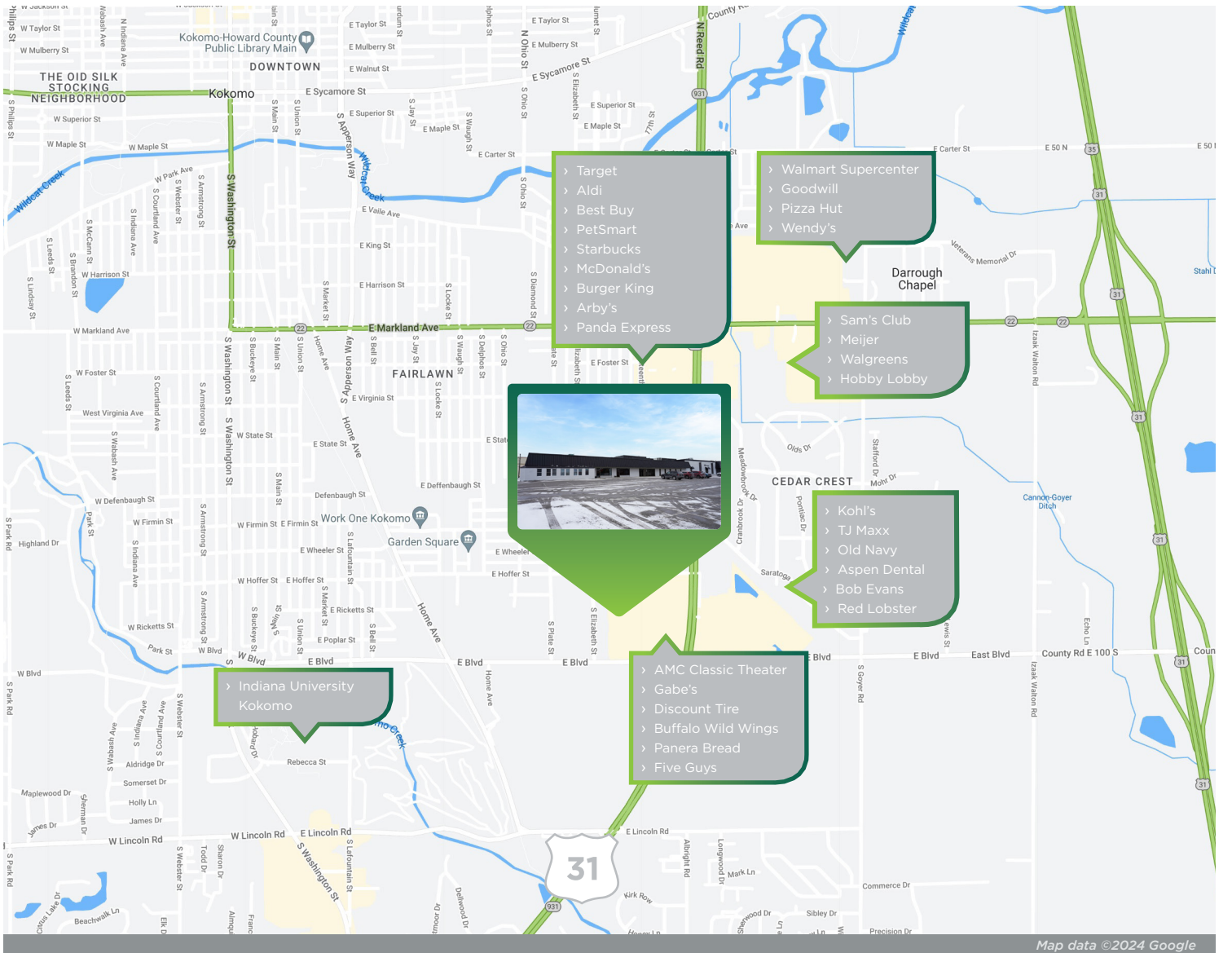
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Excellent Location

The available spaces at 1940 South Elizabeth Street in Kokomo are surrounded by dozens of national retailers, shopping centers, restaurants, fast food chains, and local establishments. The site is located just north of East Boulevard, which receives over 10,000 vehicles per day, making it one of the most popular east/west thoroughfares in Kokomo. It is also located only two miles from US 31, a major north/south highway which connects South Bend to Indianapolis. Surrounding businesses include but are not limited to Indiana University Kokomo, H&R Block, Best Buy, and Walmart Supercenter.

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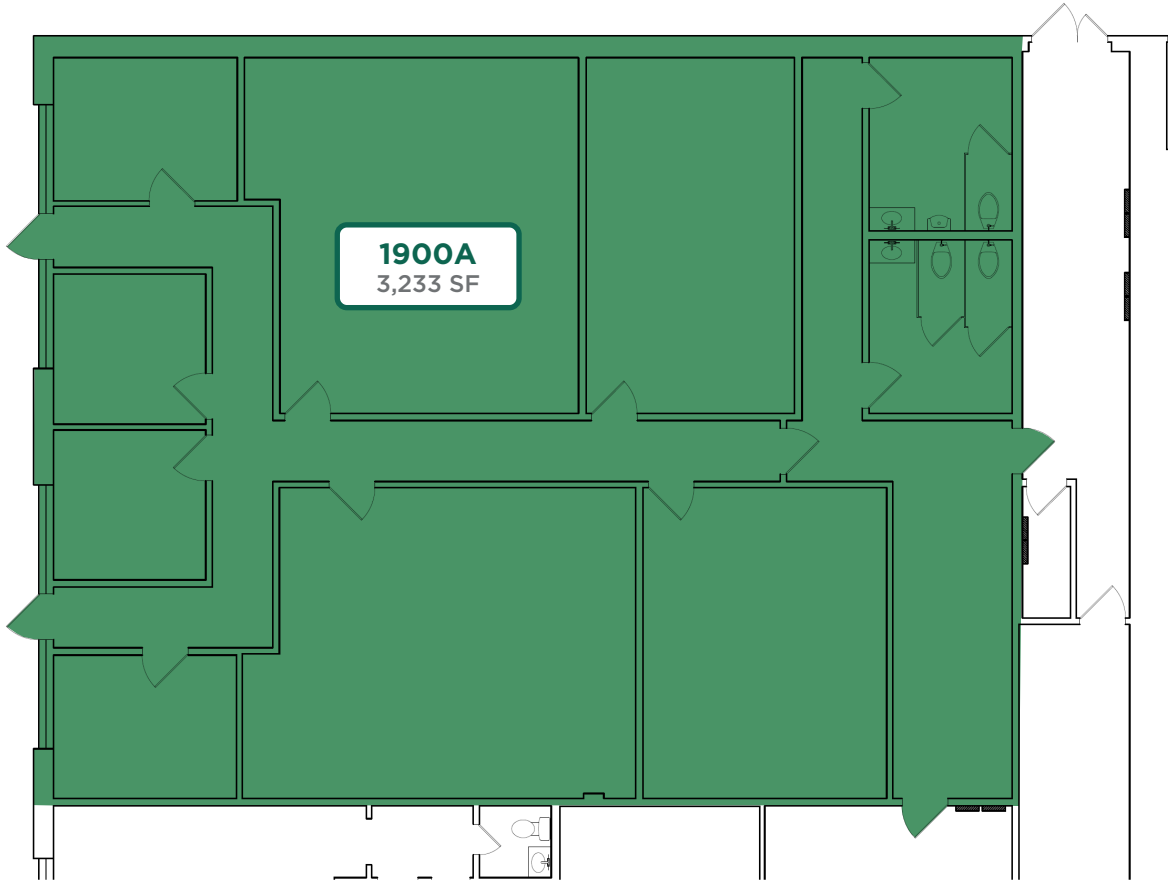
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Kokomo Retail/Office Space

1940 South Elizabeth Street
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Available - Suite 1900A



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



Proposed back office or storage



Proposed employee break area

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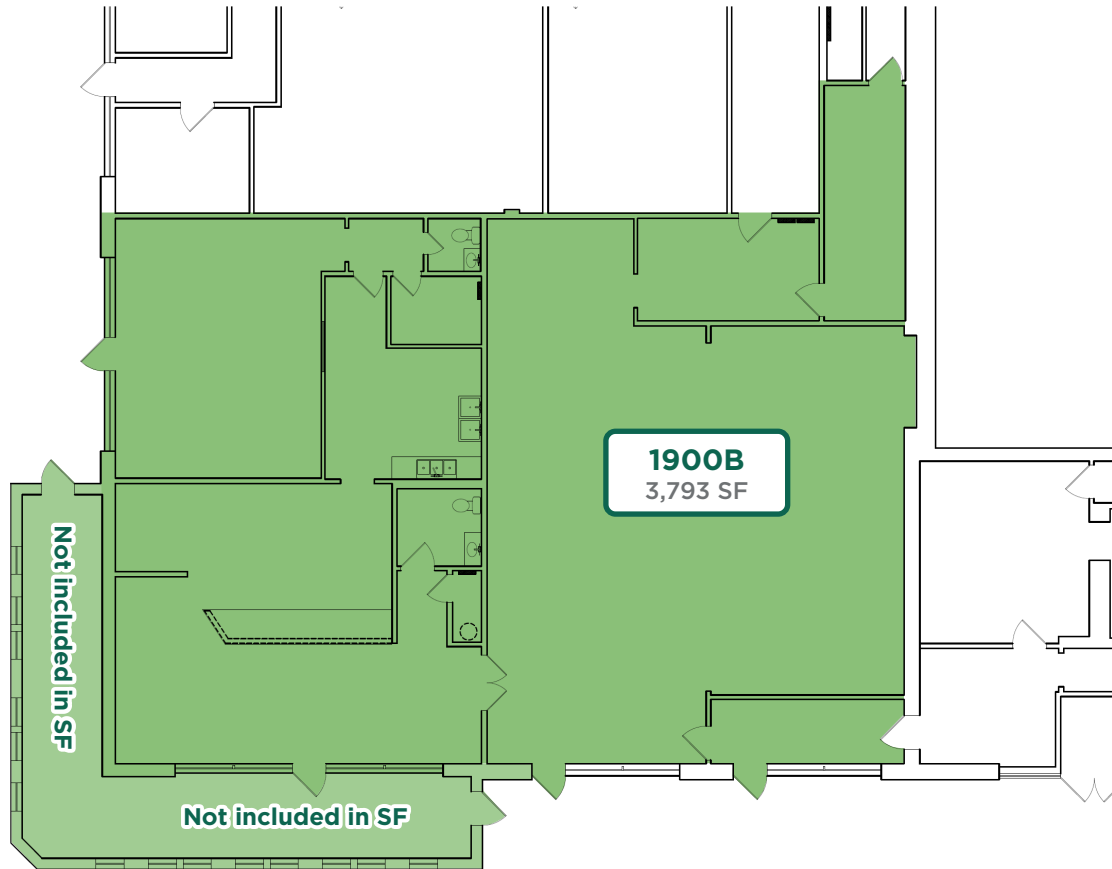


Kokomo Retail/Office Space

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Available - Suite 1900B



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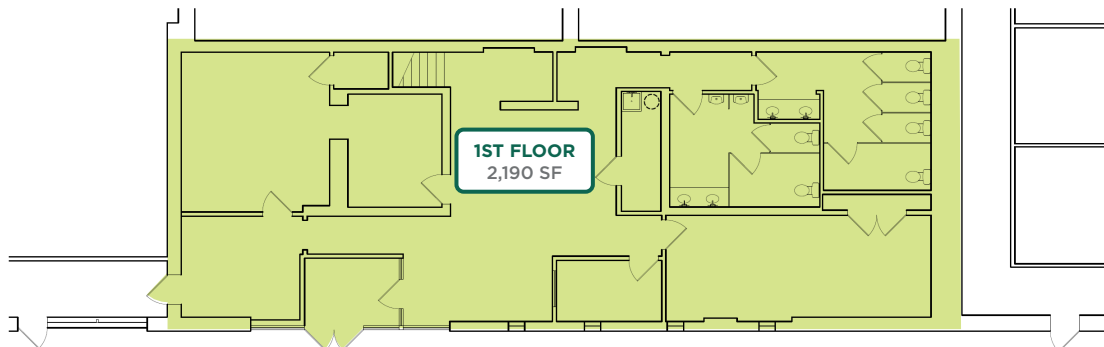
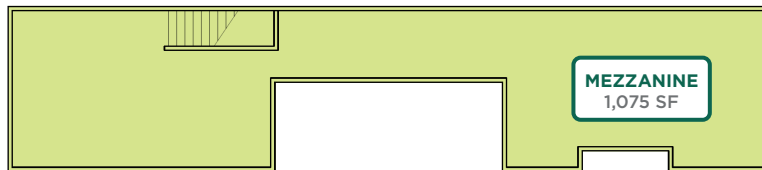
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Kokomo Retail/Office Space

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Available - Suite 1900C



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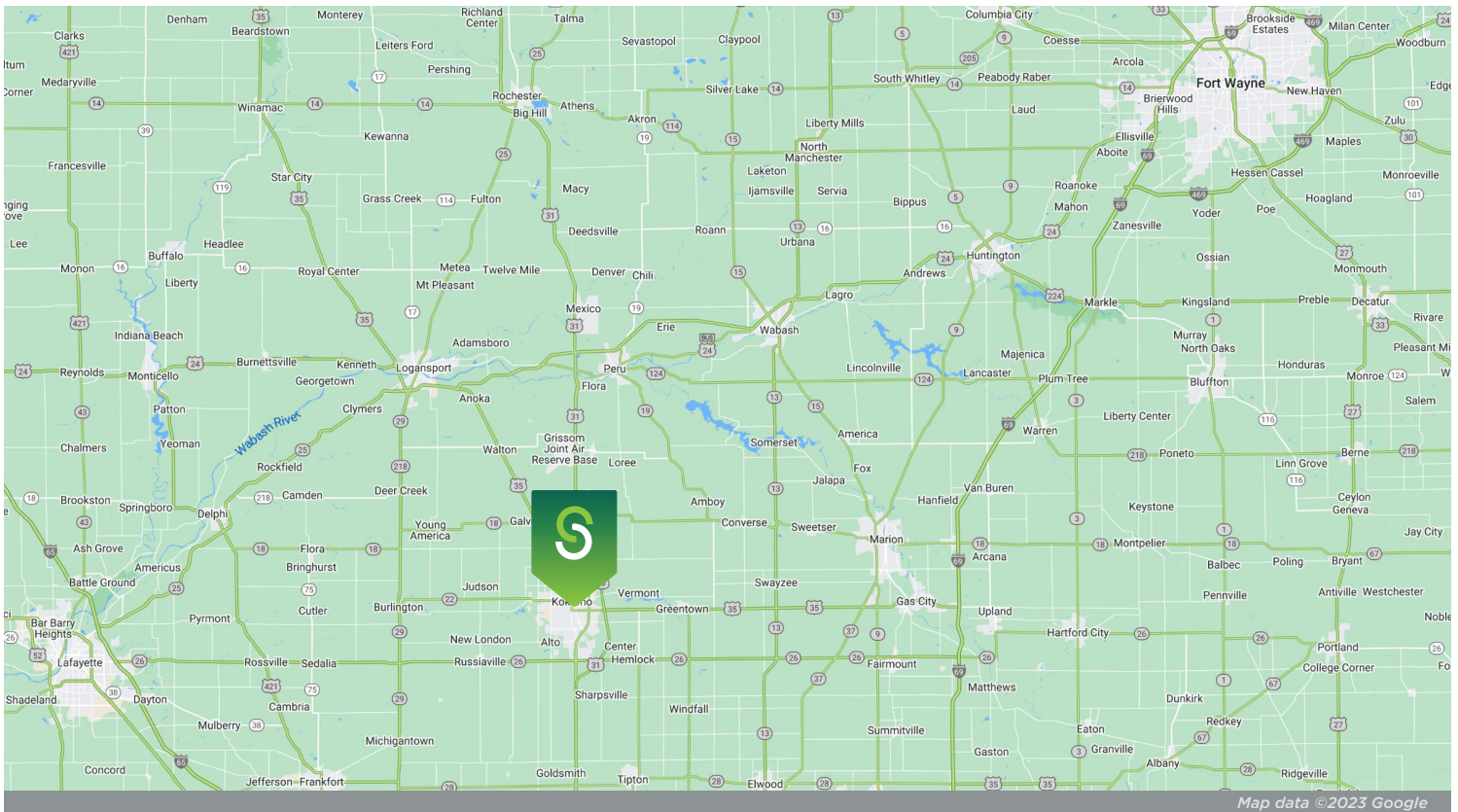
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PROPERTY INFORMATION

Address	1940 South Elizabeth Street
City, State, Zip	Kokomo, IN 46902
County	Howard
Township	Center
Parcel Number	34-10-06-476-033.000-002



LEASE INFORMATION

Lease Rate & Type	\$10.00/SF/Yr NNN
Terms	3-5 Years
Availability	Immediate

AVAILABLE UNITS

Total Building Area	40,544 SF	
Total Available	10,291 RSF	
Max Contiguous	10,291 RSF	
Units Available	RSF	Monthly Rate
• Suite 1900A	3,233	\$2,694.17
• Suite 1900B	3,793	\$3,160.84
• Suite 1900C	3,265	\$2,720.84

UTILITIES

Electric Provider	Duke
Natural Gas Provider	NIPSCO
Water Provider	American Water
Sewer Provider	Kokomo Wastewater

SITE DATA

Site Acreage	3.64 AC
Zoning & Description	LI - Low-Intensity Industrial
Parking Description	Storefront
Parking Count	221
Traffic Count	10,435 VPD - Elizabeth St/E Blvd

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	Retail, Office, Restaurant
Year Built	1973
# of Stories	1
Construction Type	Brick
Roof	TPO
Heating	RTU
A/C	RTU
Sprinkler	No
Signage	Building

ADDITIONAL INFORMATION

- Three suites available for lease
- Located near many national retailers
- Competitive lease rates and versatile spaces
- Recent exterior façade improvements from TI Source
- Rental abatement incentives available

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