

**Kokomo Retail/Office Space**

1940 South Elizabeth Street

Kokomo, IN 46902

**For Lease: Elizabeth Plaza**

Discover the possibilities at Elizabeth Plaza! From individual offices to retail and restaurant spaces, our versatile suites cater to many needs. Suite 1900A offers flexible office solutions, while 1900D is a white box retail space. 1900E provides a flexible office space with a convenient mezzanine, ideal for a growing business. These spaces are available for individual rental or can be combined to suit your needs.

Property Highlights

- ▶ Multiple suites available; can be combined (See broker or spec sheet for details)
 - ▶ 1900A (Office) - 1,418 SF
 - ▶ 1900D (Retail) - 2,098 SF
 - ▶ 1900E (Flex) - 3,265 SF
- ▶ Recent facade improvements including:
 - ▶ Building fully repainted
 - ▶ Exterior lighting replaced
 - ▶ Landscaping and parking lot improvements
- ▶ Rental abatement incentives available

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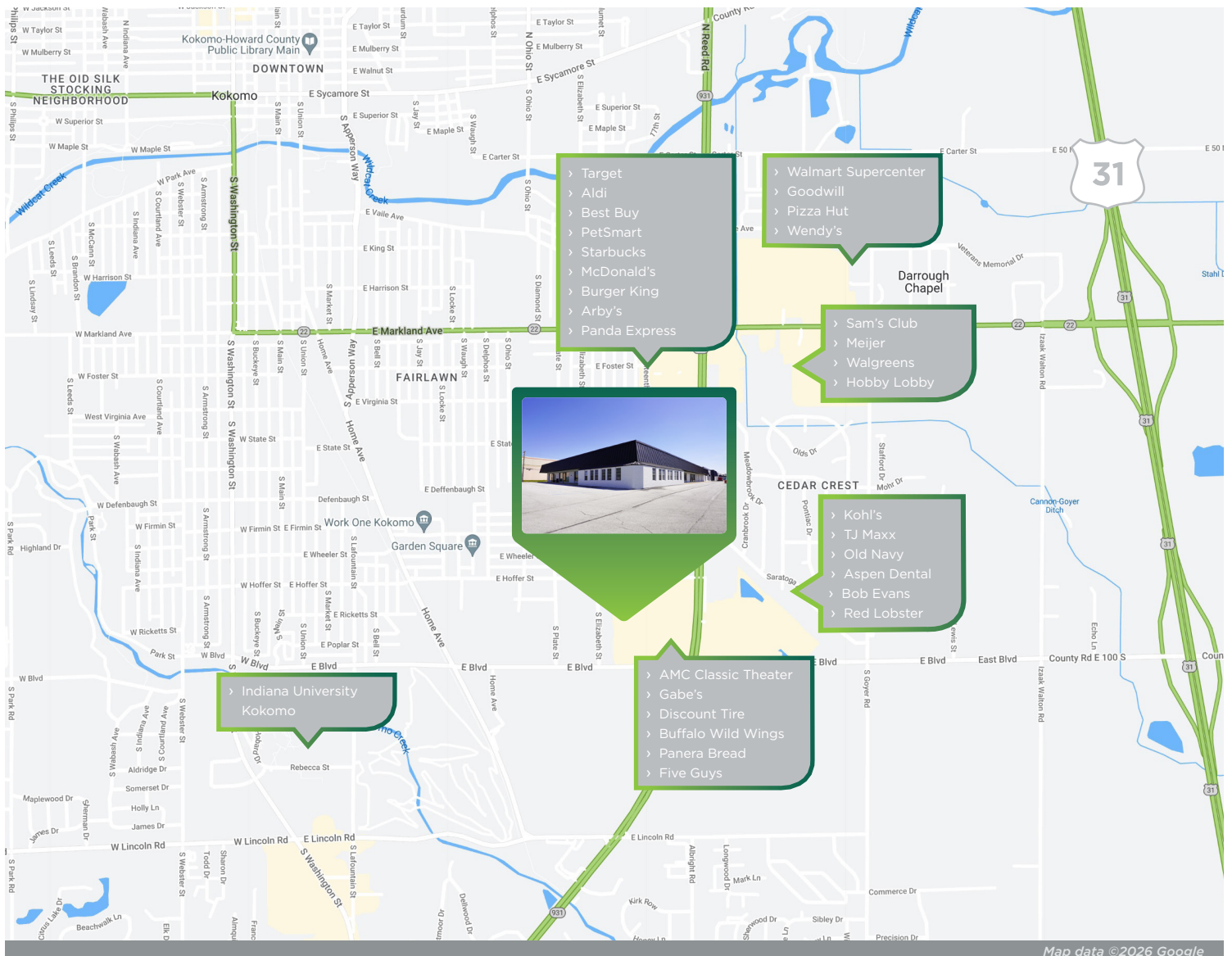
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Excellent Location

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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Available Suites



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

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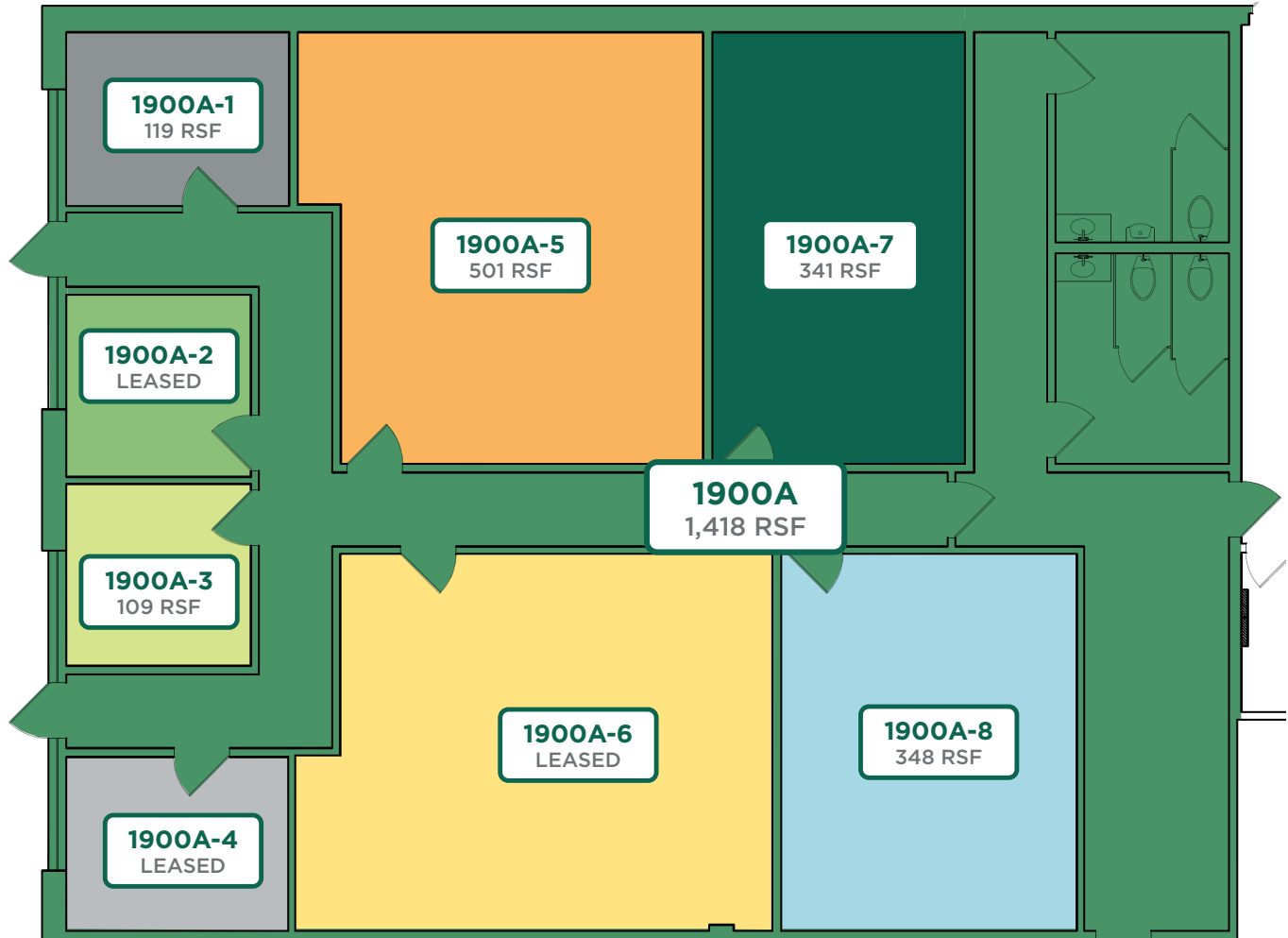


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Suite 1900A



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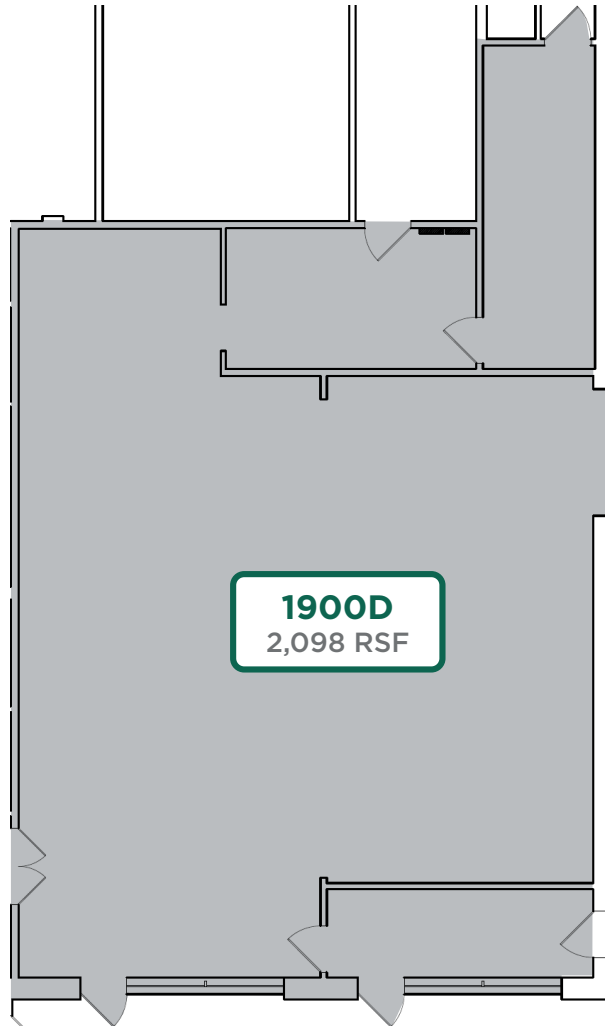
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Suite 1900D

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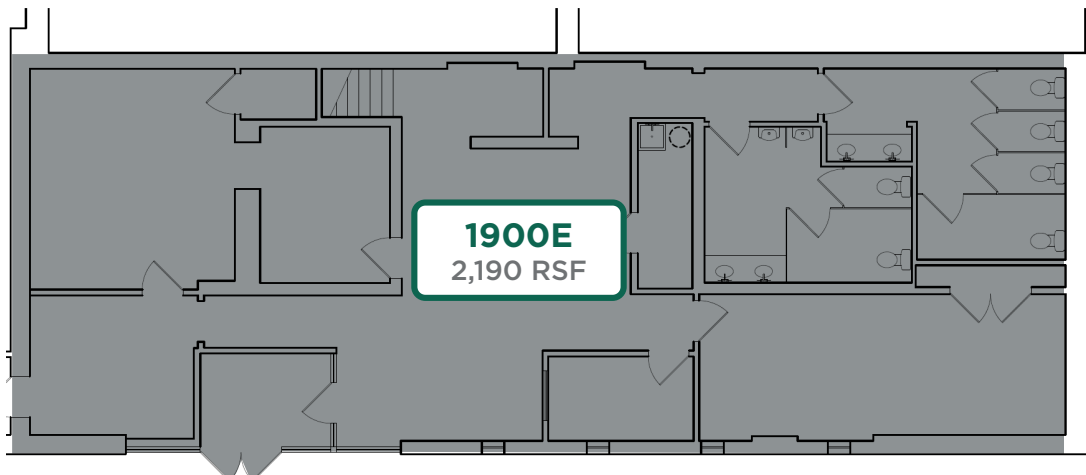
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**Kokomo Retail/Office Space**

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Suite 1900E

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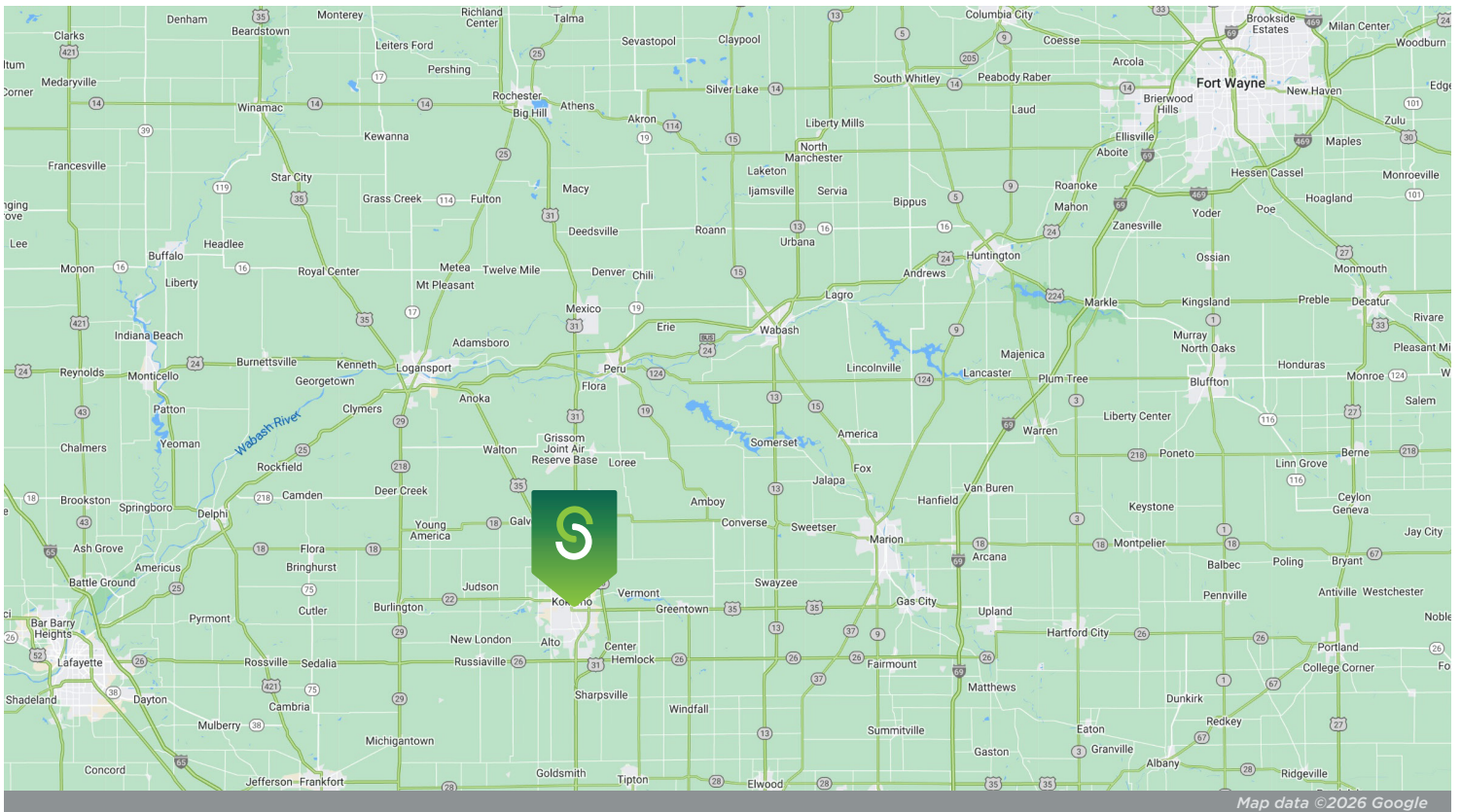
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PROPERTY INFORMATION

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	Varied/SF/Yr NNN/Gross
Terms	3-5 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 UNITS

Total Building Area	40,544 SF	
Total Available	6,781 RSF	
Max Contiguous	6,781 RSF	
Units Available	RSF	Monthly Rate
• Suite 1900A	1,418	\$2,427.50
• Suite 1900A-1	119	\$350.00
• Suite 1900A-3	109	\$350.00
• Suite 1900A-5	501	\$850.00
• Suite 1900A-7	341	\$600.00
• Suite 1900A-8	348	\$600.00
• Suite 1900D	2,098	\$2,250.00
• Suite 1900E	3,265	\$2,720.84

BUILDING INFORMATION

Property Type	Retail, Office, Restaurant
Year Built	1973
# of Stories	1
Construction Type	Brick
Roof	TPO
Heating	RTU
A/C	RTU
Signage	Facade

UTILITIES

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

ADDITIONAL INFORMATION

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

SITE DATA

Site Acreage	3.64 AC	Traffic Count	10,435 VPD
Zoning	LI	Flood Zone	N/A
Parking	Storefront	Parking Ct	221

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