STURGES PROPERTY GROUP

LaGrange Office

118 - 122 N Detroit St
LaGrange, IN 46761



7,120 Contiguous SF For Lease

Two contiguous office suites for lease in downtown LaGrange, Indiana, directly across from the LaGrange County courthouse. Suite 118 is 2,647 SF, formerly occupied by a BMV branch. It has mostly open space in the front with three private offices, a breakroom, and a private restroom. Suite 122 is 4,167 SF with several private offices in the front portion, an open area in the center, and a breakroom and two private restrooms. These suites are connected via two common areas in the front and rear. The 7,120 SF includes common areas in the total square footage.

Property Highlights

- 7,120 contiguous SF
  - Suite 118 - 2,647 SF
  - Suite 122 - 4,167 SF
- Located in downtown LaGrange, north of US 20
- Ideal for professional service use
- **FOR LEASE: $9.00/SF/Yr NNN**

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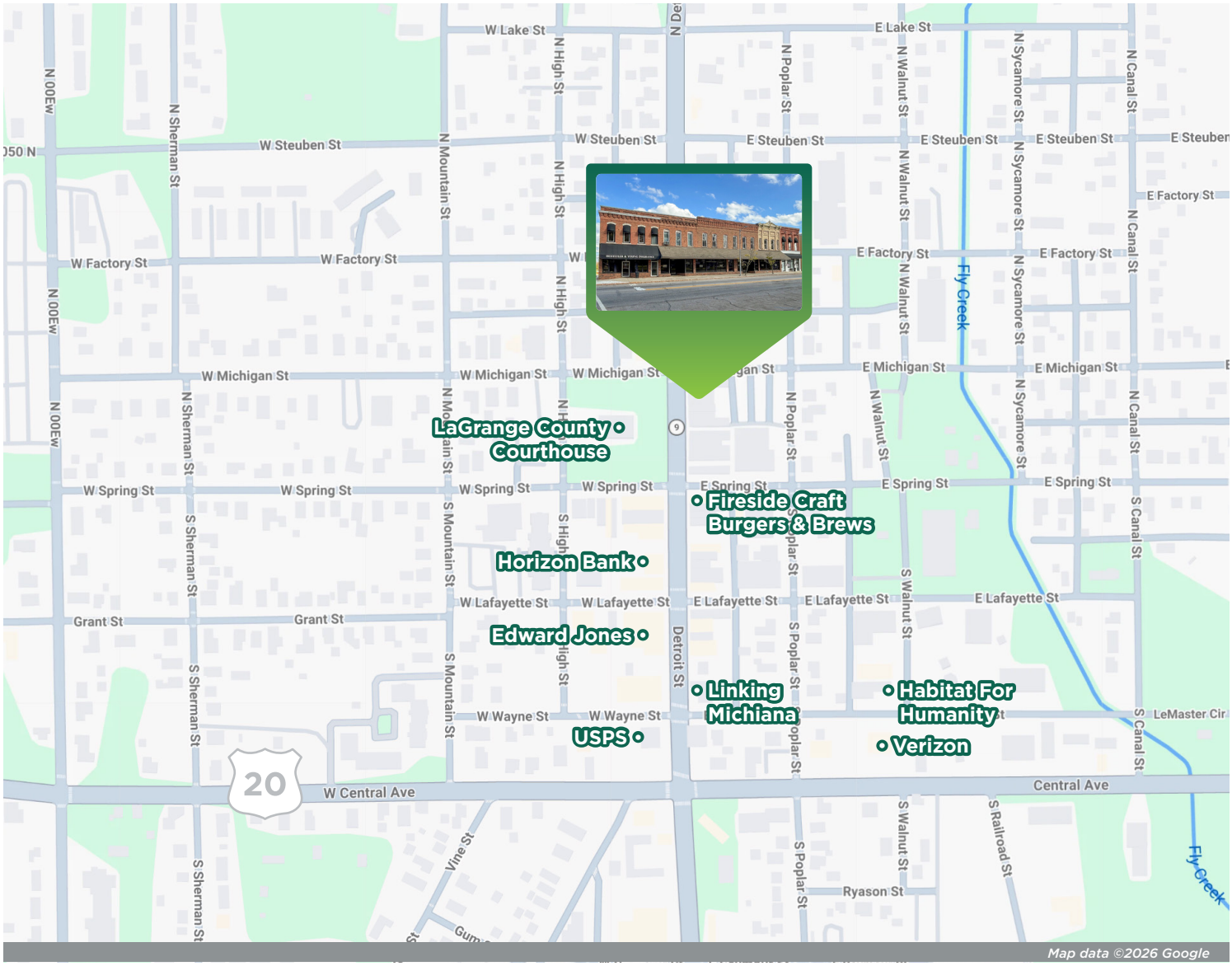

Excellent Location

118 - 122 N Detroit St is located in the middle of downtown LaGrange on SR 9, just a few blocks north of US 20. LaGrange is known for its small-town character, historic downtown, strong connection to the surrounding Amish community, and proximity to the tourism and recreational attractions of LaGrange County and nearby Shipshewana.

For an office user, the location provides excellent visibility and convenient access for clients and visitors, proximity to county government and courthouse activity, and walkable access to local restaurants, shops, and other services.

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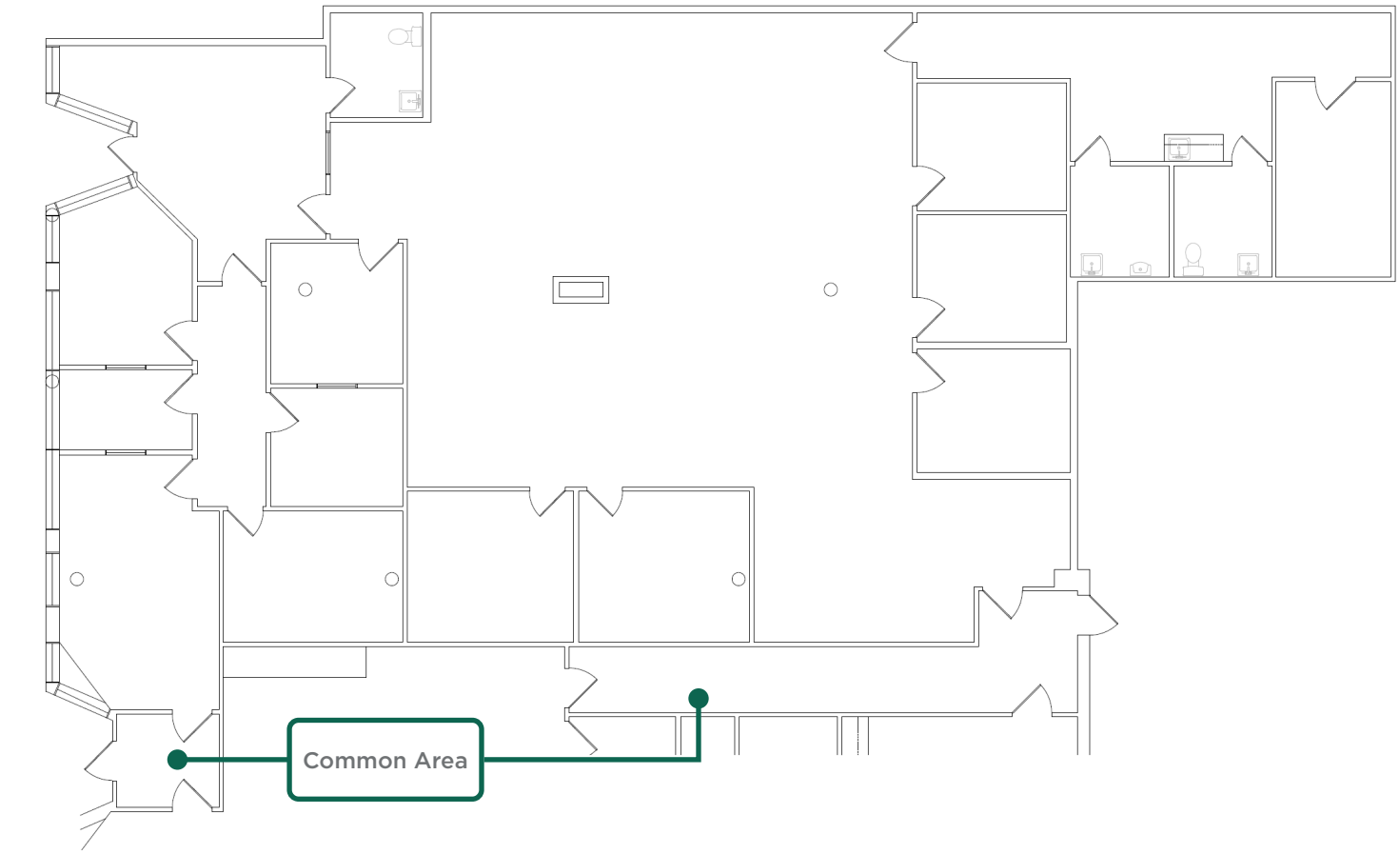
Suite 122 - 4,167 SF



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





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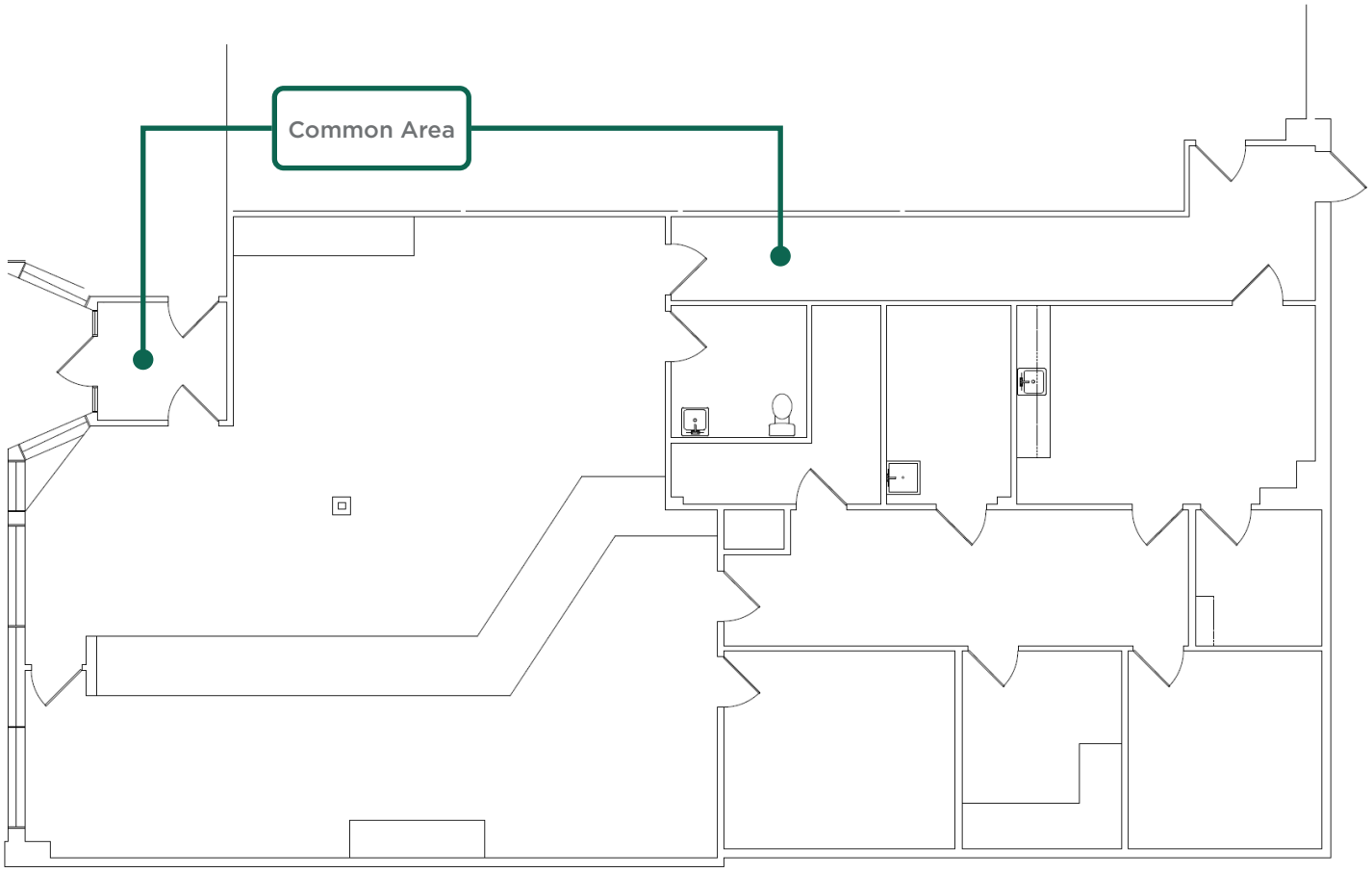
Suite 118 - 2,647 SF



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Additional Photos








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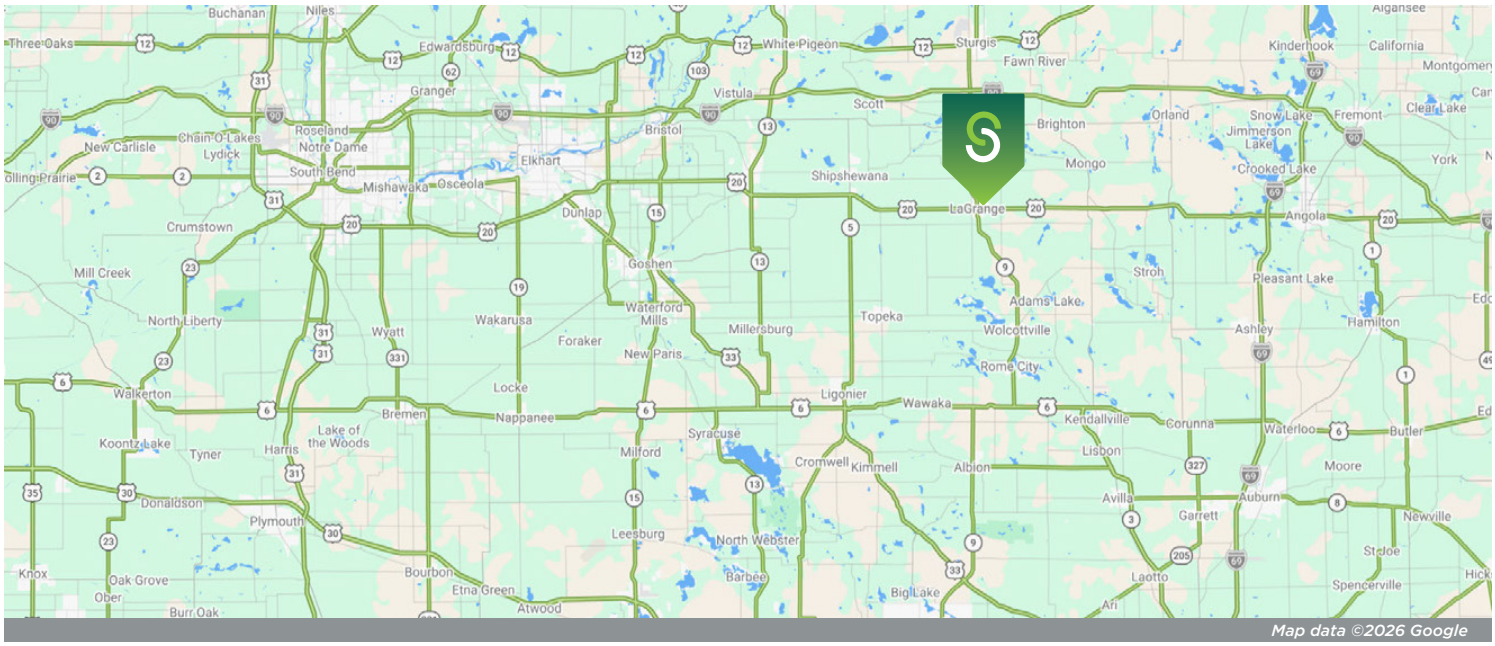

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PROPERTY INFORMATION

Address	118 - 122 N Detroit St
City, State, Zip	LaGrange, IN 46761
County	LaGrange
Township	Bloomfield
Parcel Number	44-07-19-300-001.049-002 44-07-19-300-003.090-002



LEASE INFORMATION

Lease Rate & Type	$9.00/SF/Yr NNN
Terms	3 year minimum
Availability	Immediate

AVAILABLE UNITS

Total Building Area	7,120 SF
Total Available	7,120 RSF (includes common area)
Max Contiguous	7,120 RSF

Units Available	RSF	Monthly Rate
• 118	2,647	$1,985.25
• 122	4,167	$3,125.25

UTILITIES

Electric Provider	NIPSCO
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Town of LaGrange

SITE DATA

Site Acreage	0.26 acres
Zoning & Description	B4 - Business
Nearest Interstate	I-90, 8 miles
Traffic Count	7,809 VPD - N Detroit St

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	1890
# of Stories	2
Construction Type	Brick
Roof	Rubber membrane
Heating	Gas-forced air
A/C	Central
Sprinkler	No
Signage	Window

ADDITIONAL INFORMATION

- Two contiguous office suites for lease - common area not included in individual suite SF
- Connected via common areas in front and rear
- Located directly across from LaGrange County Courthouse

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