

Maidenberg Building

319-325 E 2nd St
Marion, IN 46952



OFFICE

FOR LEASE

Space Available In Waterfront Office Park

Maidenberg Building is a multi-tenant building located in the highly visible Waterfront Office Park. The available ground-level suite has 2,104 SF of space. This building provides a great opportunity for a growing business in the heart of Marion's historic downtown Riverwalk District.

Property Highlights

- ▶ Ground-level office space available
 - ▷ Suite 319 - 2,104 SF
- ▶ Located in the Waterfront Office Park just one block north of SR 18
- ▶ Within walking distance of downtown dining
- ▶ Front door parking

SHELBY WILSON

Broker
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PHILIP HAGEE

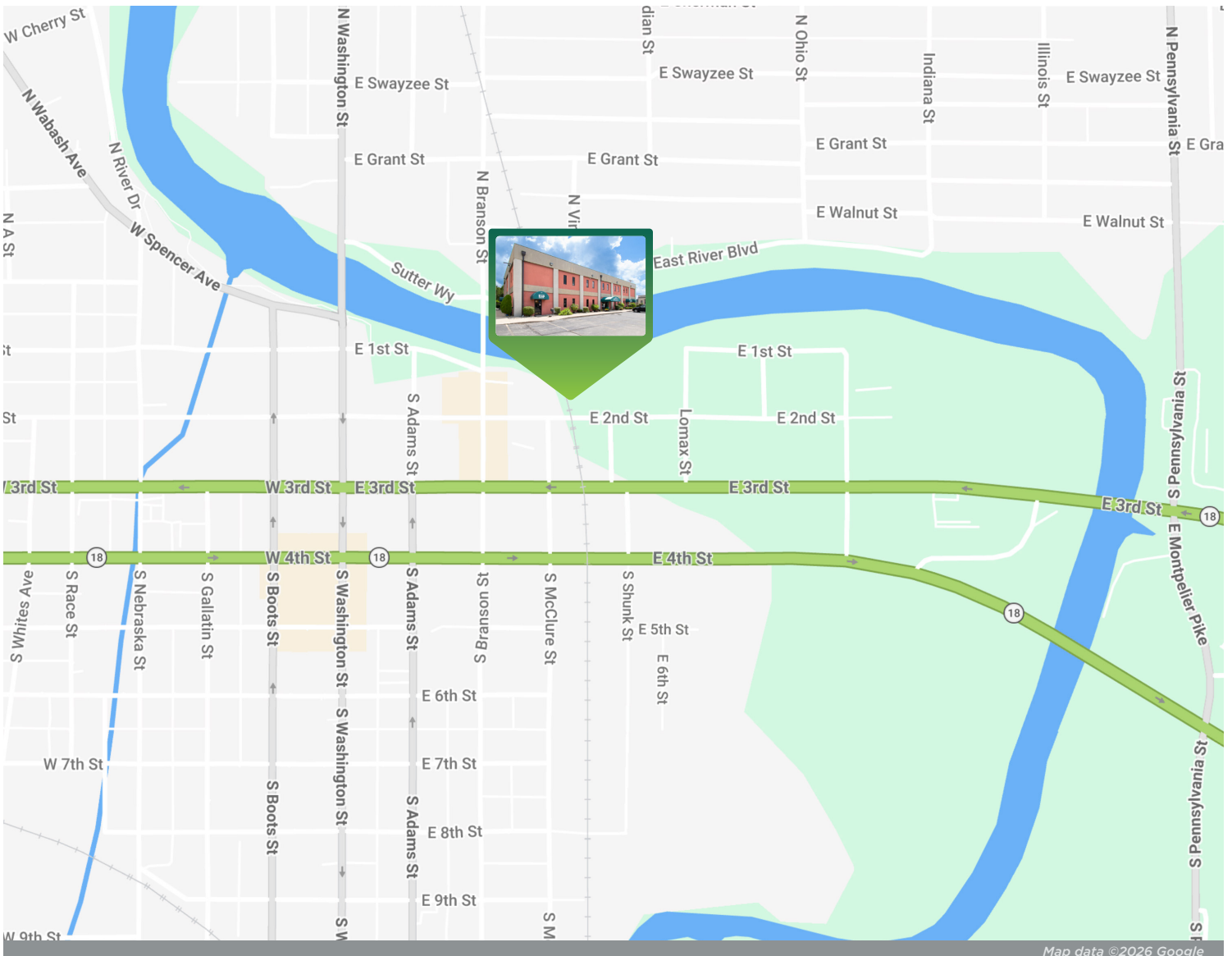
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Excellent Location

The Maidenber Building is situated on SR 18 in the heart of historic downtown Marion, Indiana. It is seconds away from the Mississinewa River and Riverwalk Trails and is surrounded by a unique mix of local eateries, niche shopping, and recreational activities.

Marion is the county seat of Grant County, Indiana and an equal distance between Fort Wayne and Indianapolis. It is recognized globally for annual mega-events featuring motorcycles, historic cars and aircrafts, battle re-enactments, and many celebrations of the arts. However, Marion is best known as the hometown of actor James Dean and cartoonist Jim Davis, creator of Garfield.

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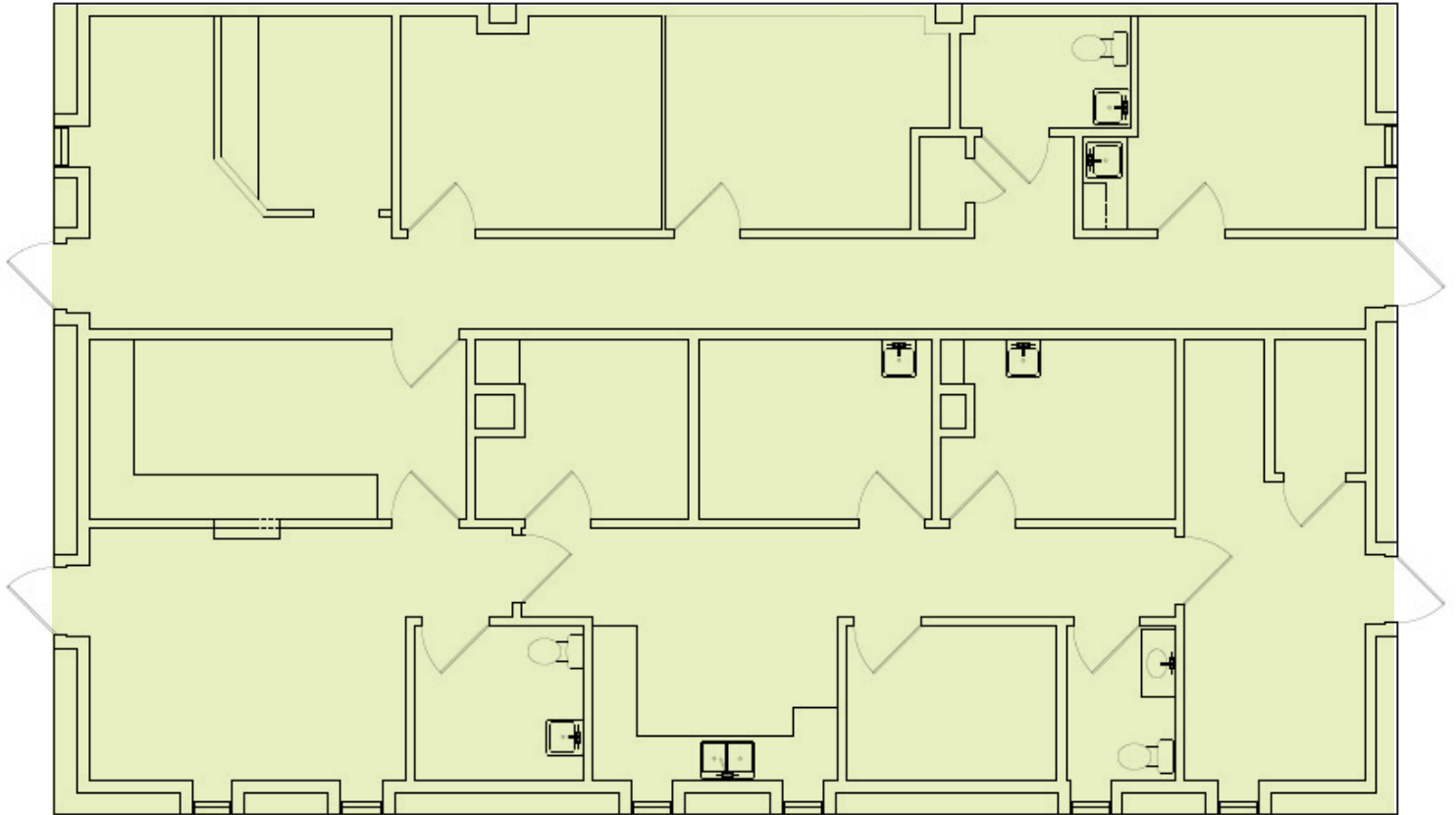
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One Suite Remaining**SUITE 319**

2,104 SF

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

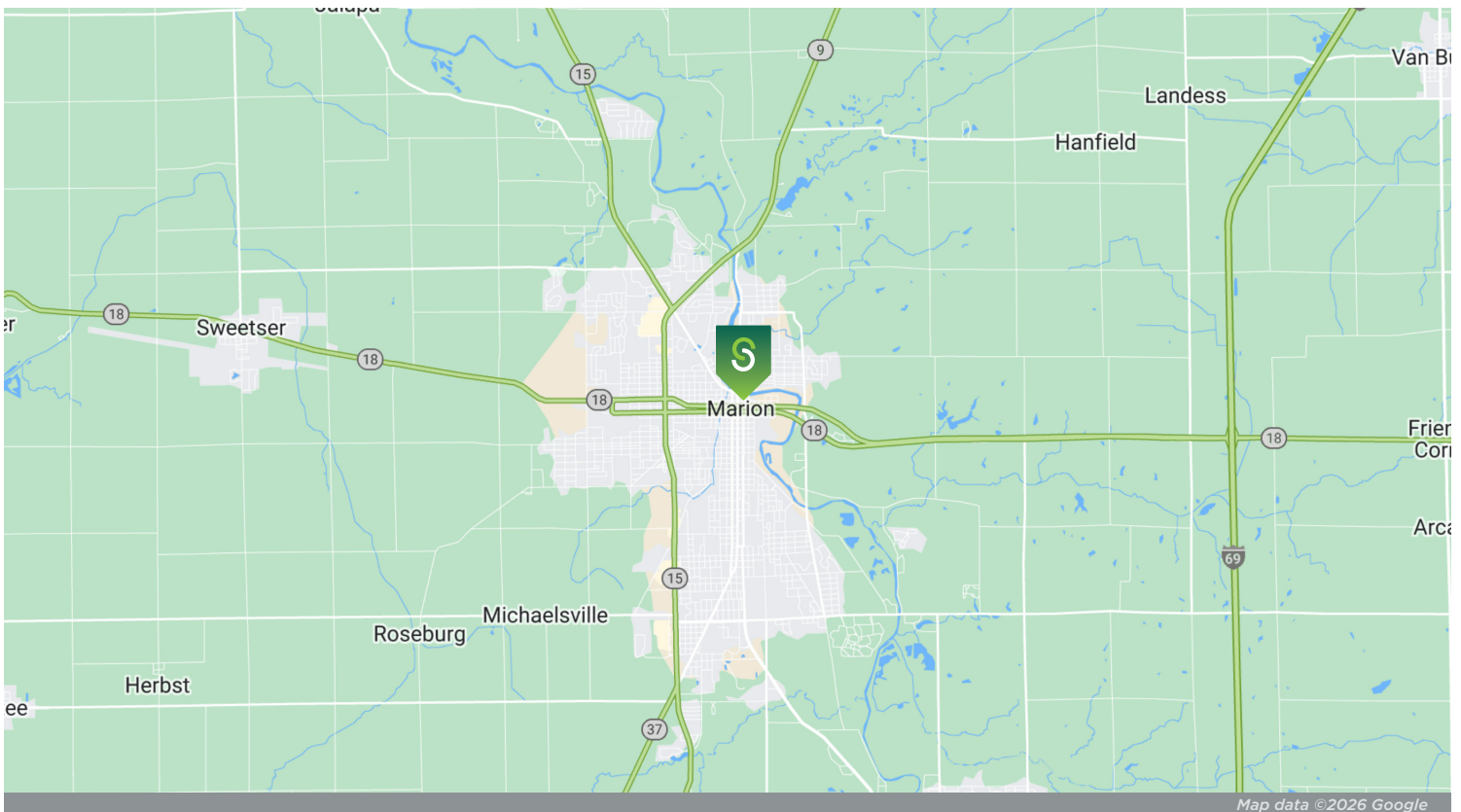
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PROPERTY INFORMATION

Address	319 - 325 E 2nd St
City, State, Zip	Marion, IN 46952
County	Grant
Township	Center
Parcel Number	27-07-06-104-077.000-002



LEASE INFORMATION

Lease Rate & Type	\$12.00/PSF/Yr NNN
Terms	3 year minimum
Availability	Immediate

AVAILABLE UNITS

Total Rentable Area	15,120 SF	
Total Available	2,104 RSF	
Max Contiguous	2,104 RSF	
Units Available	RSF	Monthly Rate
• 319	2,104	\$2,104.00

UTILITIES

Electric Provider	AEP
Natural Gas Provider	Center Point Energy
Water & Sewer Provider	Municipal

SITE DATA

Site Acreage	1.03
Zoning	CB - Central Business
Parking	Ample paved surface

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	1970s
# of Stories	2
Construction Type	Concrete
Roof	EDPM
Heating	Gas Split System
A/C	Electrical Split System
Sprinkler	No
Elevators	Freight (1)
Signage	Canopy & Pylon (tenant responsible)

ADDITIONAL INFORMATION

- Two access points from E 2nd St and S Branson St
- Ground-level office space available
- Front door parking

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