STURGES PROPERTY GROUP

The Maidenberg Building

319 - 325 East 2nd Street
Marion, IN 46952



Ground-Floor Office on Marion's Riverfront

Suite 319 in the Maidenberg Building is a 2,104 SF ground-floor office in downtown Marion's Waterfront Office Park, with parking right at the front door. It's the last suite available and a good fit for a professional, medical, or service business. River Rock Lofts, a $10.8 million mixed-use development with new apartments, commercial space and a public plaza, is under construction directly across the street and will bring new residents and foot traffic to the block.

Property Highlights

- Suite 319: 2,104 SF, ground-level, last suite available
- Front-door parking for clients and staff
- Ideal for professional, medical, or service businesses
- Directly across from River Rock Lofts, a $10.8M mixed-use development with 44 apartments, 3,300 SF of commercial space and a public plaza
- Quick access to SR 18 and SR 9
- **FOR LEASE: $12.00/SF/Yr NNN**

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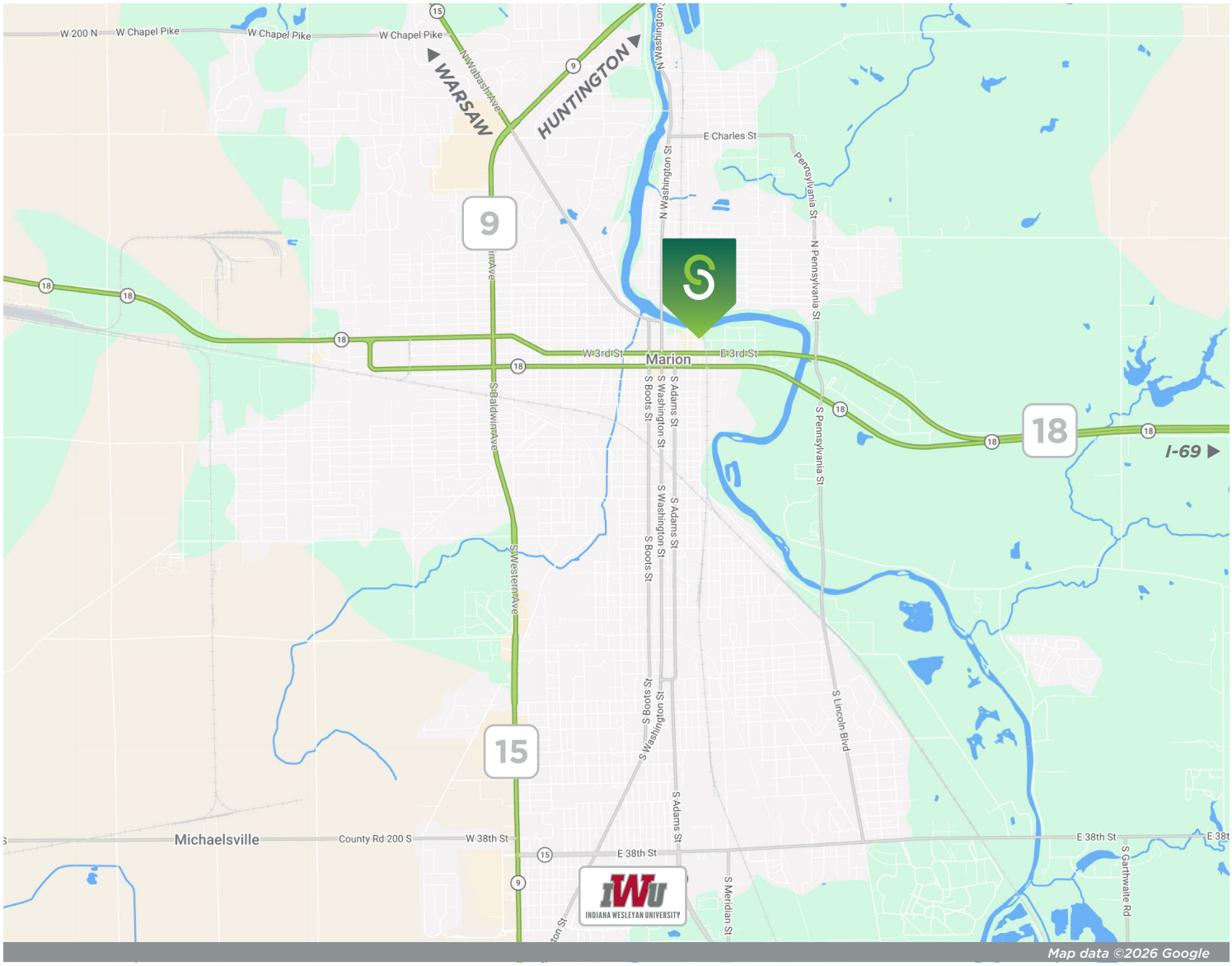
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The Riverwalk District

The Maidenberg Building sits in Marion's historic Riverwalk District, just off SR 18 and not far from the Mississinewa River. Across the street, River Rock Lofts is adding new market-rate housing, commercial space, and a public plaza along the riverwalk. The project got $850,000 in state READI 2.0 funding. The city has also set up a Riverfront District with a designated outdoor refreshment area (DORA), more than two miles of riverwalk have been repaved, and a new trail will link downtown to the Cardinal Greenway. Marion is the Grant County seat, about halfway between Fort Wayne and Indianapolis with easy I-69 access, and it's home to Indiana Wesleyan University. It's a practical base for a business that serves both the local market and the wider region.

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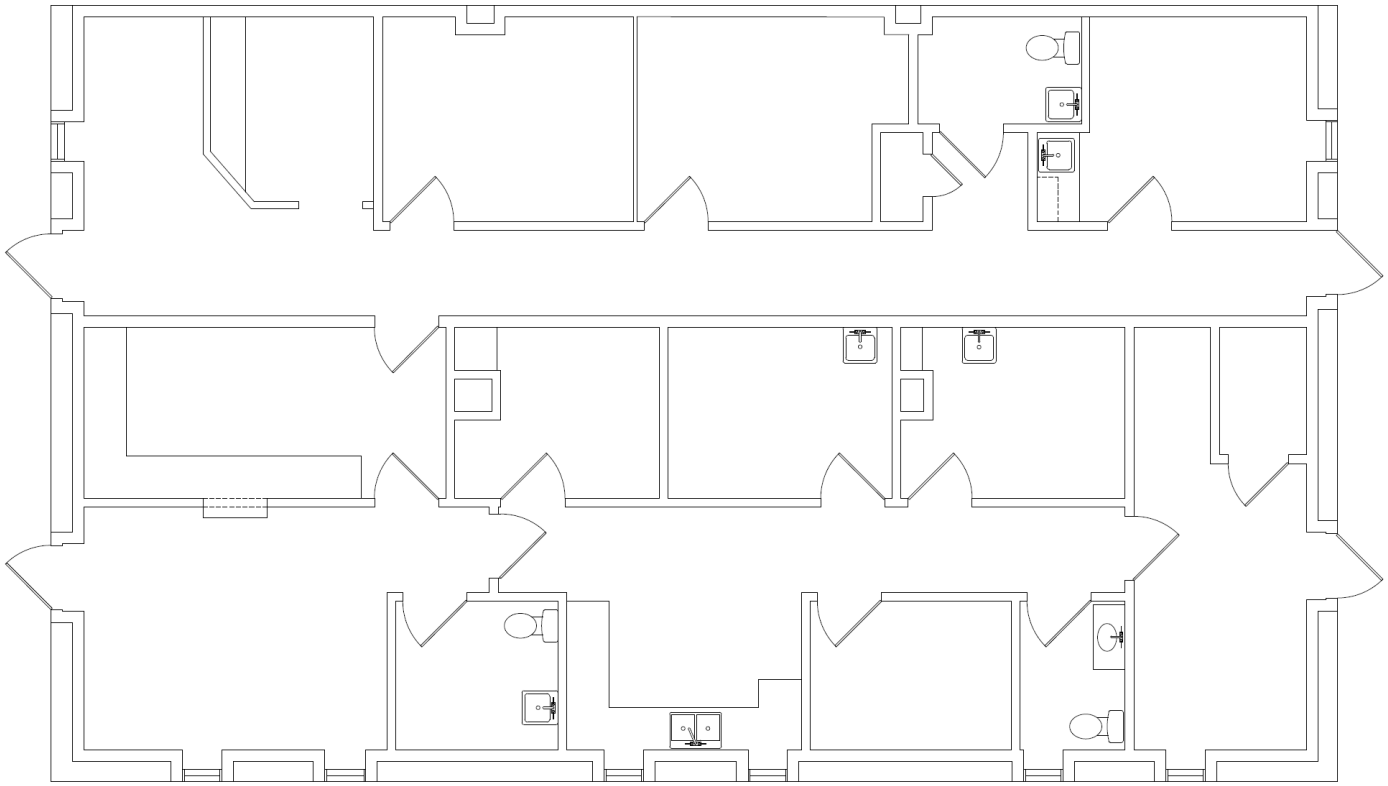
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Available Units



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



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Additional Photos













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Aerial View



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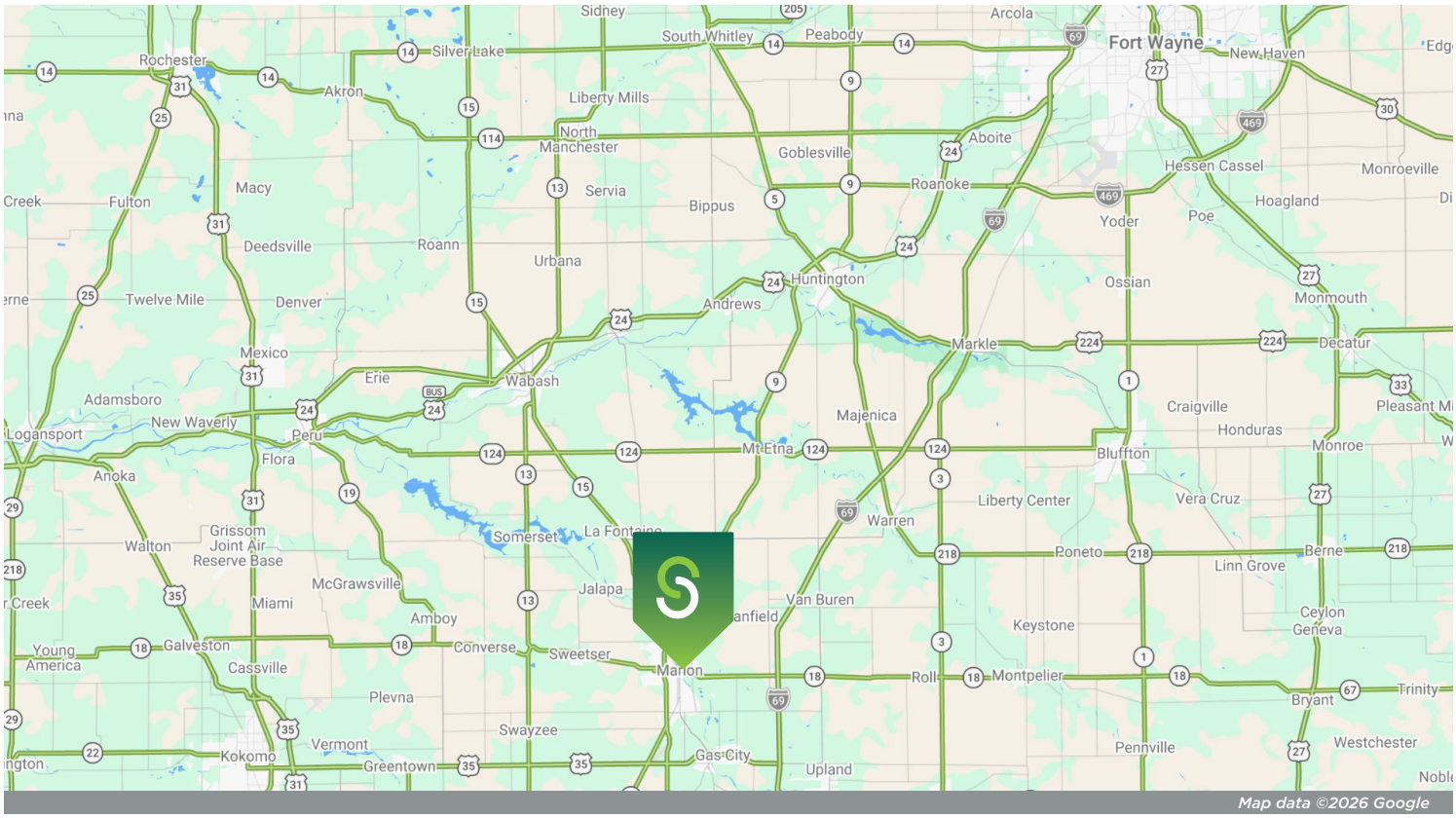
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Signage/Access on S Branson St; across from River Rock Lofts



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PROPERTY INFORMATION

Address	319 - 325 East 2nd Street
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/SF/Yr NNN
Terms	3 year minimum
Availability	Immediate

AVAILABLE UNITS

Total Building 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	CenterPoint Energy
Water & Sewer Provider	Municipal

SITE DATA

Site Acreage	1.03 AC
Zoning & Description	CB - Central Business
Nearest Interstate	I-69, 6 miles
Parking	Ample paved surface
Traffic Count	2,362 - S Branson St 11,137 - SR 18

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	1900
Effective Year	1968
# of Stories	2
Construction Type	Concrete
Roof	EPDM
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 East 2nd Street and South Branson Street
- Ground-level office space available
- Front door parking

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