

HALL - WINONA AV

720 E WINONA AVENUE, WARSAW, IN 46580

OFFICE BUILDING
FOR LEASE



FOR MORE INFORMATION, CONTACT:

BRIAN PETERSON

BPG@BRIANPETERSONGROUP.COM
574.268.1899

JAN ORBAN BROKER

JAN@BRIANPETERSONGROUP.COM
574.551.0121



BRIAN PETERSON
REAL ESTATE



2008 E. CENTER STREET WARSAW, IN 46508 BRIANPETERSONGROUP.COM

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OFFERING SUMMARY

Lease Rate:	\$1,500.00 SF/month (MG)
Building Size:	3,240 SF
Available SF:	3,240 SF
Lot Size:	0.18 Acres
Number Of Units:	1
Year Built:	1978
Zoning:	C-2 General Business

PROPERTY OVERVIEW

Modified Gross. Tenant responsible for utilities, trash, cleaning, snow removal.

PROPERTY HIGHLIGHTS

- Immediate occupancy available.
- Reception area
- Eight private offices
- Open work area 26x13
- Work Room 19x21
- Storage room
- Breakroom
- Wired for Security Alarm System

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Building Name	Hall - Winona Av
Property Type	Office
Property Subtype	Office Building
Building Size	3,240 SF
Lot Size	0.18 Acres
Building Class	B
Year Built	1978
Number of Floors	1
Average Floor Size	3,240 SF
Parking Spaces	11
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1

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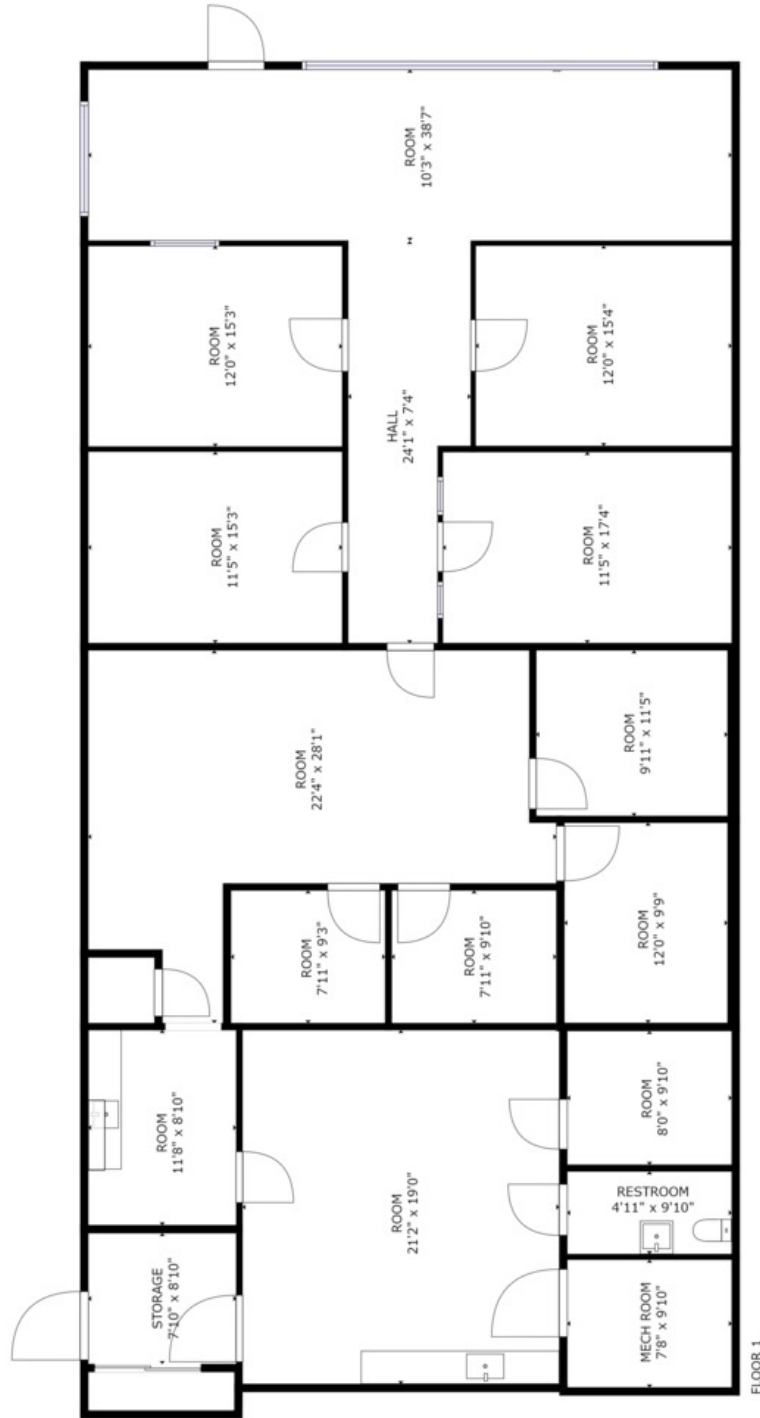


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GROSS INTERNAL AREA
 FLOOR 1: 3052 sq. ft.
 TOTAL: 3052 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,171	16,159	26,425
Median age	33.0	36.1	37.0
Median age (Male)	31.6	33.7	35.0
Median age (Female)	37.3	40.0	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,225	6,893	10,864
# of persons per HH	2.3	2.3	2.4
Average HH income	\$43,713	\$53,856	\$58,652
Average house value	\$160,356	\$171,952	\$188,234

* Demographic data derived from 2010 US Census

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