

BND

COMMERCIAL

OFFICE SPACE > FOR LEASE
3,382 SF
118 WEST MAUMEE STREET
ANGOLA, INDIANA



HIGHLIGHTS: 118 West Maumee St

Available for Lease: 3,382 SF - Main Level

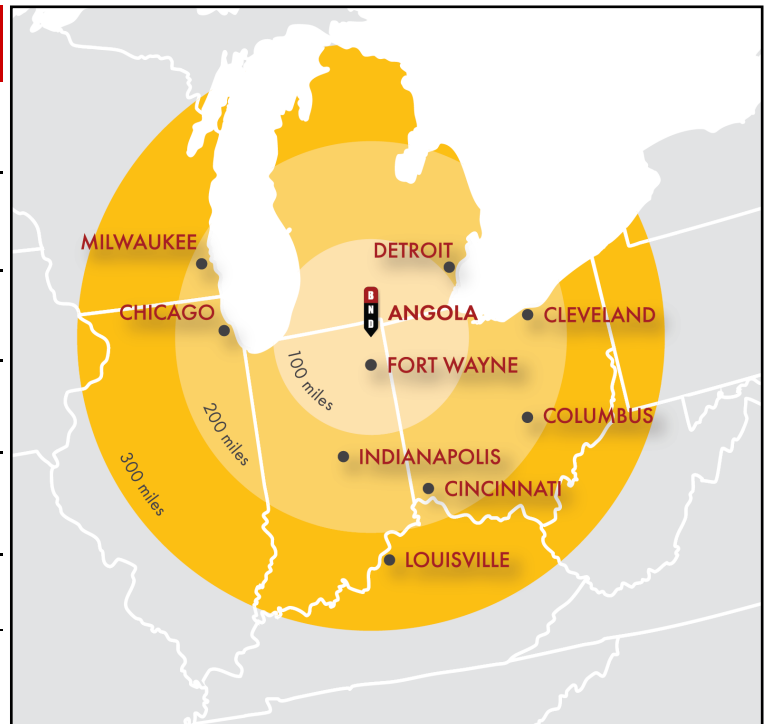
Excellent visibility - Located in downtown Angola on US Hwy 20 (Maumee Street)

Within walking distance of Angola's public square, retail and numerous restaurants

Zoned for flexible use - Downtown Corridor

Rear and side entrances provide easy access for tenants and clients

Lease Rate: Contact Broker for Pricing



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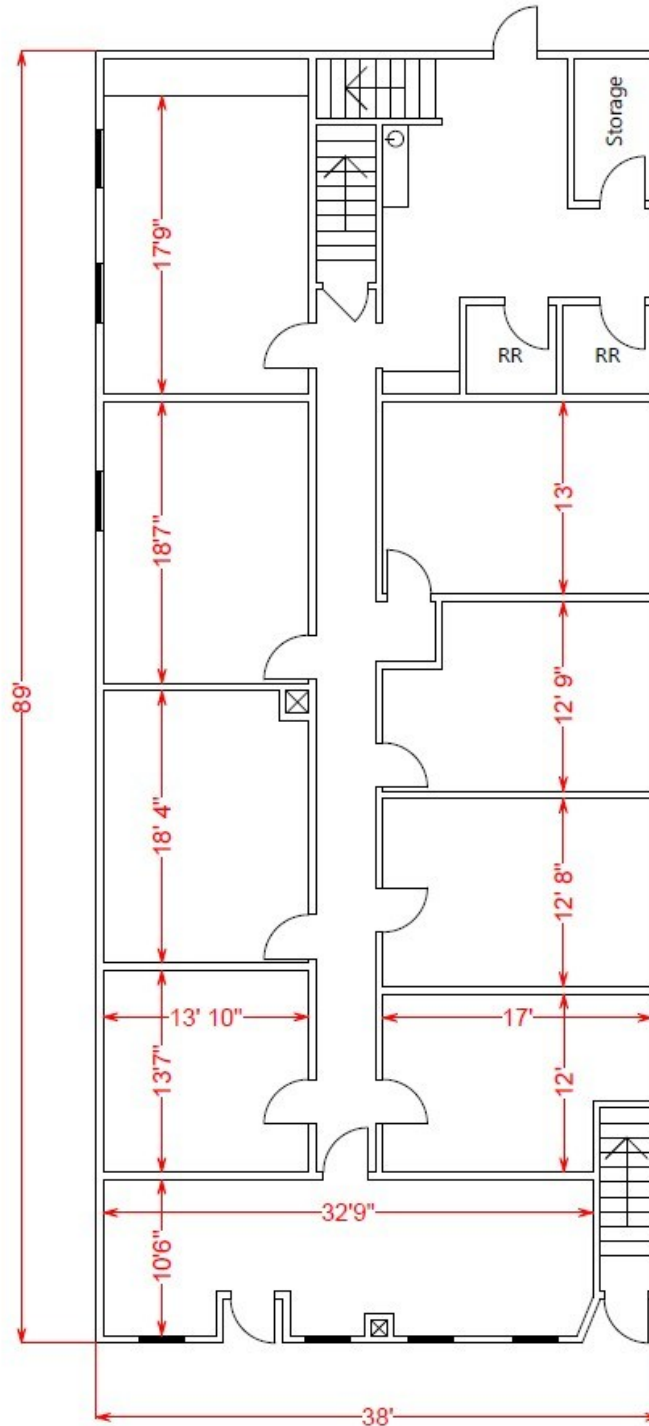
1021 S. Calhoun Street | Suite One
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3,382 SF
Floor Plan



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3,382 SF
118 WEST MAUMEE STREET
ANGOLA, INDIANA**Property Highlights****Address** 118 West Maumee Street**City/State/Zip** Angola / IN / 46703**Building Information****Total Building Size** 10,146 SF**Available Space for Lease** 3,382 SF**Land Area** 0.02 Acres**Zoning** DC - Downtown Corridor**Construction Type** Brick**Construction Year** 1900**Number of Floors** 2 + Basement**Roof** Rubber Flat**Heating System** Gas Forced Air**Air Conditioning** Gas Forced Air**Sprinkler System** No**Parking** Street / Public Lots**Building Dimensions** ± 89' x 38'

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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Lease Information

Lease Rate	Dependent on Landlord Buildout and Lease Length
Term of Lease	Contact Broker for Pricing and Term
Type of Lease	Triple Net

Building Expenses

	Responsible Party (Landlord / Tenant)	Estimated Expense
Utilities	Tenant	TBD
Property Tax	Tenant	TBD
Building Insurance	Tenant	TBD
Janitorial	Tenant	TBD
Interior Maintenance	Tenant	TBD
Roof / Structure	Landlord	TBD
Lawn / Snow	Tenant	TBD

Utilities

	Company
Gas	NIPSCO
Electric	NIPSCO
Water	City of Angola
Sewer	City of Angola

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