

SALE/LEASE

OFFICE



WATERFALL PROFESSIONAL VILLAGE



232-246 WATERFALL DR., ELKHART, IN 46516

PROPERTY HIGHLIGHTS

- Located on the Elkhart River in Downtown Elkhart within walking distance to restaurants, county and city buildings, banking institutions, IUSB - Elkhart, public library, etc.
- 23,180 SF situated on 3.49 acres
- Includes balconies and decks

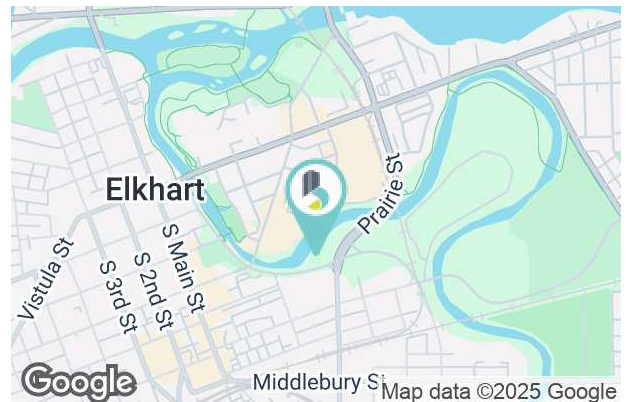
SPACES	LEASE RATE	SPACE SIZE
234A	\$12.00 SF/yr	900 SF
234D	\$12.00 SF/yr	660 SF
236A	\$12.00 SF/yr	1,260 SF
242C	\$12.00 SF/yr	1,736 SF

SALE PRICE \$2,995,000

LEASE RATE \$12.00 SF/YR (NNN)

PLUS \$7.43 NNN CHARGES

INCLUDES UTILITIES



BRADLEY COMPANY
112 W. Jefferson Blvd., Suite 300
South Bend, IN 46601
574.237.6000

THERESE GEISE
Senior Broker
574.522.7100
tgeise@bradleyco.com



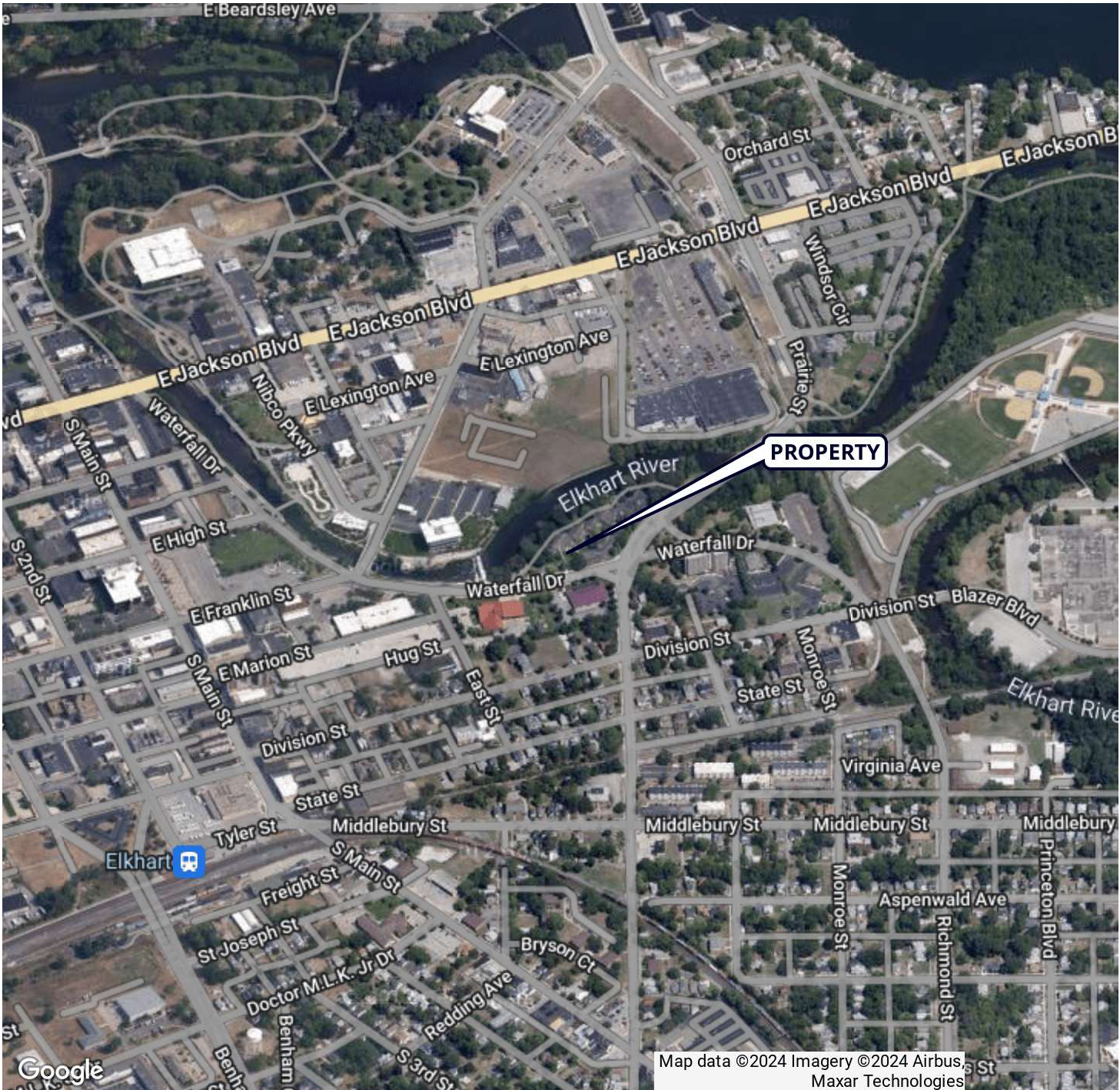
BRADLEYCO.COM



232-246 WATERFALL DR., ELKHART, IN 46516

SALE/LEASE

OFFICE



THERESE GEISE

Senior Broker

574.522.7100

tgeise@bradleyco.com



232-246 WATERFALL DR., ELKHART, IN 46516

SALE/LEASE

OFFICE



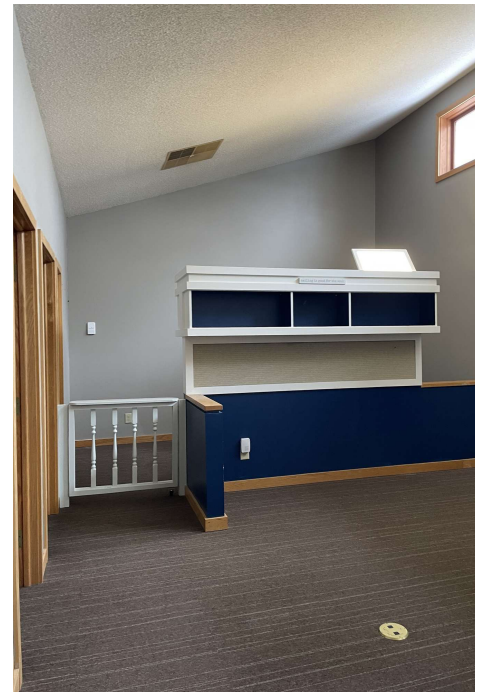
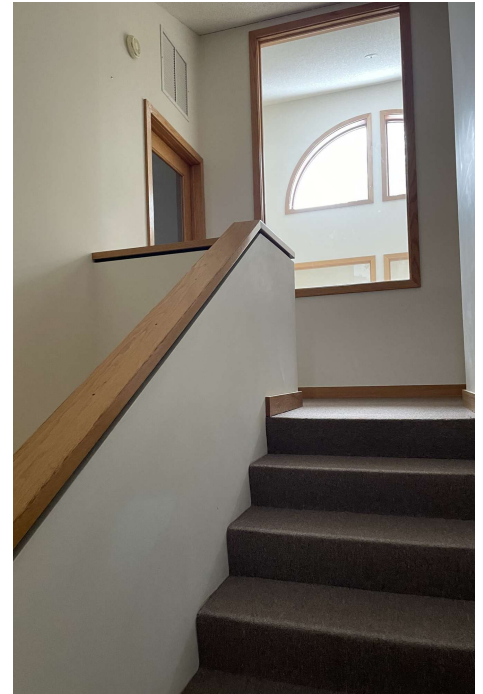
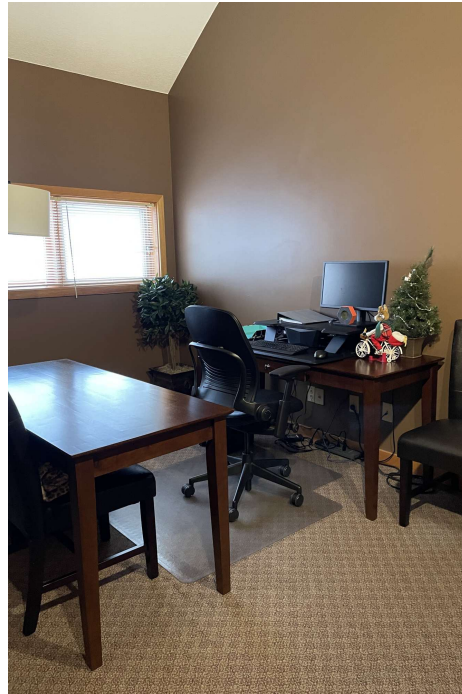
THERESE GEISE
Senior Broker
574.522.7100
tgeise@bradleyco.com



232-246 WATERFALL DR., ELKHART, IN 46516

SALE/LEASE

OFFICE



THERESE GEISE
Senior Broker
574.522.7100
tgeise@bradleyco.com