

FOR LEASE at



NEW COMMERCIAL SPACE

205 - 215 E Lincolnway
Valparaiso, IN 46383

Space sizes from
502 to 1,020+ SF



PROPERTY HIGHLIGHTS:

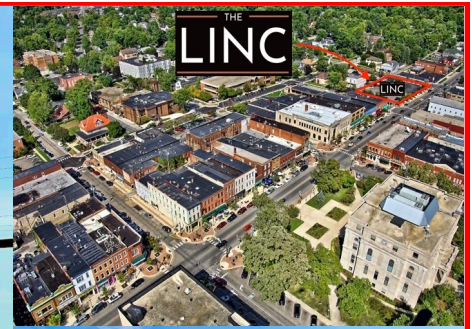
- Eight (8) commercial spaces available at The Linc – a new 127-unit residential complex in downtown Valparaiso, Indiana.
- Prime street-level commercial spaces along the busy Lincolnway corridor, near Courthouse Square.
- Individual unit sizes range from 502 to 1,020 SF. Units may be combined to create larger spaces.
- Delivered as white box in April 2026.
- Tenant responsible for interior design and buildout.
- Includes slab flooring, insulated drywall, and utility rough in.
- Ample parking available in adjacent brand-new municipal garage.
- Modern, newly constructed commercial space.
- Minimum 5-year lease term with guarantor required.
- One-month security deposit required.
- Exceptional and limited availability in prime downtown location.
- Ideal for retail, restaurant, medical, office, or other commercial use.

RENT RATE:

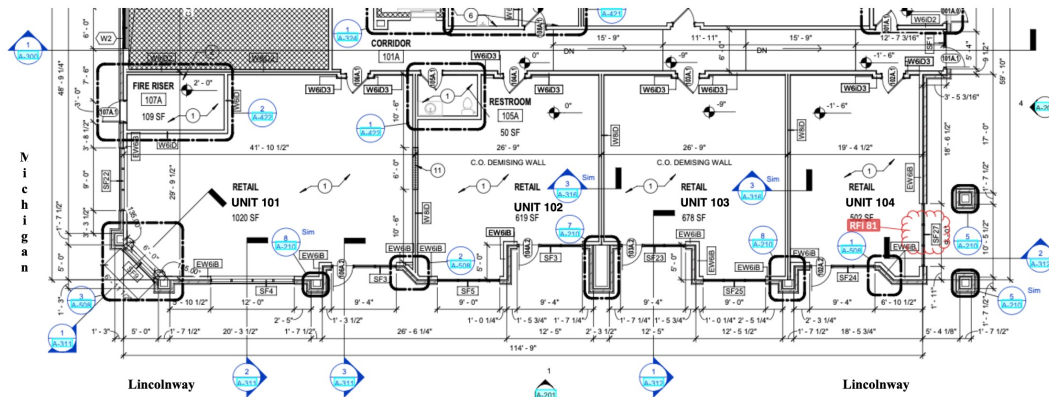
\$35.00 PER SF BASE RENT
\$ 7.00 PER SF NNN



JOHN NEKUS
312-656-1689



BUILDING A



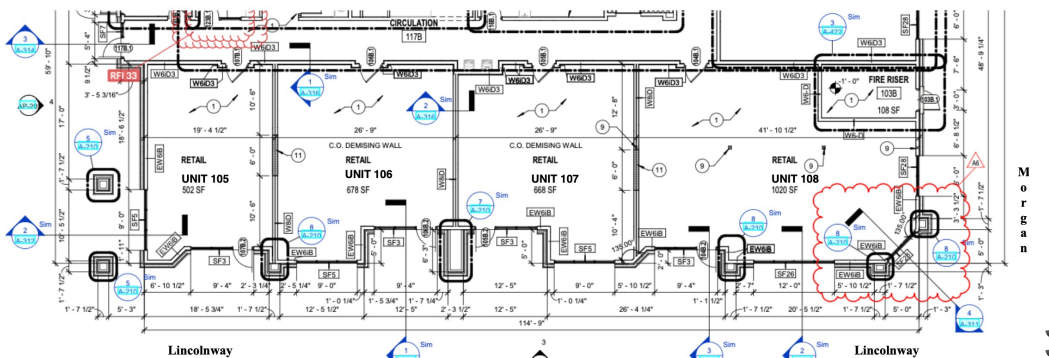
1 BUILDING A - FIRST FLOOR PLAN
1/8" = 1'-0"

BUILDING A SPACES
205 Lincolnway,
Valparaiso, IN 46383

Available April, 2026

101	1,020 sf
102	619 sf
103	678 sf
104	502 sf

BUILDING B



1 BUILDING B - FIRST FLOOR PLAN
1/8" = 1'-0"

BUILDING B SPACES
215 Lincolnway
Valparaiso, IN 46383

Available April, 2026

105	502 sf
106	678 sf
107	668 sf
108	1,020 sf

LOCATION

This property is located at 205 - 215 E Lincolnway just east of Courthouse Square in Valparaiso, Indiana 46383. The commercial spaces are at street level on Lincolnway within the newly constructed **Linc** residential complex. This prime commercial corridor is centrally located in this vibrant NW Indiana community with easy access to I94, Indiana Toll Road and Chicago Metro.



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No warranty or representation is made for the accuracy of the forgoing information. Terms of sale or lease and availability are subject to change or withdraw without notice.