

300 EAST LINCOLNWAY, VALPARAISO, IN 46383



For more information, please contact:

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LATITUDE
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OFFICE 300 VALPO

300 East Lincolnway, Valparaiso, IN 46383



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	2,500 - 33,000 SF
Lease Rate:	\$23.00 - 26.00 SF/yr (NNN)
Lot Size:	0.4 Acres
Year Built:	2025
Building Size:	45441 SF
Zoning:	Central Business District
Market:	Valparaiso
Submarket:	Downtown
Traffic Count:	8,000

PROPERTY OVERVIEW

Opening in 2025, Office 300 Valpo is a premier Class A office building located in downtown Valparaiso and an Opportunity Zone. In addition to its strategic downtown location, the 4 story structure has a distinctive brick masonry exterior with significant window views on all 4 sides. The first floor ceilings are 18' while floors 2 through 4 are 14'. First floor windows are 9' x 9' and upper floors windows are 7' by 9'.

The first floor offers a large open restaurant space with significant outdoor dining areas along Lincolnway and Morgan. On the east side of the building is a bright office lobby with 2 elevators along with points of key card access for better security. The first floor office lobby also provides access to a mail room, bike room and a bathroom/shower for use by office tenants. The upper floors have a common lobby with bathrooms for partial floor leases. These lobbies are strategically located toward the center of the building to maximize window space for tenants with smaller space needs (e.g, 4,000 sq ft). The 4th floor includes an 850 sq ft outdoor covered terrace with views to the north and west. Parking is located directly across the street in the new City 4 floor parking garage.

Dynaprop Development, the developer for this project, brings years of experience and uncompromising commitment to quality that provides a unique perspective into how the right construction project can enhance an area based on the historical culture and energy of the community. Dynaprop has earned a reputation as a trusted and respected real estate partner.

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PROPERTY LOCATION

Office 300 Valpo will be positioned in downtown Valparaiso close to the Porter County Courthouse and Porter County Government Center. Downtown Valparaiso is growing significantly and positioned to support even greater development with the current construction of a 4 floor parking garage as well as a 120 unit apartment building directly across from this location. The intersection of Lincolnway and Morgan is the highest trafficked intersection in the downtown area.

This is a vibrant pedestrian friendly downtown community with more than 25 restaurants in the immediate area featuring cafes, bistros and pubs offering a wide range of dining from casual to upscale. The Linc apartment building under construction across the intersection will offer ever greater opportunity to live and work in downtown Valpo with little to no commute. Home to Valparaiso University and a number of weekly community activities and events downtown. A stroll through the charming historic downtown presents easy access to wineries, a brewery, creative shops, cultural eats, a park, and theatres. Valparaiso has built a progressive economic strategy with a significant focus on business development well into the future.

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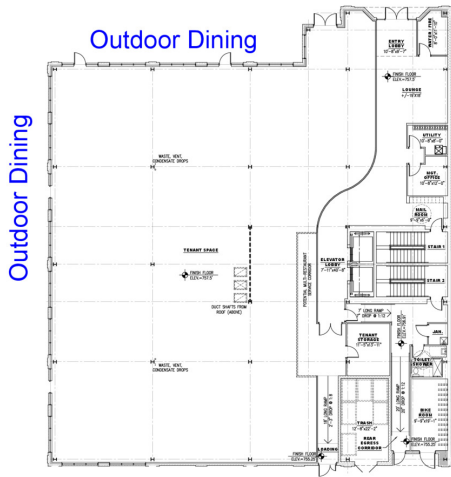
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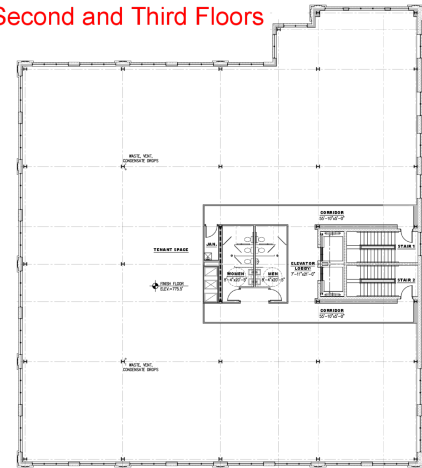


ADDITIONAL PHOTOS

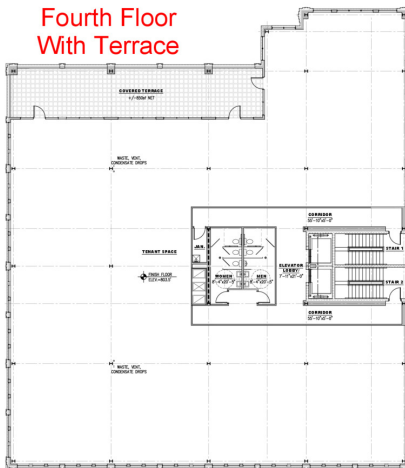
First Floor Retail & Office Lobby



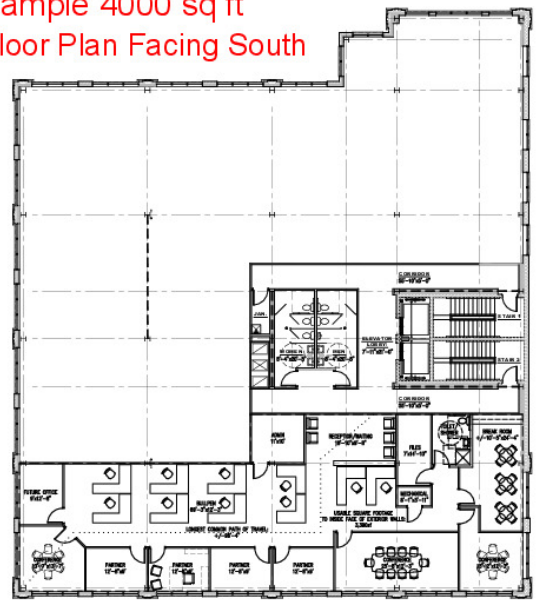
Second and Third Floors



Fourth Floor With Terrace



Sample 4000 sq ft Floor Plan Facing South



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VALPO PARKING GARAGE



The New Valpo Parking Garage Across Intersection From Office 300 Valpo



New Valpo Public Parking Garage Currently Under Construction Across Lincolnway From Office 300 Valpo

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VALPO THE LINC



The Linc Apartment Complex Across from Office 300 Valpo



The Linc Apartment Complex Currently Under Construction

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VALPO RETAILER & OFFICE MAP



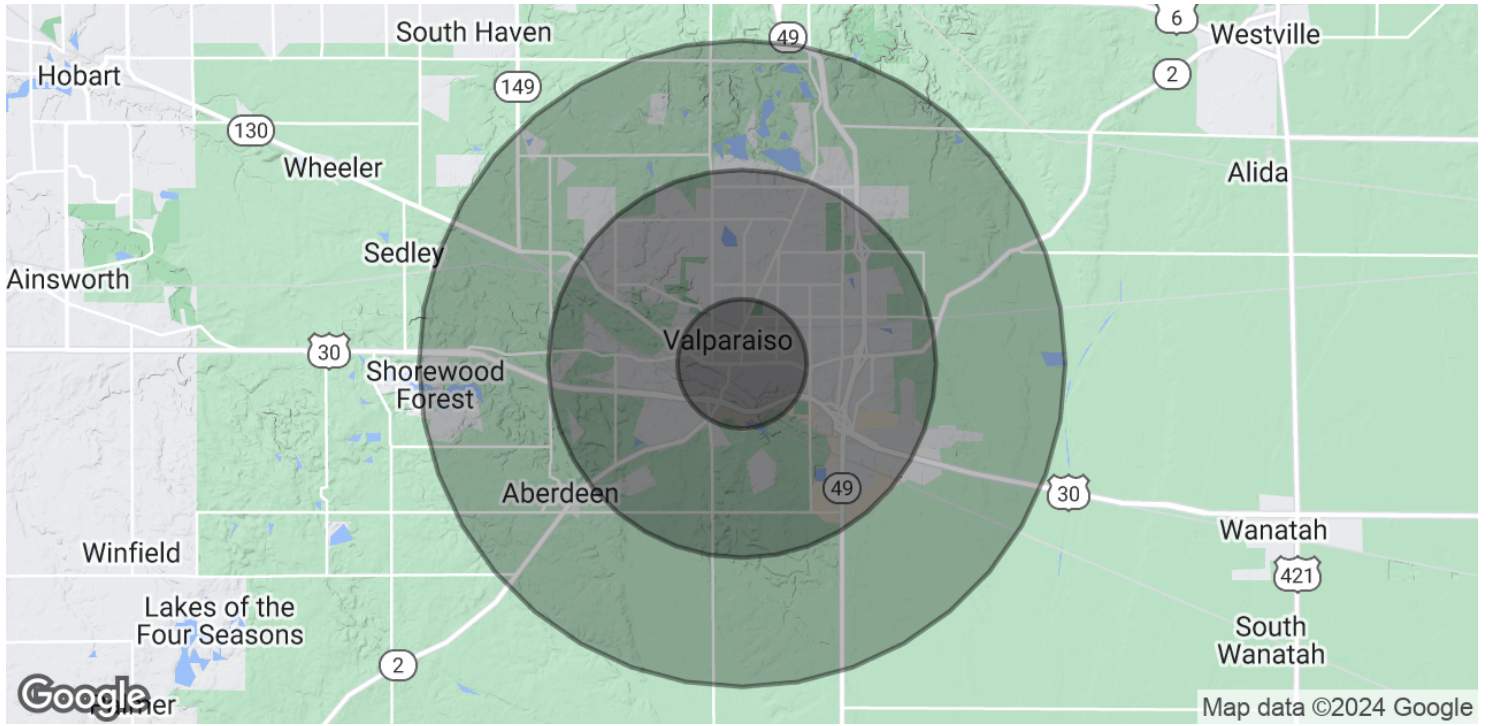
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,011	38,813	56,038
Average Age	33.2	39.7	40.5
Average Age (Male)	33.8	39.1	39.5
Average Age (Female)	34.0	41.2	42.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,844	16,723	23,579
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$59,669	\$80,609	\$90,621
Average House Value	\$160,607	\$208,432	\$228,980

* Demographic data derived from 2020 ACS - US Census

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