

PROPERTY FOR SUBLEASE

1 178 FREEMONT COURT
ELKHART, IN 46516



3,500 Sq. Ft.

PROPERTY HIGHLIGHTS

- OFFICE SPACE CURRENTLY A CHIROPRACTIC OFFICE
- AMPLE PARKING
- 2 TENANT OFFICE BUILDING
- LEASE RATE - \$12.00 PSF (\$3,500 PER MONTH) UTILITIES INCLUDED
- CAM FEES \$7.48 PSF (\$2,181.67)



PROPERTY DETAILS

VIRTUAL TOUR: <https://my.matterport.com/show/?m=vqcZMKD7AUY>

Tenant is relocating to a larger facility and is providing the opportunity for a new Tenant to sub-lease the space. The term runs through July 31, 2026 however the Landlord is open to a longer term. Landlord pays all utilities, snow, taxes, Insurance and HVAC maintenance. Tenant reimburses with a estimated monthly fee of \$7.48 psf. The space features 19 separate rooms, and an additional 500 sq foot conference room on the upper level. There is a open lobby area, and plenty of room for staff. This space has many possibilities. This is a Two Tenant building and the Co-Tenant is Heart to Heart Hospice. Located off of CR 17 with direct CR 17 exposure and signage.



TO LEARN MORE, PLEASE CONTACT:

JOSH HENDRICKS, BROKER/OWNER
OFFICE: 269-476-4368
TOLL FREE: (866) 822-9721
CELL: (574) 202-2000

RESIDENTIAL & COMMERCIAL SALES
REAL ESTATE DEVELOPMENT
PROPERTY MANAGEMENT

JOSH@CREEKSTONEINVESTMENTS.COM
WWW.CREEKSTONEINVESTMENTS.COM
66010 JOSEPH STREET
VANDALIA, MI 49095

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DRAWING IS REPRESENTATIVE OF SPACE.
MEASUREMENTS AND SCALE MAY NOT BE EXACT.

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