



245 West Johnson Road, La Porte, IN 46350

\$995,000

245 Office Complex

95% leased , Office complex-High Visibility, Prime location

Broker/Agent of Record: Jay Tenuta (License: RB14041752)



Joseph Tenuta
IN RB14041752, IN
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Listing Added: 06/09/2026

Listing Updated: Today



COLDWELL BANKER
1ST CHOICE



Details

Asking Price	\$995,000	Property Type	Office
Sub Type	Traditional Office, Executive Office, Creative Office	Investment Type	Stabilized
Class	B	Lease Type	Gross
Tenancy	Multi	Number of Tenants	9
Square Footage	9,590	Occupancy	95%
Units	60	Year Built	1996
Year Renovated	2018	Buildings	1
Stories	1	Zoning	B2
Lot Size (acres)	1.06	APN	460622326012000042
Sale Condition	For sale by owner		

Marketing Description

Complex 245 Office Center:

Complex 245 Office Center is an exceptional investment opportunity located at **245 W. Johnson Road, La Porte, IN 46350**. This very well-maintained **9,590-square-foot brick office building** sits on a beautifully positioned **1-acre site** and is currently **95% leased**, providing immediate cash flow and strong occupancy.

The property features **9 private office suites**, a centralized kitchen and break room, shared restroom facilities, ample storage areas, and an attached heated and cooled garage. Numerous recent updates and improvements reflect pride of ownership and contribute to the property's turnkey appeal. A spacious parking lot accommodates **60+ vehicles**, offering convenience for tenants, clients, and visitors.

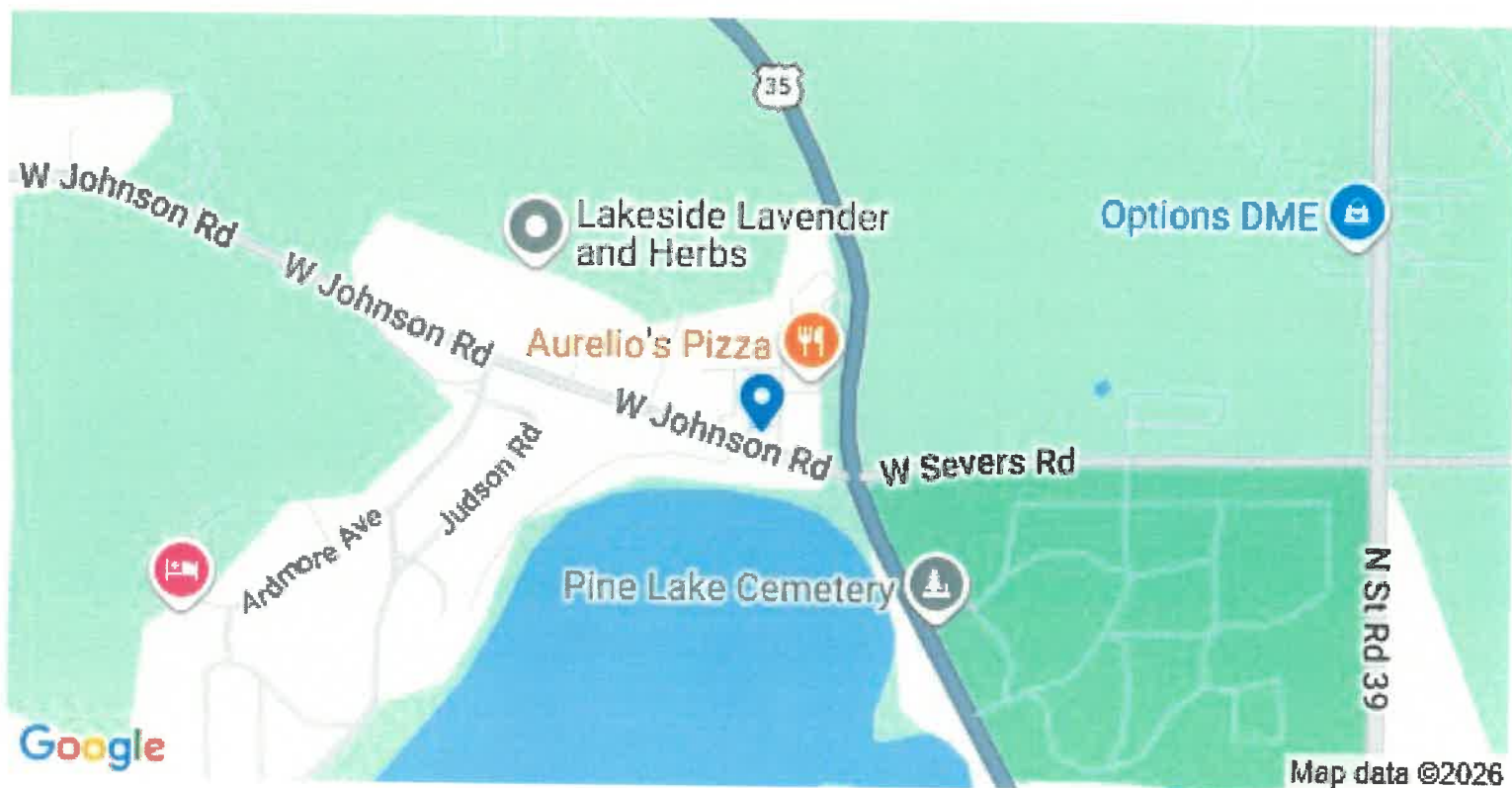
Ideally situated with easy access to major expressways, **Complex 245 Office Center** is just minutes from restaurants, coffee shops, parks, and walking trails. The property also boasts outstanding views of Pine Lake, creating a professional and inviting environment that tenants appreciate. Combining quality construction, strong occupancy, desirable amenities, and a premier location, this is a rare opportunity to acquire a well-performing office asset in the heart of LaPorte IN..

Investment Highlights

- 9,590 SF professional office building
- Nine private office suites
- Approximately 95% leased with established tenancy
- One-acre site with 60+ parking spaces
- Brick construction with recent updates
- Heated and cooled attached garage
- Shared kitchen/break room and restroom facilities
- Excellent visibility and access to major highways and toll roads
- Close proximity to restaurants, coffee shops, parks, and Pine Lake
- Well-maintained asset with strong income-producing potential
- Averaging 4,000-5,000 vehicles per day at Johnson Rd

Complex 245 Office Center represents a turnkey investment opportunity combining stable cash flow, professional appeal, and a premier La Porte location.

Location (1 Location)





Demographic Insights

