



Marcus & Millichap

±3,170 SQUARE FEET
**FORMER LUTHERAN
HEALTH PHYSICIANS**

MEDICAL CENTER/OFFICE
REPOSITIONING OPPORTUNITY

824 HUNTINGTON AVENUE
WARREN, IN 46792

**ABSOLUTE
\$1 AUCTION**

FIRST BID MEETS RESERVE

R MARKETPLACE
ONLINE AUCTION
JULY 13-15, 2026

±3,170 SF,
FREESTANDING,
VALUE ADD MEDICAL
CENTER/OFFICE (FORMER
LUTHERAN HEALTH
PHYSICIANS) ON A ±1.71
ACRE PARCEL OFFERED AT
A SUBSTANTIAL DISCOUNT
BELOW REPLACEMENT
COST

SIGNIFICANT
VALUE ADD
OPPORTUNITY VIA
STRATEGIC LONG TERM
LEASE-UP AT MARKET
RATES, REPOSITIONING
OR ADAPTIVE REUSE;
FLEXIBLE
PROFESSIONAL
ZONING

HARD
CORNER FRONTAGE
ALONG N HUNTINGTON
AVE (3K+ VPD) ACROSS
FROM HERTIAGE POINTE
AND JUST 3-MINUTES
FROM I-69 WITH 29K+ VPD
PROVIDING ACCESS TO
THE GREATER
AREA



VIEW ONLINE AUCTION
JULY 13-15, 2026

\$1
ABSOLUTE
AUCTION

±3,036
VPD (2024)

HERITAGE
POINTE
OF WARREN
(SENIOR LIVING + ALF)

Dogwood Glen

N HUNTINGTON AVE

WARREN
PROFESSIONAL
OFFICE PARK

824 HUNTINGTON AVENUE, WARREN, IN 46792

ONLINE AUCTION: JULY 13-15, 2026 | ABSOLUTE \$1 AUCTION

BUILDING: ±3,170 SF
PARCEL NUMBER: 35-12-20-300-048.904-017
LOT SIZE: ±1.71 AC (±74,705 TOTAL SF)
PARKING: 27 SPACES

PROPERTY TYPE: MEDICAL/OFFICE
STORIES: ONE
TENANCY: SINGLE
OCCUPANCY: VACANT

FREESTANDING
YEAR BUILT: 1962
ZONING: POD (PROFESSIONAL OFFICE DISTRICT)
MONUMENT SIGN

HARD CORNER
ACROSS FROM HERITAGE POINTE OF WARREN
±3-MINUTES FROM I-69
±40-MIN FROM FORT WAYNE
±50-MIN FROM MUNCIE, IN
±90-MIN FROM INDIANAPOLIS

Marcus & Millichap and RI Marketplace are pleased to present the opportunity to acquire a vacant, free-standing retail/medical office building located at 824 Huntington Avenue in Warren, Indiana 46792 (the "Property"). Formerly occupied by Lutheran Health Physicians, the Property is being offered significantly below replacement cost, creating an prime opportunity for owner-users or investors to acquire a highly visible, free-standing medical/office asset at an attractive basis. **FIRST BID MEETS RESERVE!**

Built in 1962, the Property consists of a ±3,170 SF free-standing building situated on a ±1.71-acre parcel (±74,705 SF) with 27 surface parking spaces. The site is located at the entrance to Warren Professional Office Park at a hard corner along one of Warren's primary thoroughfares and features monument signage, strong visibility, and convenient access. The Property offers two points of ingress/egress and ±198 feet of frontage along N Huntington Avenue, which carries more than ±3,000 vehicles per day. The existing infrastructure makes the site an excellent candidate for medical/office owner-users, adaptive reuse, or repositioning. Previously leased on a full service basis, the building offers a compelling value-add opportunity through re-tenanting at prevailing market rents, with CoStar estimating office rental rates in the range of \$14 to \$17/SF FS. Zoned POD, Professional Office District, the Property supports a wide range of professional users/services, providing flexibility for future tenancy or redevelopment.

Warren serves as a local commercial and service hub within Huntington County, offering a stable small-town consumer base supported by healthcare, senior living, education, local employers, and regional connectivity. Located at the entrance to Warren Professional Office Park, the site benefits from proximity to nearby professionaland healthcare-oriented uses, including Heritage Pointe of Warren, a 200-AC senior living and assisted living community located directly across from the Property and nearby residential communities. The Property is located approximately ±3 minutes from I-69, providing convenient access throughout northeast Indiana and the broader regional market. Fort Wayne is located ±40 minutes north, while Muncie and Indianapolis are ±50 minutes and ±90 minutes from the Property, respectively. The surrounding community supports a stable and growing consumer base, with a 5-mile population of ±3,255 with a high average household income exceeding \$99,000.

Disclaimer & Source(s): Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for zoning, lot size/land area, building size, and number of parking spaces. Demographics provided by CoStar and/or ESRI. Bidders need to confirm and perform their own due diligence prior to bidding.



\$1
ABSOLUTE
AUCTION

VIEW ONLINE AUCTION
JULY 13-15, 2026

FORMER LUTHERAN HEALTH PHYSICIANS

WARREN, IN



Commodity Blenders, LLC.



Hy-Line



Ford



**NAPA
AUTO PARTS**



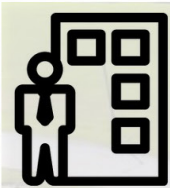
MARATHON



**HERITAGE
POINTE
OF WARREN
(SENIOR LIVING + ALF)**



**±3,036
VPD (2024)**



**WARREN
PROFESSIONAL
OFFICE PARK**



N HUNTINGTON AVE



**\$1
ABSOLUTE
AUCTION**

WARREN, IN

WARREN, IN

Disclaimer: The information and images contained herein are from sources deemed reliable. However, images are for illustrative purposes only and may be out-of-date and not current. Bidders will need to confirm the building's condition, interior condition/layout, etc prior to bidding.



VIEW ONLINE AUCTION
JULY 13-15, 2026

NORTHEAST INDIANA REGIONAL OVERVIEW

Located in Huntington County, Warren is a small-town commercial and service hub in northeastern Indiana, positioned near I-69 with convenient access to Fort Wayne, Muncie, Indianapolis, and broader Midwest markets. The community benefits from Indiana's business-friendly environment, competitive tax structure, low operating costs, and nationally significant manufacturing base, while Huntington County offers strategic access to major regional markets including Chicago, Detroit, Cincinnati, and Louisville.

Warren's local economy is supported by healthcare, senior living, manufacturing, agriculture, logistics, and professional services, with nearby anchors such as Heritage Pointe of Warren, Warren Professional Office Park, and regional healthcare and industrial employers generating consistent local activity. This combination of affordability, connectivity, institutional demand, and access to Northeast Indiana's broader employment base reinforces Warren's role as a service-oriented hub within southern Huntington County.



REGIONAL CONNECTIVITY

Warren benefits from proximity to I-69, a major north-south interstate corridor connecting the community to Fort Wayne, Muncie, Indianapolis, and broader Midwest markets. The town is positioned near I-69 between exits 273 and 278, supporting regional mobility for patients, employees, vendors, service providers, and professional office users. Huntington County's transportation network is further supported by the U.S. 24 Hoosier Heartland Industrial Corridor, Norfolk Southern rail service, Fort Wayne International Airport, and Huntington Municipal Airport. The county is also positioned within an eight-hour drive of approximately 20% of the U.S. population, reinforcing its appeal for employers seeking workforce access, efficient distribution, and connectivity throughout the broader Midwest.



FORT WAYNE REGIONAL ECONOMY

Located approximately ±40 minutes north of Warren, Fort Wayne serves as one of Indiana's largest employment, healthcare, education, and logistics hubs. Huntington County is part of Northeast Indiana's broader regional economy, where manufacturing and healthcare remain core employment drivers.



TAXES & INCENTIVES

Huntington County supports business attraction and expansion through Huntington County United Economic Development, which assists with site selection, development, incentives, workforce development, start-up, expansion, and relocation services. Recent regional momentum includes new industrial investment at Riverfork West Industrial Park in Huntington, including Hanjung America's planned first U.S. manufacturing operation with 300+ new jobs.



QUALITY OF LIFE

Huntington County offers a lower-cost operating environment, low energy rates, and a cost of living below the U.S. national average, supporting affordability for residents, employees, and businesses. The area's stable residential base, welcoming communities, and access to regional employment centers throughout Northeast Indiana support long-term demand for neighborhood-serving commercial and professional uses.



HEALTHCARE & SENIOR LIVING DEMAND

The Warren area benefits from a strong healthcare-oriented setting anchored by Heritage Pointe of Warren, a long-standing senior living campus offering independent living, assisted living, memory care, rehabilitation, skilled nursing, and continuing care services. The community has operated in Warren for more than 100 years and supports recurring demand from residents, families, employees, vendors, healthcare providers, and service users.



EDUCATION + WORKFORCE

Huntington County's workforce is supported by regional education and training assets including Huntington University (25-minutes from the Property with 1,600+ students), local school systems, and Northeast Indiana's broader higher education network. With a county population of more than 36,000 residents and access to the broader Northeast Indiana region of nearly 850,000 people, the area offers employers access to a strong regional labor pool across manufacturing, healthcare, logistics, agriculture, and professional services.

Source: U.S. Census Bureau; Huntington County Economic Development; Town of Warren; Northeast Indiana Regional Partnership; Parkview Health; Huntington University.



LKQ
Keeping you moving

MAYTAG
HOME APPLIANCE CENTER

WARREN
PROFESSIONAL
OFFICE PARK

±3,036
VPD (2024)

HERITAGE
POINTE
OF WARREN
(SENIOR LIVING + ALF)

N HUNTINGTON AVE

HUNTINGTON COUNTY WARREN, INDIANA

Located in northeastern Indiana, Warren is a commercial and service hub in Huntington County, positioned near I-69 with regional access to Fort Wayne, Muncie, Indianapolis, and broader Midwest markets. Warren has a population of ±1,180 residents, while Huntington County supports ±37,200 residents across ±383 square miles and is part of the Fort Wayne-Huntington-Auburn Combined Statistical Area.

Huntington County's economy is anchored by manufacturing, healthcare, agriculture, logistics, and professional services, with core industries including automotive, food processing, warehousing/distribution, metal and steel fabrication, orthopedic devices, agriculture, and petroleum-related operations. Major county employers include Vera Bradley, Bendix Commercial Vehicle Systems, Ground Effects, United Methodist Memorial Home, Our Sunday Visitor, Novae, Parkview Huntington Hospital, Huntington North High School, Heritage of Huntington, and Wayne Metals. The county also benefits from access to Northeast Indiana's broader labor pool of nearly 850,000 residents, supporting workforce availability across manufacturing, healthcare, logistics, and service-based industries.

Warren's local demand base is reinforced by healthcare, senior living, professional office, education, and residential activity. Heritage Pointe of Warren, located directly across from the Property, is a major senior living and healthcare-oriented anchor with a ±200-acre campus, 9-hole golf course, and full continuum of care including independent living, assisted living, memory care, rehabilitation, skilled nursing, palliative care, and total care options. The community has operated in Warren for more than 100 years, generating recurring activity from residents, families, employees, healthcare providers, vendors, and service users.

The area's regional accessibility further supports Warren's commercial viability. Huntington County benefits from access to I-69, the U.S. 24 Hoosier Heartland Industrial Corridor, Norfolk Southern rail service, Fort Wayne International Airport, and Huntington Municipal Airport. The county is positioned within an eight-hour drive of approximately 20% of the U.S. population, providing efficient connectivity for employers, healthcare providers, professional users, and regional service businesses seeking access throughout Indiana and the broader Midwest.

POSITIONED
IN HUNTINGTON
COUNTY WITH
CONVENIENT ACCESS TO
I-69, FORT WAYNE (±40-
MIN), MUNCIE (±50-MIN),
INDIANAPOLIS (±90-MIN),
AND BROADER
MIDWEST
MARKETS

HUNTINGTON
COUNTY SUPPORTS
A STABLE REGIONAL
ECONOMY DRIVEN
BY MANUFACTURING,
MEDICAL/HEALTHCARE,
AGRICULTURE, LOGISTICS,
AND PROFESSIONAL
SERVICES

WARREN
BENEFITS FROM AN
AFFLUENT LOCAL TRADE
AREA WITH AVERAGE
HOUSEHOLD INCOME
APPROACHING \$100,000,
SUPPORTING DEMAND FOR
HEALTHCARE, OFFICE,
AND SERVICE
USES

INTERSTATE
69 **±29,202**
VPD (2025)


Dogwood Glen



**SALAMONIE
ELEMENTARY
SCHOOL**

**Suburban
Propane®**

DOLLAR GENERAL®


**HERITAGE
POINTE**
OF WARREN
(SENIOR LIVING + ALF)



**BIPPUS
STATE
BANK**

 **±3,036**
VPD (2024)



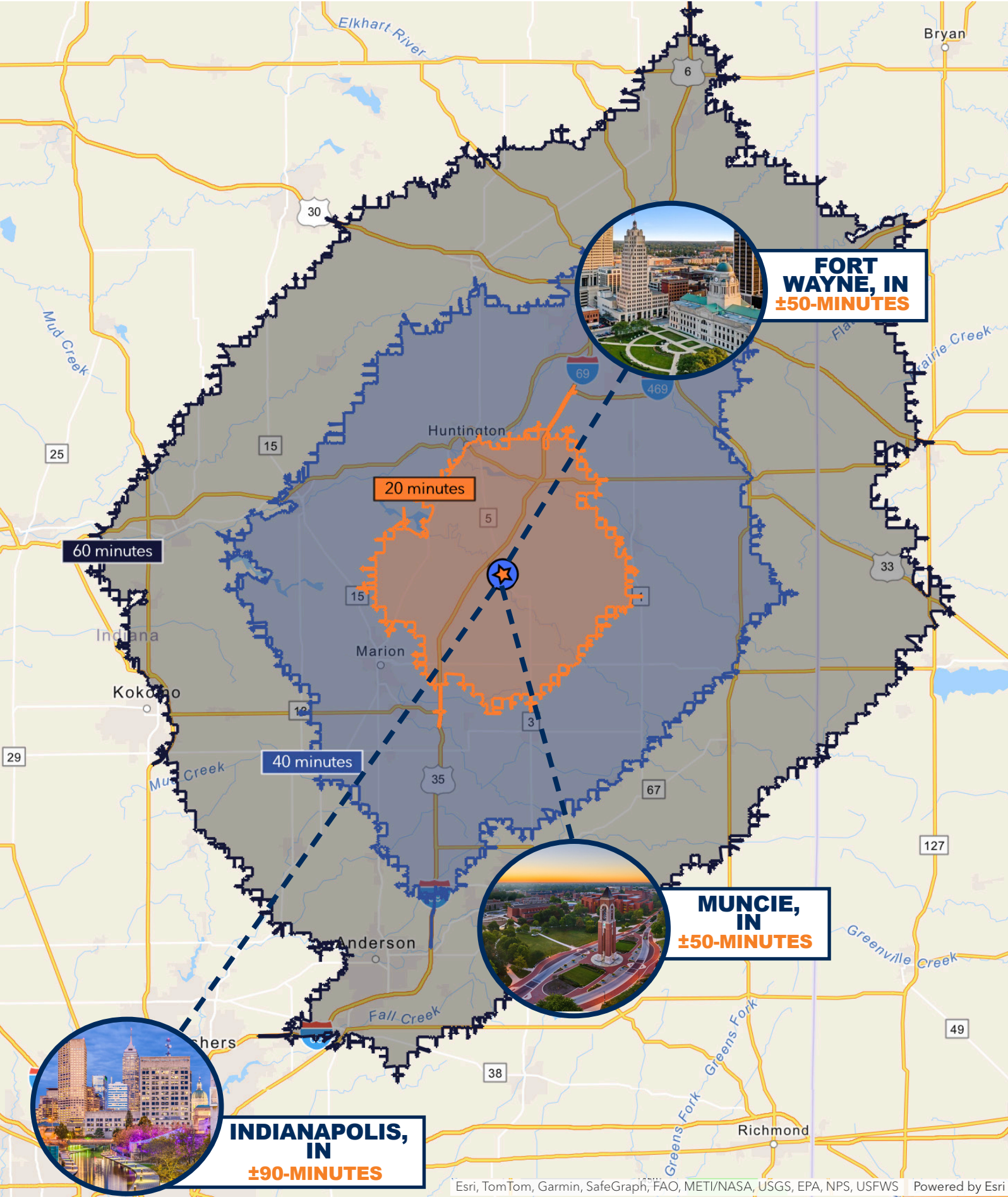
**WARREN
PROFESSIONAL
OFFICE PARK**

THE
PROPERTY OFFERS
PROMINENT FRONTAGE
ALONG NORTH WASHINGTON
STREET, EXCELLENT
VISIBILITY NEAR THE HIGH-
TRAFFIC INTERSECTION WITH
EAST MARKET STREET, AND
CONVENIENT ACCESS TO
INTERSTATE 74

\$1
**ABSOLUTE
AUCTION**

N HUNTINGTON AVE

FORT WAYNE, IN-OH DESIGNATED MARKET AREA (DMA) DRIVE TIME MAP (20,40,60-MINUTES)



5-MILE DEMOGRAPHICS

VIEW ONLINE AUCTION
JULY 13-15, 2026

FORMER LUTHERAN HEALTH PHYSICIANS

WARREN, IN

Households

▶ In 2018, there were **1,264** households with an average size of **2.39** people per household.

Household expenditure is **\$87,568** per year, with **\$3,289** spent eating out, **\$10,437** on transport and **\$31,258** on retail.

Household Income

Disposable income averages **\$75,307** per household or **\$39,186** per capita.

An estimated **5.9%** households live below the poverty line while **5.5%** have \$200,000 or more in disposable income.

Population

3,255 people live in the area, 1,613 men and 1,642 women

With growth of **0.2%**, the population is expected to reach **3,287** by 2024.

Home Value

The median home value is **\$211,139** with home ownership at **74.9%**.

Of the **1,412** homes **947** are owner occupied and **148 (10.5%)** vacant.

Age

The median age is 50.5.

19.4% are under 18,
49.6% 18-65 and
30.8% 65 or older.

KEY FACTS

- Population: 3,255
- Median Age: 50.5
- Average Household Size: 2.4
- 2022 Average Household Income (Esri): \$99,088

EDUCATION

- No High School Diploma: 4%
- High School Graduate: 49%
- Some College: 28%
- Bachelor's/Grad/Pr of Degree: 19%

BUSINESS

- Total Businesses: 136
- Total Employees: 1,208

EMPLOYMENT

- White Collar: 63%
- Blue Collar: 24%
- Services: 14%
- Unemployment Rate: 0.9%

INCOME

- Median Household Income: \$75,307
- Per Capita Income: \$39,186
- Median Net Worth: \$282,164

ANNUAL HOUSEHOLD SPENDING

- Apparel & Services: \$1,990
- Groceries: \$6,967
- Computers & Hardware: \$172
- Health Care: \$7,997
- Eating Out: \$3,339



ONLINE AUCTION

STARTING BID \$1
FIRST BID MEETS RESERVE
AUCTION DATES: JULY 13-15, 2026
CLICK TO VIEW AUCTION WEBSITE

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://marketplace.realinsight.com/legal-sale-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

AUCTION DATE

The Auction end date is set for JULY 13-15, 2026.

ABSOLUTE AUCTION

This will be an absolute auction and the Property will have a \$1 reserve price ("Reserve Price"). The starting bid is the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://marketplace.realinsight.com/faq-bidding>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

NON-ENDORSEMENT & DISCLAIMER NOTICES

CONFIDENTIALITY AND DISCLAIMER

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID #ZAH1240127

FOR AUCTION RELATED QUESTIONS

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JULIA EVINGER, BROKER OF RECORD

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