

Class A Office Space for Lease

3225 Southview Dr.  
Elkhart, IN



**Class A Office Building Ideal for a Corporate Office, Call Center or Show Room**



## Snapshot

Building Size: 13,568 SF  
Available: 4,000 SF - 9,300 SF  
Land: 1.1 Acres  
Year Built: 2001  
Zoning: B-3  
Parking: 40 Spaces Shared In-Common  
Lease Rate: \$7.00 PSF NNN

## Property Details

This 13,568 SF well-maintained Class A Office building is on Elkhart's Northpointe Plaza. Suites range from 4,000 to 9,300 SF and the site offers 40 on-site parking.

- Convenient location
- Professional management
- Suites feature private offices, training rooms, bullpen space and kitchens
- Suite can be demised to approximately 4,000 SF
- Private suite entrances
- Small garage/warehouse area

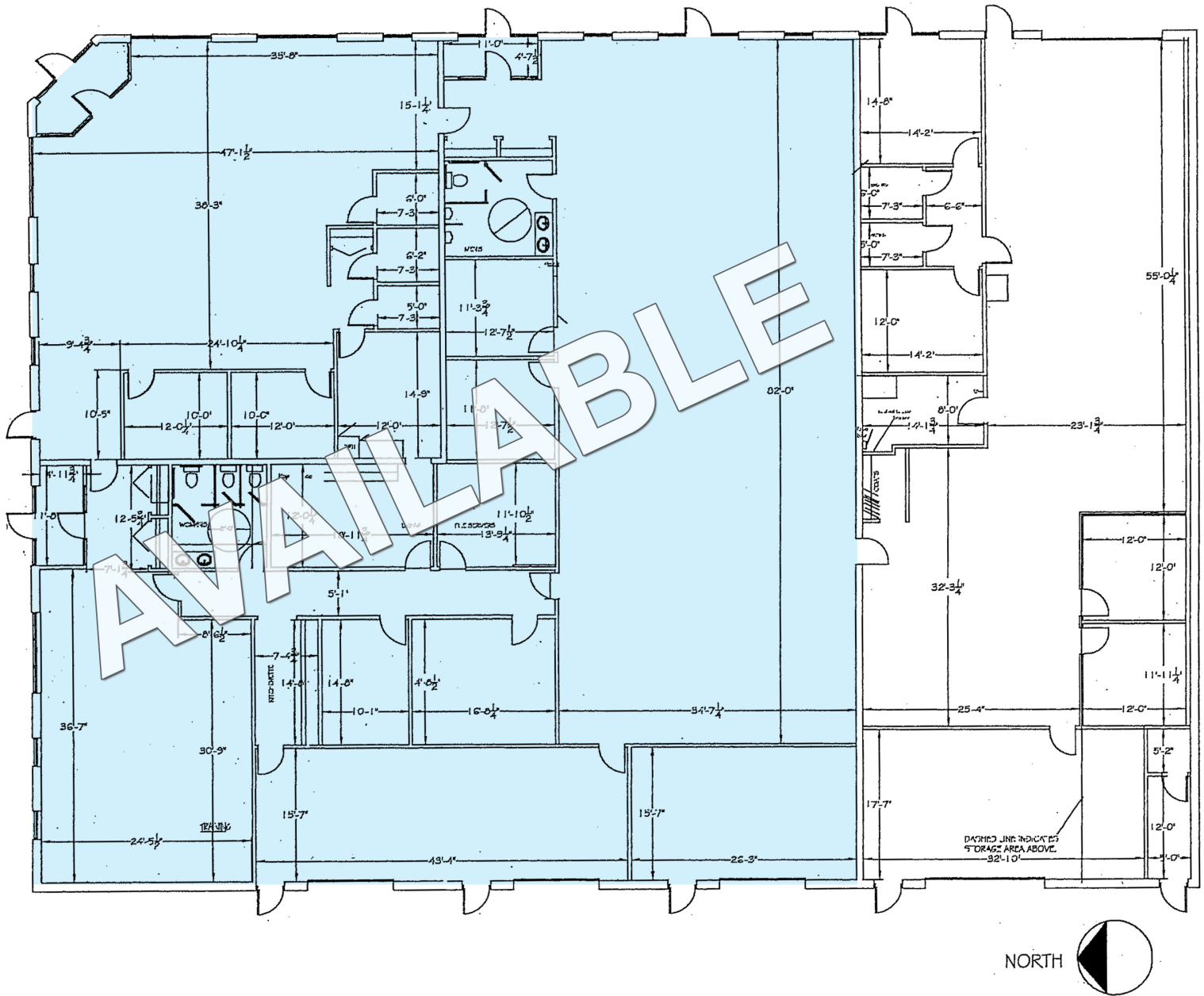
4100 Edison Lakes Parkway, Suite 350  
Mishawaka, Indiana  
574.271.4060  
574.271.4292 Fax  
[www.cressy.com](http://www.cressy.com)

*Global Brokerage Division of Cressy Commercial Real Estate*

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

## Great Location on Elkhart's Northside, Near I-80/90 and SR 19



### Location

Located in the Northpointe Shopping Center immediately off the I-80/90 Indiana Toll Road (Exit 92) on the north side of Elkhart. The property is surrounded by commercial and service businesses, retail developments, hotels, restaurants and single and multi-family developments. The SR 19 corridor is in the heart of a strong demographic trade area demographics.

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,643	25,675	76,711
NUMBER OF HOUSEHOLDS	1,476	10,627	30,337
AVERAGE HOUSEHOLD INCOME	\$77,376	\$66,164	\$64,243
MEDIAN HOME VALUE	\$144,562	\$126,862	\$130,714
AVERAGE DAILY TRAFFIC COUNT	17,678 on Cassopolis St. (East of Property) 8,976 on CR 4 (North of Property) 6,785 on CR 7 (West of Property)		

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