

**\$650 per month****PROPERTY HIGHLIGHTS****Lease Rate:** \$650 per month**Utility Cost:** \$50/Month**Available Space:** 395 SF**Configuration:** 1 private office**Parking:** On Site, Street & City Lot**Zoning:** CBD-Central Business District**Year Built:** Historically Desinged Building**Construction:** Masonry**Elevator:** Yes**Heating:** Gas-Forced Air**Air-Conditioning:** Yes**Restrooms:** Men's and Women's**Utilities:** City Water & Sewer**131 E. Franklin Street, Suite 18  
Elkhart, IN****PROPERTY DETAILS**

Two-story historical building within Elkhart's Central Business District. Fully remodeled unit on the 2nd floor with 10' ceilings, one large executive office, and 2 storage closets. Building is a full gross lease with all utilities included (electric, gas, water and sewer) except internet, data and phone. The buildings anchor tenant, 1st Source Bank has been in the building for over 3 decades.

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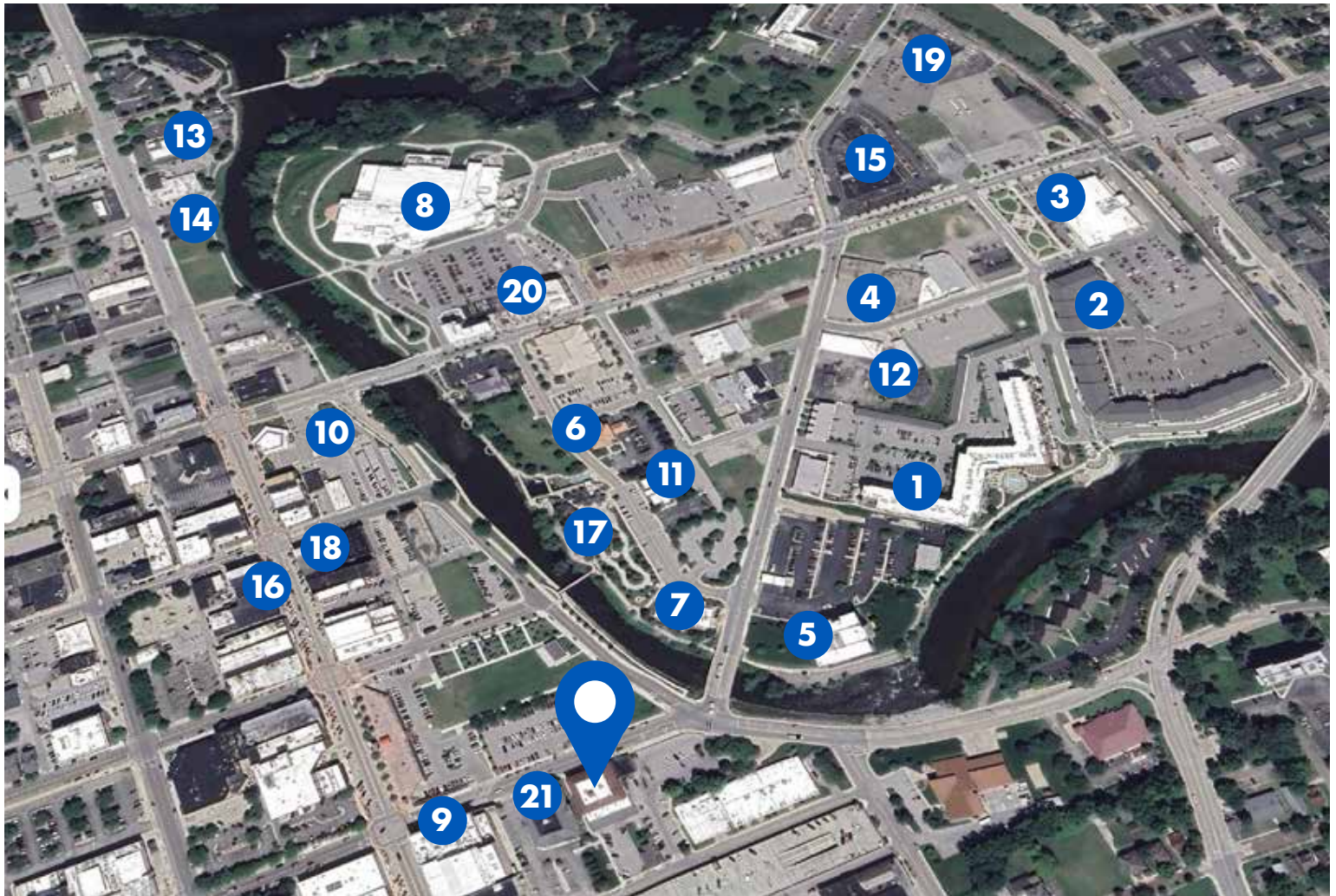
**ENDEAVOUR**  
COMMERCIAL

OFFICE SUITE FOR LEASE



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### LOCAL POINTS OF INTEREST

● 131 East Franklin Street - 1st Source Bank

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| <b>1.</b> Stonewater at the Riverwalk Apartments | <b>9.</b> Artisan/The Lerner                                 | <b>16.</b> Stephenson's  |
| <b>2.</b> Riverfront West Apartments             | <b>10.</b> Centier   | <b>17.</b> NIBCO Water Park  |
| <b>3.</b> Martins/Starbucks                      | <b>11.</b> Key Bank/Elkhart Co. EDC/<br>Goldman Sachs        | <b>18.</b> Twisted Strings/Bella/Stash                               |
| <b>4.</b> Lex 530                                | <b>12.</b> Rocket Car Wash/Dog Wash                          | <b>19.</b> Hacienda  |
| <b>5.</b> INOVA Credit Union                     | <b>13.</b> Iechyd Da Brewing Company                         | <b>20.</b> Lake City Bank/Bird in Hand/<br>Elkhart County Foundation |
| <b>6.</b> First State Bank                       | <b>14.</b> Fifth Third Bank/Old National                     | <b>21.</b> Indiana University South Bend                             |
| <b>7.</b> Brass Elk Brewing/Essence Restaurant   | <b>15.</b> Easy Shopping Place/Volcano/<br>Baker's Nook Cafe |  |
| <b>8.</b> Beacon/Elkhart Aquatic Center          |  |  |