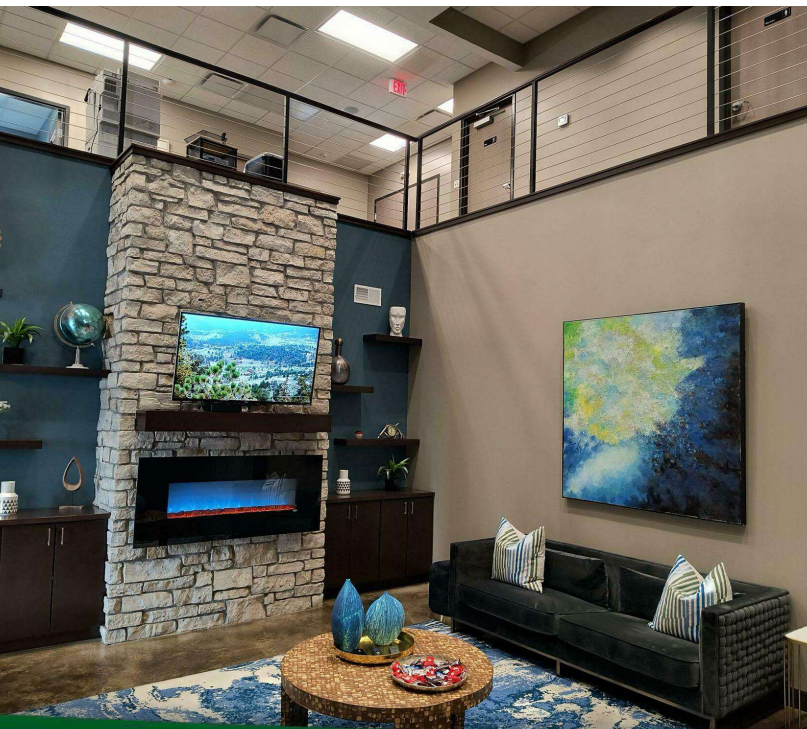


Office Building For Lease

Leasing 530 N Indiana Ave

530 N INDIANA AVE, CROWN POINT, IN 46307



For more information, please contact:

ANTONY MIOCIC

Director of Office Group

219.864.0200

amiocic@latitudeco.com

CHANDLER KIMMEL

219.864.0200

ckimmel@latitudeco.com



LATITUDE
COMMERCIAL
REAL ESTATE SERVICES

LATITUDECO.COM

LEASING 530 N INDIANA AVE

530 N Indiana Ave, Crown Point, IN 46307



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 7,081 SF

Lease Rate: \$17.00 - 18.50 SF/yr
(MG)

Lot Size: 1.08 Acres

Year Built: 2017

Building Size: 12520 SF

Zoning: B-3

PROPERTY HIGHLIGHTS

- Approximately 7,000sf of turnkey Class A Office space available for lease
- Very well maintained building
- Two story space with nearly a dozen offices, conference room, reception area, bullpen, 4 restrooms, and two kitchens
- Aggressively priced sublet with flexible leasing options
- Located minutes from Downtown Crown Point



ANTONY MIOCIC
Director of Office Group
219.864.0200
amiocic@latitudeco.com

CHANDLER KIMMEL
219.864.0200
ckimmel@latitudeco.com

LEASING 530 N INDIANA AVE

530 N Indiana Ave, Crown Point, IN 46307



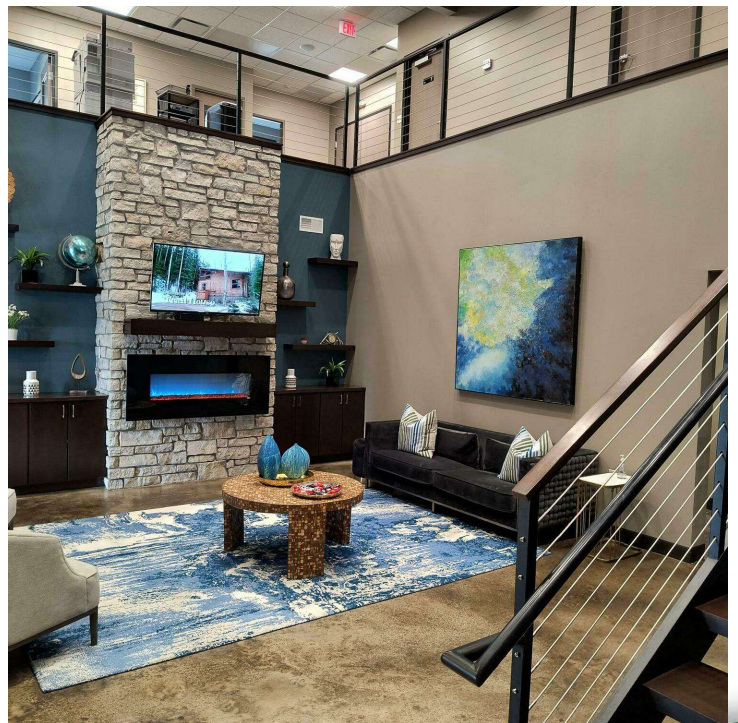
PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Introducing 530 N Indiana Ave, a premier lease opportunity offering approximately 7,000sf of turnkey Class A Office space. This meticulously maintained, two-story building presents a spacious layout featuring nearly a dozen offices, a conference room, reception area, bullpen, 4 restrooms, and two kitchens. Designed for versatility, this sublet boasts flexible leasing options, making it an aggressively priced, prime choice for businesses seeking an impressive, Class A space. Conveniently located just minutes from Downtown Crown Point, this property offers a strategic location that aligns with your business needs. Net expenses of \$3/sf can be factored into the sublet term asking rent. Current lease runs until November 30, 2026 and tenant will consider a considerably reduced rental rate for the remainder of their term.

LOCATION DESCRIPTION

This property is located in Crown Point on the northeast corner of Indiana Avenue and Porter Street. Crown Point is a city in and the county seat of Lake County, Indiana. The population was 33,899 at the 2020 census. Due to its location, Crown Point is known as the "Hub of Lake County". The city is surrounded by Merrillville to the north, Winfield to the east, Cedar Lake to the southwest, St. John to the west, and unincorporated Schererville to the northwest. The city is a suburb of Chicago.



ANTONY MIOCIC

Director of Office Group
219.864.0200
amiocic@latitudeco.com

CHANDLER KIMMEL

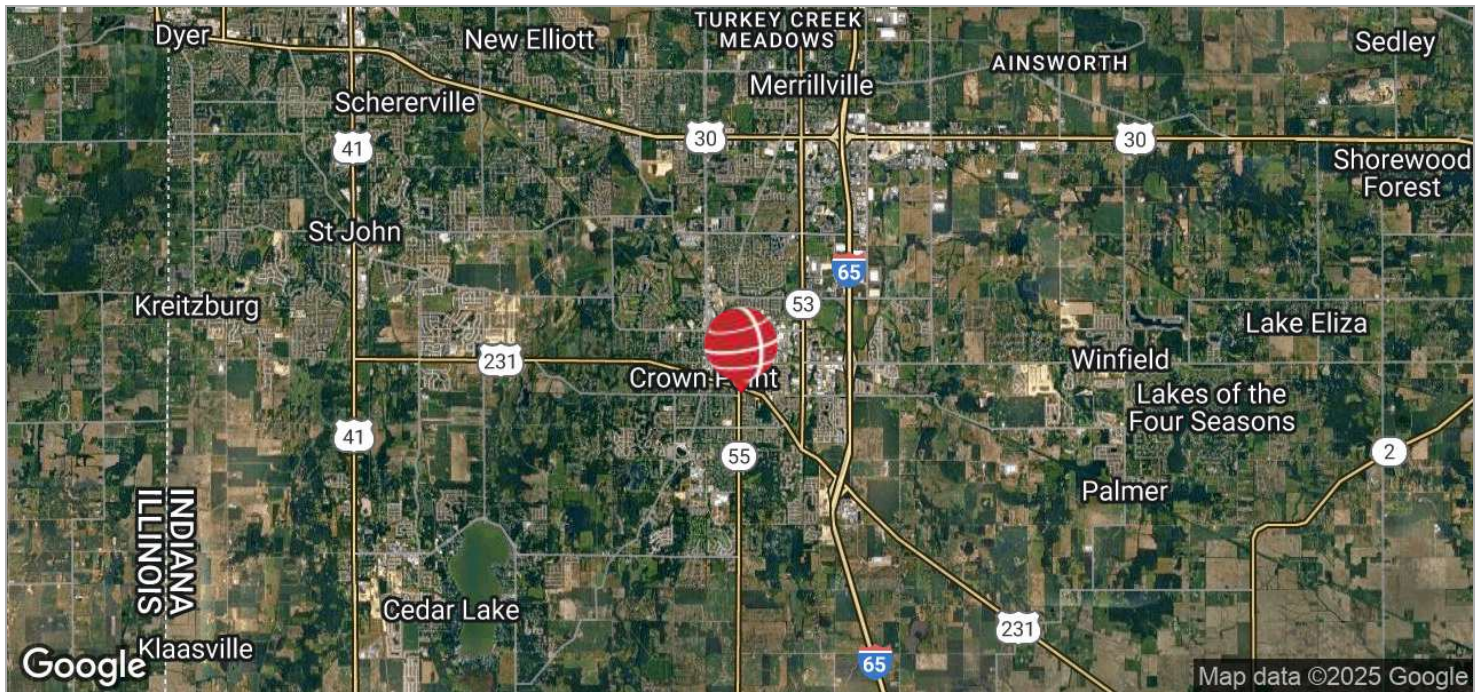
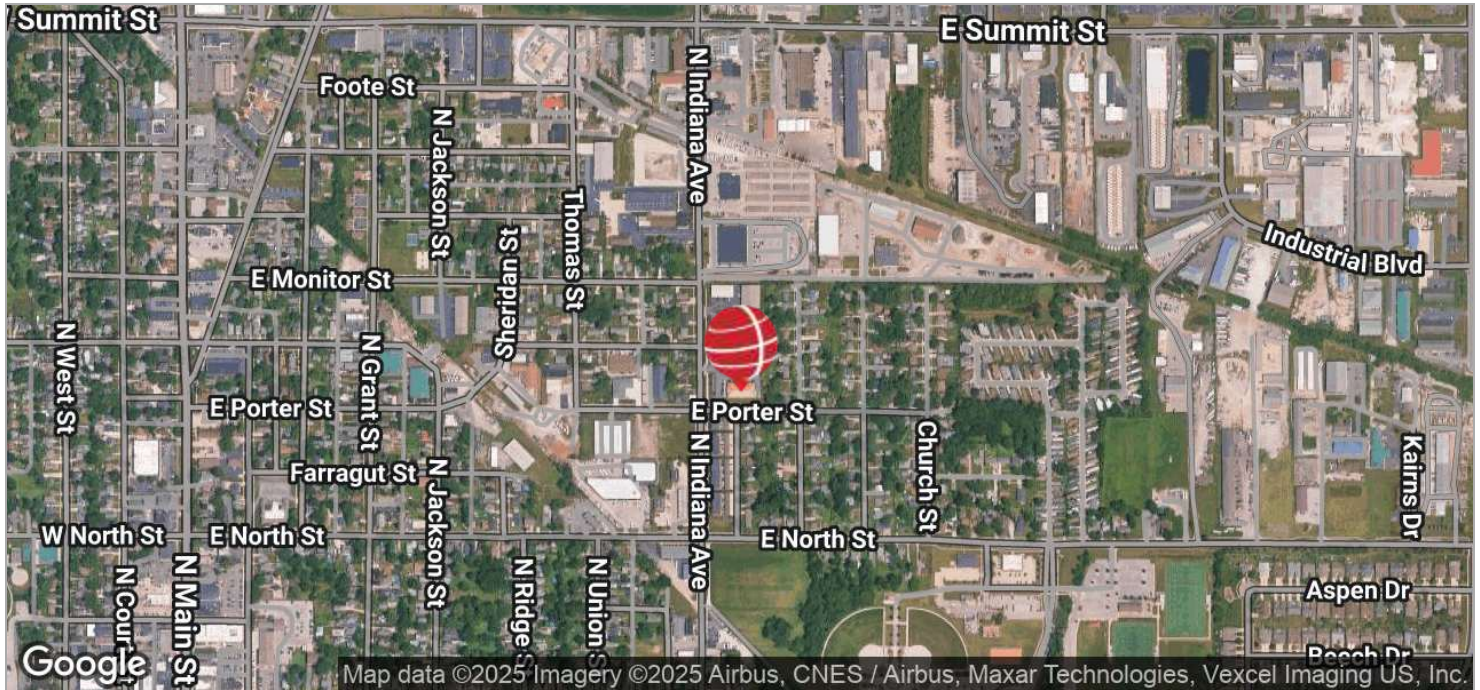
219.864.0200
ckimmel@latitudeco.com

LEASING 530 N INDIANA AVE

530 N Indiana Ave, Crown Point, IN 46307



LOCATION MAPS



ANTONY MIOCIC
Director of Office Group
219.864.0200
amiocic@latitudeco.com

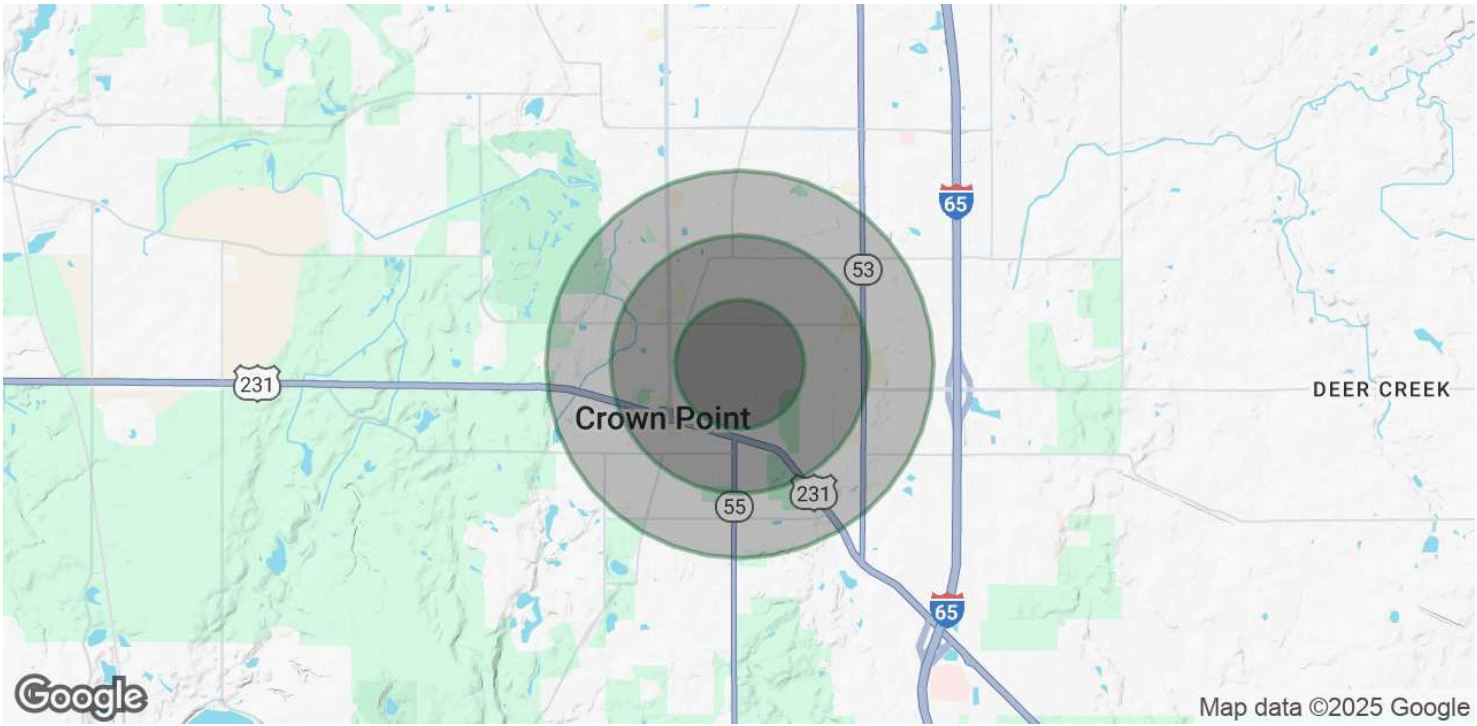
CHANDLER KIMMEL
219.864.0200
ckimmel@latitudeco.com

LEASING 530 N INDIANA AVE

530 N Indiana Ave, Crown Point, IN 46307



DEMOGRAPHICS MAP & REPORT



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,633	6,346	13,751
Average Age	39.5	40.5	40.6
Average Age (Male)	41.1	41.4	39.6
Average Age (Female)	35.0	37.7	40.9

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	671	2,578	5,431
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$68,031	\$73,605	\$80,671
Average House Value	\$145,006	\$168,859	\$191,983

2020 American Community Survey (ACS)

ANTONY MIOCIC
Director of Office Group
219.864.0200
amiocic@latitudeco.com

CHANDLER KIMMEL
219.864.0200
ckimmel@latitudeco.com