# LEASE

# OFFICE



# **PARK 84**

## 251-397 W. 84TH DR, MERRILLVILLE, IN 46410

#### **PROPERTY HIGHLIGHTS**

- 31,187 SF multi-tenant professional office building
- Each suite features a dedicated entrance
- Drive-up surface parking
- · Attractive brick exterior with large windows
- 8,000 SF pad expansion available
- Conveniently located in Merrillville 3 blocks south of US 30
- On-site professional property management services
- Fiber available

#### \$10.00 - 14.00 SF/YR LEASE RATE (NNN; MG)

Available SF:	1,045 - 7,184 SF		
Lot Size:	2.28 Acres		
Year Built:	1990		
Building Size:	31,281 SF		
Zoning:	C-3 Highway Commercial		
Market:	Lake County		
Submarket:	Ross Township		

#### BRADLEY COMPANY STEVE NICKSIC, CCIM JIM NICKSIC

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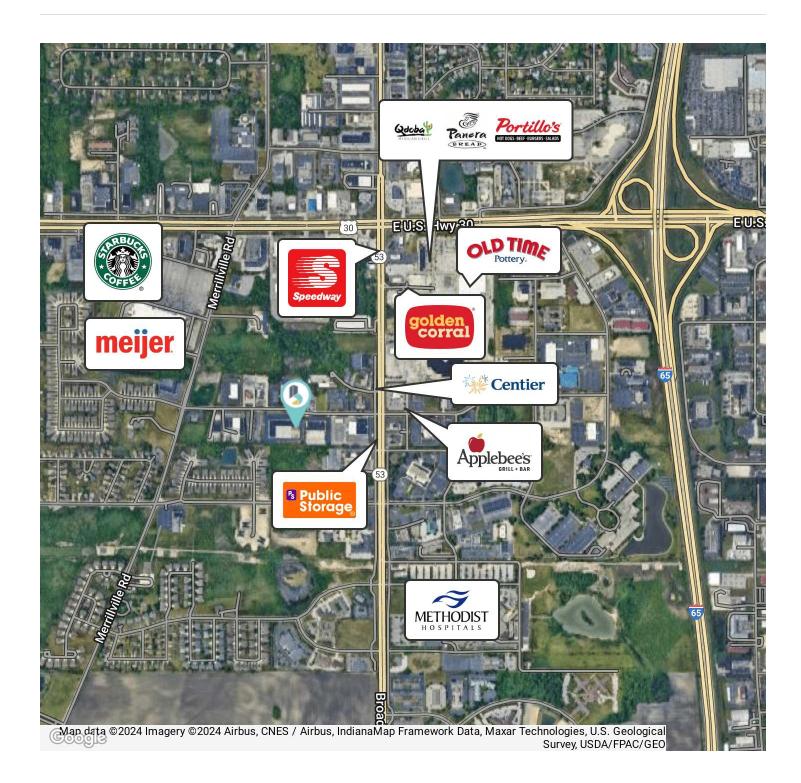


## **RETAILER MAP**

## 251-397 W. 84TH DR., MERRILLVILLE, IN 46410

LEASE

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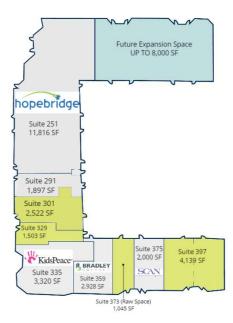
## LEASE SPACES

## 251-397 W. 84TH DR., MERRILLVILLE, IN 46410

LEASE

OFFICE

### **PARK 84**



## LEASE INFORMATION

Lease Type:	NNN; MG	Lease Term:	Negotiable
Total Space:	1,045 - 7,184 SF	Lease Rate:	\$10.00 - \$14.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
301	Available	2,522 SF	NNN	\$14.00 SF/yr
373	Available	1,045 SF	NNN	\$10.00 SF/yr
375	Available	2,000 SF	NNN	\$10.00 SF/yr
397	Available	4,139 SF	NNN	\$10.00 SF/yr
329	Available	1,503 SF	Modified Gross	\$14.00 SF/yr

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