

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$19.00/SF
Min/Max SF:	1,534 - 1,550 SF
Lease Type:	Gross
Expenses:	Utilities/Janitorial
Building Size:	16,712 SF
Lot Size:	2.02 Acres
Parking:	101 spaces
Zoning:	C-3

PROPERTY OVERVIEW

This is a 7-unit professional office building with two available units. The property offers a corner site on the east side of Broadway. Unit 8963 is a 1,534 SF features are 1 private office, reception/lobby, a kitchenette, a private bathroom, and a utility closet. An additional office or conference room can be added. Unit 8973 is a 1,550 SF with entry/reception, 3 offices, conference room, private bathroom and mechanical closet. This is a Gross lease plus utilities and janitorial.

LOCATION OVERVIEW

Located on the northeast corner of Broadway and 90th Drive along a frontage road. One mile south of US Highway 30. This building sits in the immediate vicinity of many medical and office buildings, as well as Methodist Hospital Southlake Campus. Several banks and restaurants in the vicinity include Centier, Fifth Third, Chase, and Horizon, as well as Applebee's, Portillo's, McAlister's Deli, Panera, House of Kobe, Gamba's Cafe, and many more. 2025 INDOT traffic counts on Broadway 17,030 cars/day.

LEASE SPACES

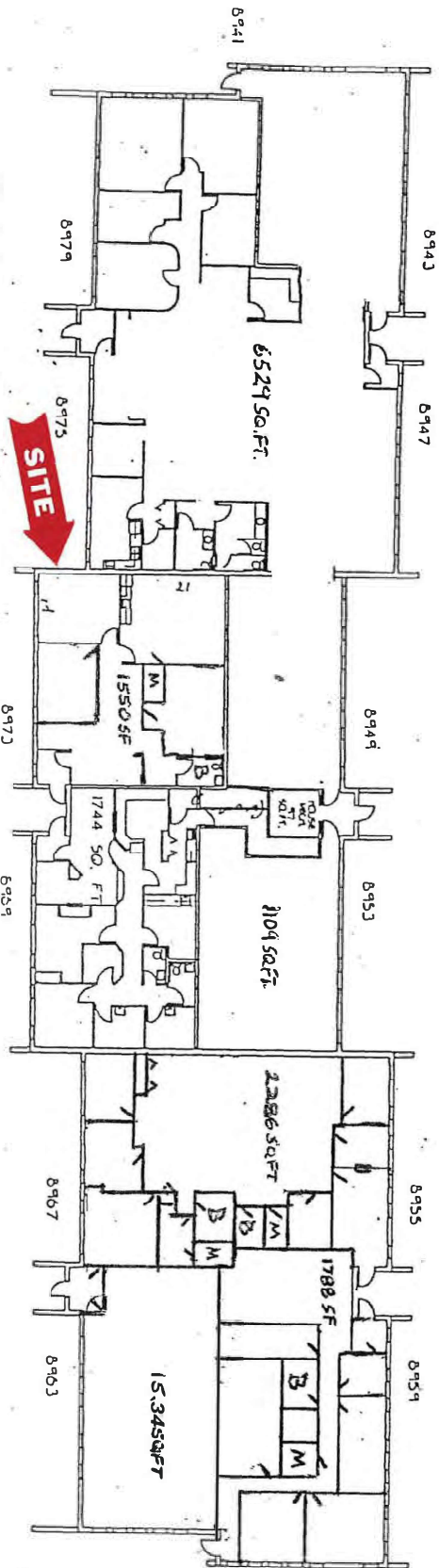


LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,534 - 1,550 SF	Lease Rate:	\$19/SF

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8963	Available	1,534 SF	Gross	\$19.00 SF/yr	Office space.
8973	Available	1,550 SF	Gross	\$19.00 SF/yr	Office space.



SCALE: 1/8" = 1'-0"



UNIT 8963 - 1,534 SF



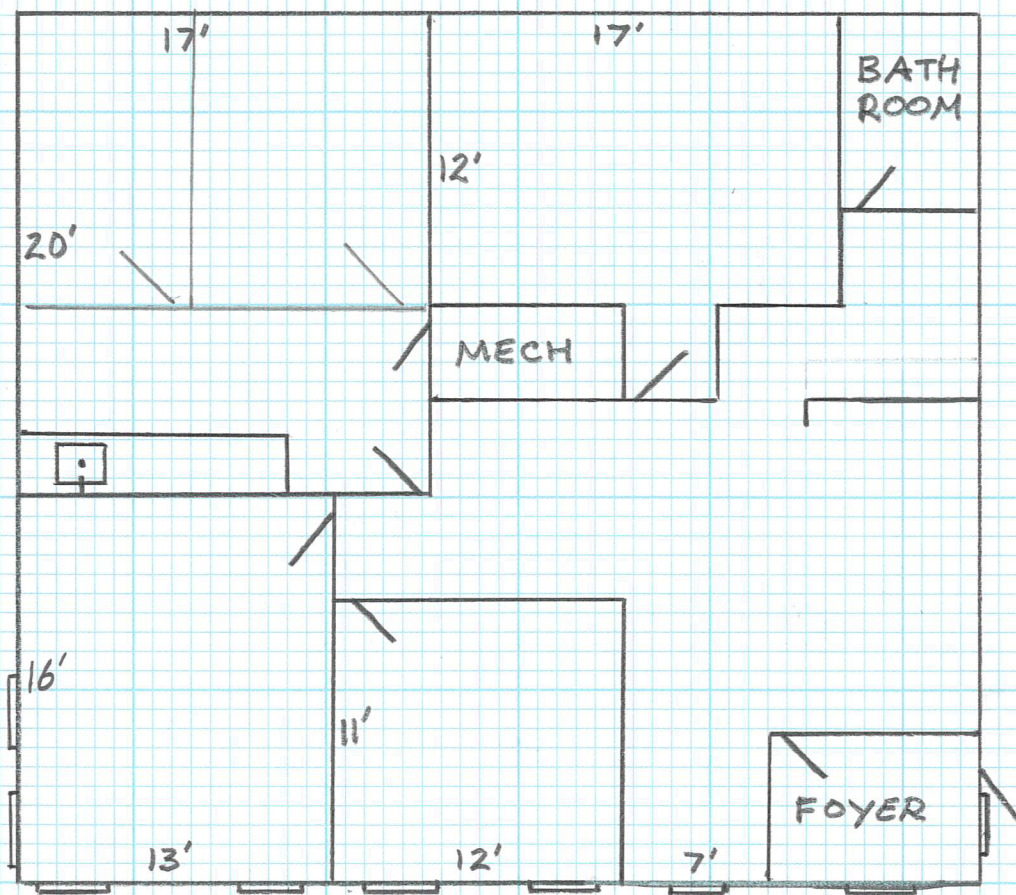
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SCALE : 1/8" = 1'-0"

FILE NAME:

UNIT 8973 - 1,550 SF





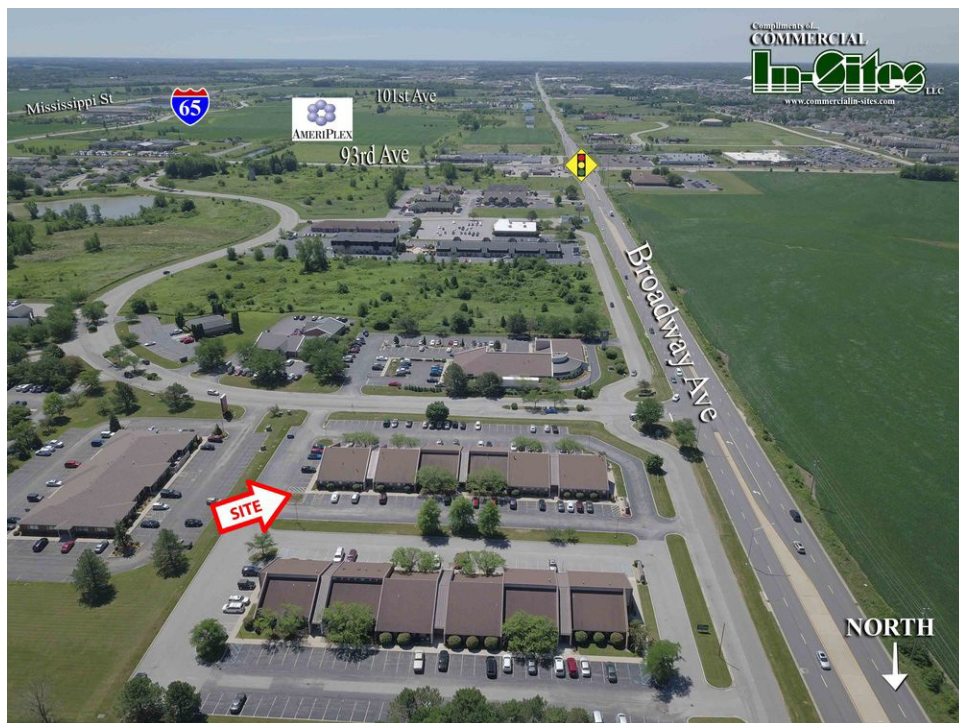
BROADFIELD SOUTH
8973 BROADWAY
MERRILLVILLE
1550 SF

$\frac{1}{8}'' = 1' \pm$
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EXTERIOR IMAGES



AERIAL IMAGES



GIS IMAGE

