

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Lease Rate:</b>	\$14.00/SF
<b>Available SF:</b>	1,144 - 2,134 SF
<b>Lease Type:</b>	NNN + UJ
<b>Min/Max SF:</b>	1,144 /3,278 RSF
<b>Expenses:</b>	\$8.00/SF
<b>Building Size:</b>	24,000 SF
<b>Lot Size:</b>	3.44 Acres
<b>Parking:</b>	156
<b>Zoning:</b>	BLIP

### PROPERTY OVERVIEW

A Northwest Indiana premier business park, AmeriPlex at the Port, offers you The Halsted Building. Two available suites. Suite G1 is 1,144 RSF, a compact layout ideal for small teams or satellite offices. Suite I is 2,134 RSF. Features include: reception area, 7 private offices, large conference room, break area, 2 private restrooms, storage closet These can be combined to form 3,278 RSF. The Halsted building is a beautiful brick office building featuring flexible floor plans. This high quality business park has architectural controlled guidelines and covenants. NNN expenses estimated at \$8.00/SF (CAM \$5.00, Tax \$3.00). Utilities are separately metered and tenant obtains its own janitorial service if desired.

The AmeriPlex is a Frontier Smart Park Development offering advanced fiber telecommunication services. Fortune 500 tenants in AmeriPlex at the Port include, Hilton Hotels, Mitsubishi, Walgreens and others. Portage is Porter County's largest city. The shops at Lake Shore Point include McDonald's, Starbucks, Quaker Steak and Lube, Hooters, Dairy Queen, Taco Bell and Longhorn Steakhouse, Country Inn & Suites and Affordable Suites of America. One mile from South Shore Train.

### LOCATION OVERVIEW

Located on I-94 at S.R. 249 (Exit 19) with immediate access to I-94 with continuous exit ramp into AmeriPlex at the Port. 1 mile to I-80/I-90, 7 miles to I-65 and 35 minutes from Downtown Chicago. Immediate access to the South Shore Train and close proximity to Gary, Valparaiso, Chesterton, Midway and O'Hare Airports.

## LEASE SPACES



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,144 - 3,278 SF	Lease Rate:	\$14.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite G1	Available	1,144 - 3,278 SF	NNN	\$14.00 SF/yr	NNN expenses estimated at \$8.00/SF. (CAM \$5.00, Tax \$3.00) Utilities are separately metered and tenant obtains its own janitorial service if desired. Can be combined with Suite I to form 3,278 RSF.
Suite I	Available	2,134 - 3,278 SF	NNN	\$14.00 SF/yr	NNN expenses estimated at \$8.00/SF. (CAM \$5.00, Tax \$3.00) Utilities are separately metered and tenant obtains its own janitorial service if desired. Can be combined with Suite G1 to form 3,278 RSF.

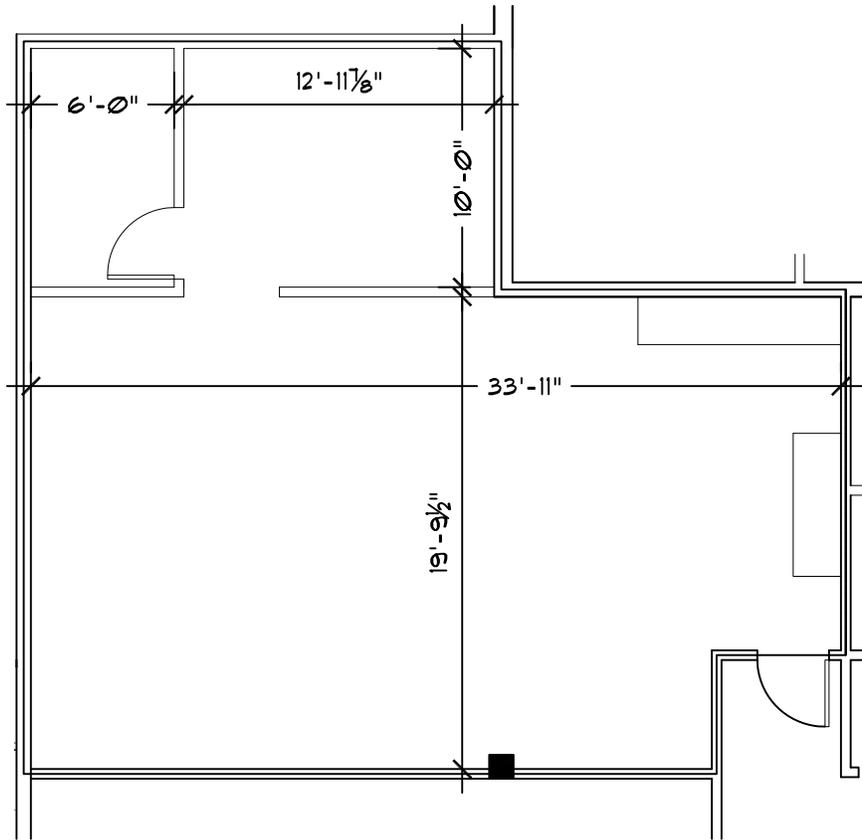
For Information Contact: **David Lasser, SIOR/CCIM** 219.796.3935 [dlasser@commercialin-sites.com](mailto:dlasser@commercialin-sites.com)

COMMERCIAL IN-SITES • 1100 WEST U.S. HIGHWAY 30 • MERRILLVILLE, IN 46410 • 219-795-1100 • [www.commercialin-sites.com](http://www.commercialin-sites.com)



## UNIT G-1 - 1,144 RSF





SUITE-G-1  
**1605 ADLER**  

---

**1144.5 RSF**  
**880 USF**

## SUITE I - 2,134 RSF





## ADDITIONAL PHOTOS



**AERIAL PHOTO**



For Information Contact:

David Lasser, SIOR/CCIM

219.796.3935

dlasser@commercialin-sites.com

COMMERCIAL IN-SITES • 1100 WEST U.S. HIGHWAY 30 • MERRILLVILLE, IN 46410 • 219-795-1100 • www.commercialin-sites.com