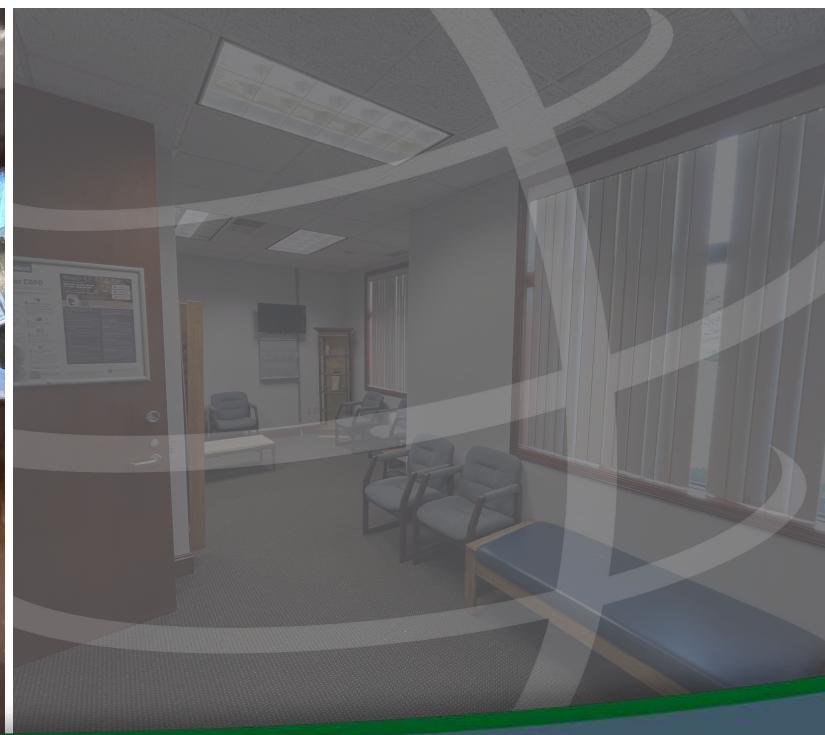
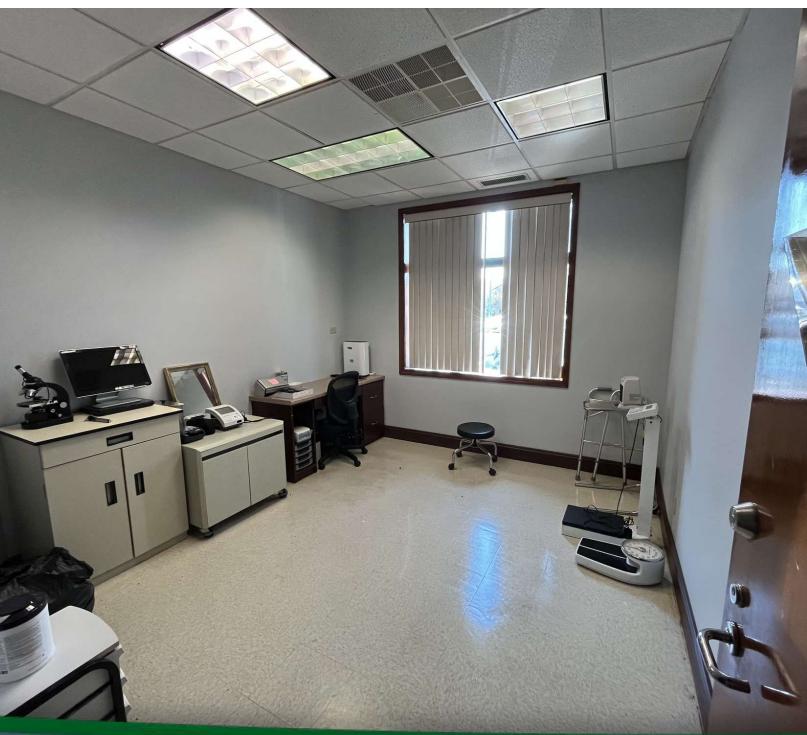


# 270-280 E 90TH DR, MERRILLVILLE, IN 46410



For more information, please contact:

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COMMERCIAL  
REAL ESTATE SERVICES  
[LATITUDECO.COM](http://LATITUDECO.COM)

# SALE OF EASTON COURT MEDICAL OFFICES

270-280 E 90th Dr, Merrillville, IN 46410



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Sale Price:** \$1,490,000

**Price / SF:** \$144.55

**Lot Size:** 3.02 Acres

**Year Built:** 1989

**Building Size:** 10308 SF

**Zoning:** C3

### PROPERTY HIGHLIGHTS

- 3 medical office condos for sale
- Sizes range from approximately 2500sf to 10,000sf
- Located within minutes of the US 30/I-64 interchange
- Spacious Interior and Flexible Layouts
- Ample Parking Available with monument signage



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## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

Medical office space available at Easton Court in Merrillville. Built in 1989 and zoned C3, this property features three medical office condos for sale, offering sizes ranging from approximately 2,500 to 10,000 square feet. Conveniently located within minutes of the US 30/I-64 interchange, the property boasts a spacious interior, flexible layouts, ample parking, and prominent monument signage. It's the perfect space for medical practices or office use, offering a strategic advantage for those seeking a premium location in Merrillville.

### LOCATION DESCRIPTION

Located in the heart of Merrillville, the surrounding area offers an array of conveniences and attractions. Nearby, tenants can enjoy various dining options, including the popular Asada Grill & Cantina and Gamba Ristorante. For shopping and entertainment, the nearby Southlake Mall presents various of retail stores and entertainment venues, providing a lively atmosphere for employees and visitors. The location also benefits from easy access to major transportation routes, enhancing connectivity and accessibility. With its advantageous positioning and diverse local amenities, the area surrounding the property creates a compelling and dynamic environment for office tenants seeking convenience and a vibrant business community.

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## DEMOLITION

- 1- DEMOLITION CONTRACTOR TO REVIEW THESE DRAWINGS AND COORDINATE HIS WORK WITH THESE SPECIFICATIONS AND APPROPRIATE DETAILS AS MAY REQUIRED.
- 2- ALL DEMOLITION WORK THAT MAY PROPOSE A THREAT TO PUBLIC SAFETY IS TO BE SCHEDULED AND PERFORMED DURING NON-BUSINESS HOURS TO REDUCE THE THREAT OF PUBLIC LIABILITY. CONTRACTOR'S WORK HOURS OF DEMOLITION MAY BE RESTRICTED TO BUSINESS HOURS PROVIDED THE AREA UNDER CONSIDERATION IS ADEQUATELY SCREENED OR BARICDED FROM THE PUBLIC.
- 3- THIS CONTRACTOR SHALL REMOVE #4 HAIL AWAY ALL ITEMS AS INDICATED ON THE DRAWINGS OR OTHERWISE REQUIRED FOR THE PROPER COMPLETION OF THE WORK.
- 4- REPORT TO THE ARCHITECT ANY UNBALI CONDITIONS, UNFORESEEN OBSTRUCTIONS OR OBSTACLES ETC. DISCOVERED DURING DEMOLITION.
- 5- REMOVE ALL DEMOLITION MATERIAL, DEBRIS, AND SLURSH FROM THE SITE AS SOON AS PRACTICABLE, PROVIDED THAT NO DELAY OR HINDRANCE TO THE TRANSPORT OR DISPOSE OF ALL DEMOLITION MATERIAL AS DIRECTED WITHOUT SPILLAGE ON THE STREETS.
- 6- CONTRACTOR IS TO REQUEST THE CONTRACTOR TO LEAVE THE SITE IN A NEAT AND ORDERLY CONDITION READY FOR EXCAVATION CONTRACTOR.

## CARPENTRY NOTES

1. FURNISH AND INSTALL ALL ROUGH AND FINISH CARPENTRY AS REQUIRED FOR A COMPLETE AND FINISHED JOB AS SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN.
2. ALL WORK TO BE PERFORMED IN A NEAT, FIRST-CLASS MANNER AND IN ACCORD WITH ALL GOVERNING CODES.
3. THE CONTRACTOR SHALL CAREFULLY LAY OUT AND ERECT ALL MEMBERS OF ROUGH CARPENTRY, FRAMING, SHEATHING, BRIDGING, AND OTHER RELATED ITEMS OF WOOD CONSTRUCTION TO INSTALL THE FINISHED WORK AS SHOWN ON THE DRAWINGS.
4. ALL FRAMING SHALL BE INSTALLED CLOSELY SET, ACCURATELY SET IN PLACE TO ENSURE A STRAIGHT LINES AND LEVELS, AND SHALL BE THE DIMENSIONS SHOWN ON THE DRAWINGS.
5. ALL FRAMING MEMBERS SHALL BE PROPERLY BRACED, PLUMBED, AND LEVELLED. ALL JOISTS AND BEAMS SHALL BE SECURED. BOLTS SHALL BE USED TO INURE THE RIGIDITY OF THE CONSTRUCTION.
6. DO NOT IMPAIR STRUCTURAL MEMBERS BY IMPROPER CUTTING OR DRILLING.
7. ALL DIMENSION LUMBER SHALL BE MINIMUM NUMBER 1 GRADE SOUTHERN PINE OR BEAM SAWN.
8. METAL FRAMING SHALL BE MIN. 24 GAUSS.

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INDICATES EXISTING WALLS

INDICATES NEW INHALS

**DRYWALL NOTES:**

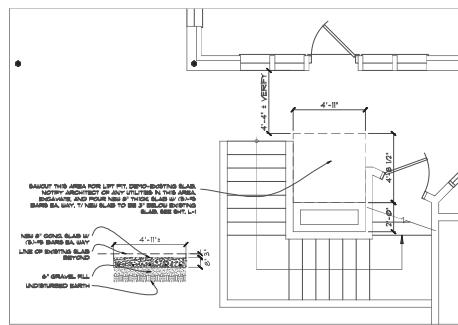
- 1- FURNISH AND INSTALL ALL ITEMS THE DRYWALL SYSTEM, INCLUDING TRIM, JOINT SYSTEM, CORNER BEADS, CONTROL JOINTS, ETC. AS SHOWN ON DRAWINGS OR AS REQUIRED FOR A COMPLETE INSTALLATION OF DRYWALL.  
ALL JOINTS TO BE TAPEDED AND Sanded SMOOTH READY FOR FINISH.  
ALL Holes AND JOINTS LEFT BY FASTENERS, SURFACE IRRREGULARITIES, ETC. SHALL BE FILLED AND Sanded SO AS TO ACHIEVE A SMOOTH, UNIFORM SURFACE, READY FOR FINISH.
- 2- TOILET AREAS TO HAVE A WATER RESISTANT BOARD (OR APPROVED EQUIVALENT) 1/2" THICK, FABRICATED AND READY FOR FINISH PANEL, TILE, OR PAINT, AS INDICATED ON ROOM FINISH SCHEDULE.

MISCELLANEOUS COUNTERTOPS CABINETS FURNITURE EQUIPMENT

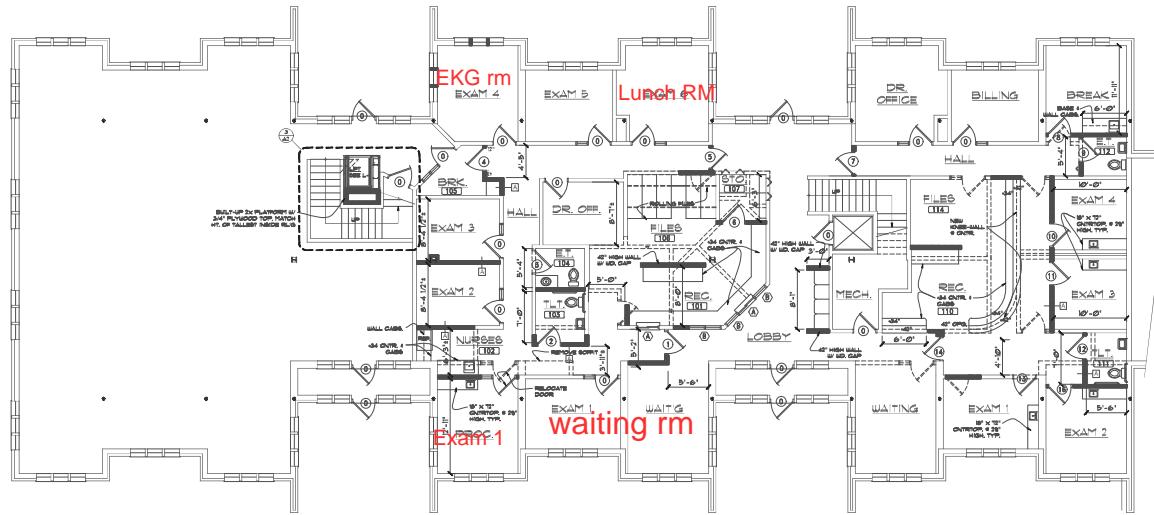
MISCELLANEOUS COUNTERS, CABINETS, FURNITURE, EQUIPMENT

1. ALL BUILD-IN COUNTER-TOPS, SERVICE COUNTERS, CABINETS, SHELVING, FURNISHINGS, ETC. ARE TO BE TURNED OVER TO THE CONTRACTOR.
2. THESE DRAWINGS INDICATE GENERAL SCHEMATIC LAYOUTS AND LOCATION OF THESE ITEMS ONLY AND ARE SUBJECT TO CHANGE AS PER FINAL SHOP DRAWINGS DRAWN AS PREPARED BY OTHERS, VERY WITH THE CONTRACTOR.
3. THERE MAY BE MISCELLANEOUS SUPPORTS AND WALL HANGING TO BE PROVIDED BY GENERAL CONTRACTOR. - VERIFY THESE ITEMS WITH CABINET CONTRACTOR.
4. ALL EQUIPMENT NOT SPECIFIED TO BE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR IS TO BE TURNED OVER TO THE CONTRACTOR.
5. ALL LABORATORY EQUIPMENT AND FIXTURES, INCLUDING VALVE CONTROLS AND PIPING, ARE TO BE TURNED OVER TO THE CONTRACTOR.

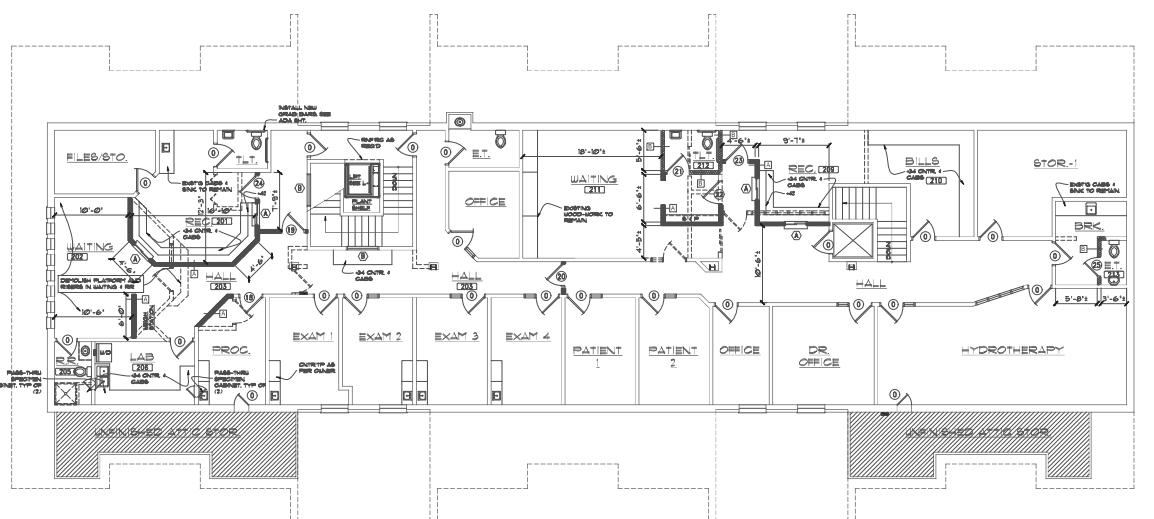
NOTE:  
CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD, AND NOTIFY ARCHITECT OF ANY UNUSUAL CONDITIONS.



## ELEVATOR PIT SLAB DETAIL (3)



**NORTH**  **FIRST LEVEL FLOOR PLAN**  1



**NORTH**  **SECOND LEVEL FLOOR PLAN** 

www.1KEYPLAN

A2

SHEET TITLE:

DATE: 1-25-08  
PROJECT NO.: 0146

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DRAWN BY:	CHECKED
RMG	JEP

SHEET NO: **A2**

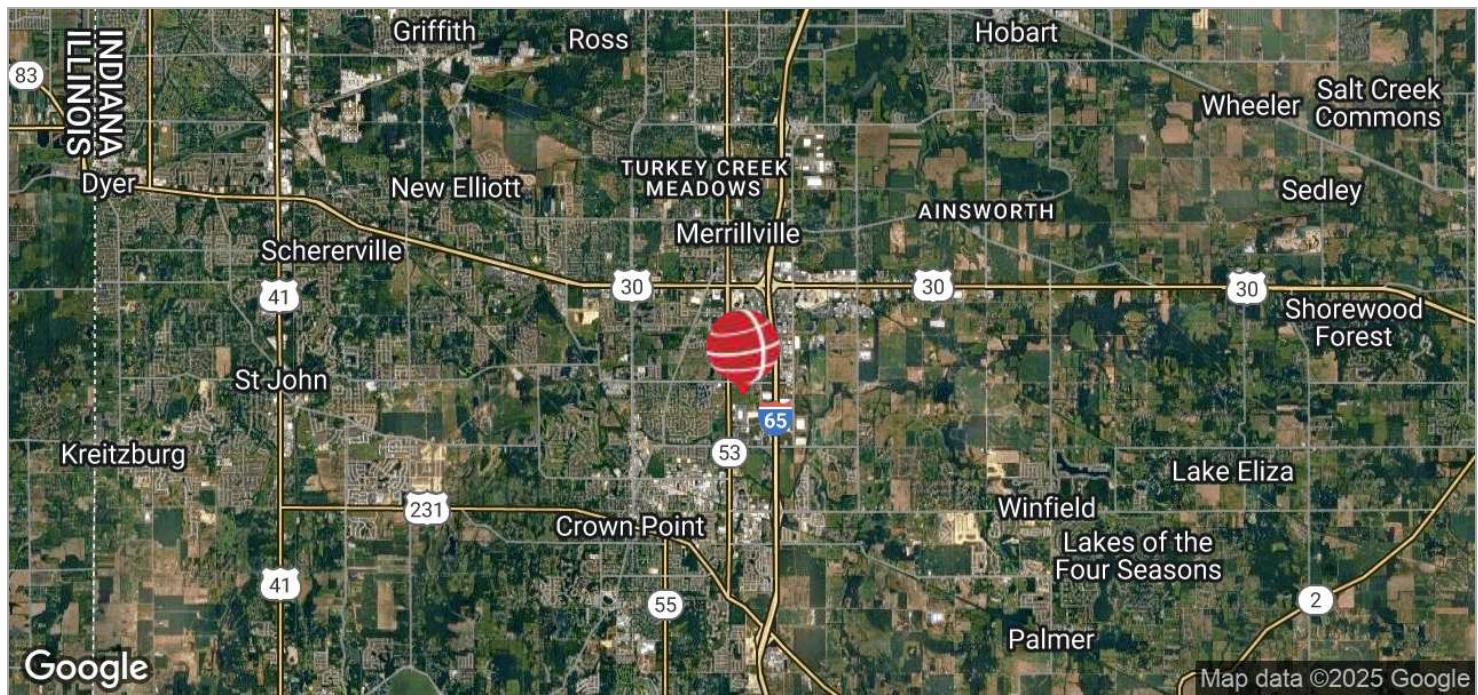
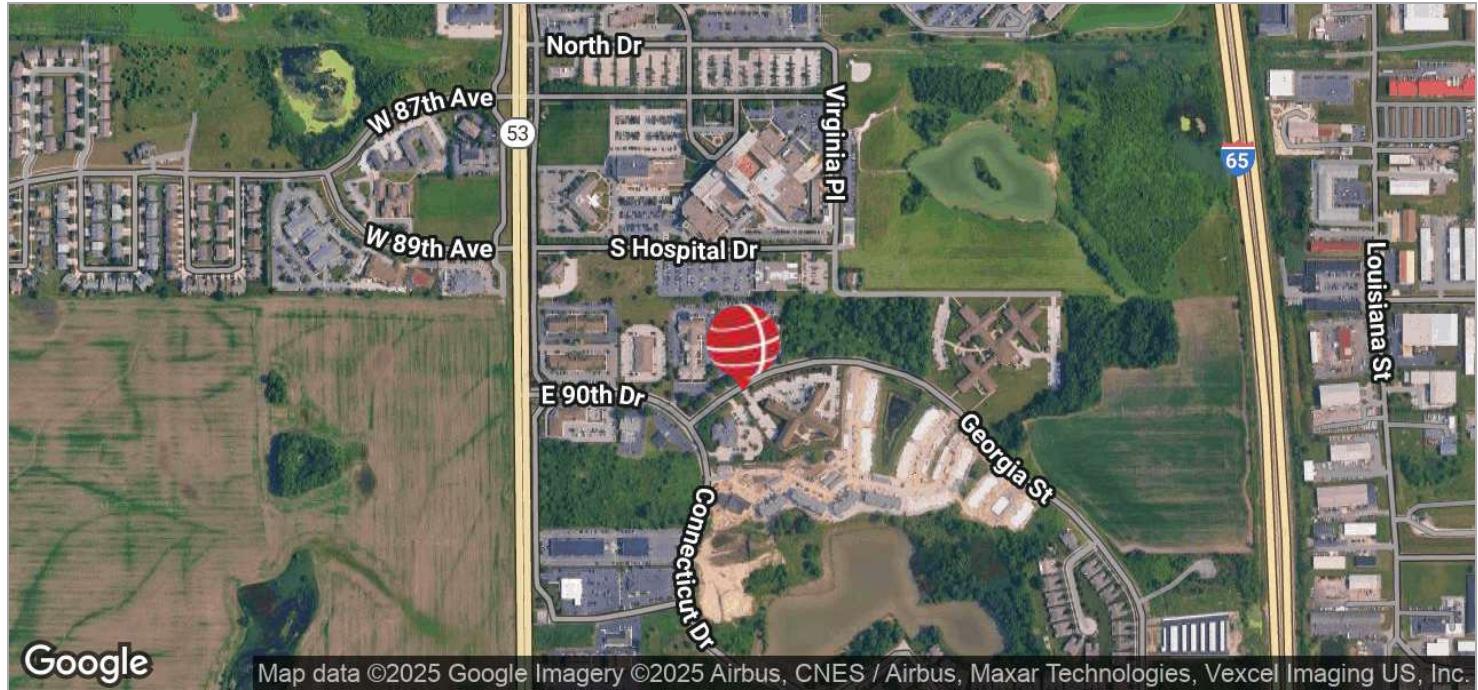
SWEET TITLE:  
REMODELED

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## LOCATION MAPS



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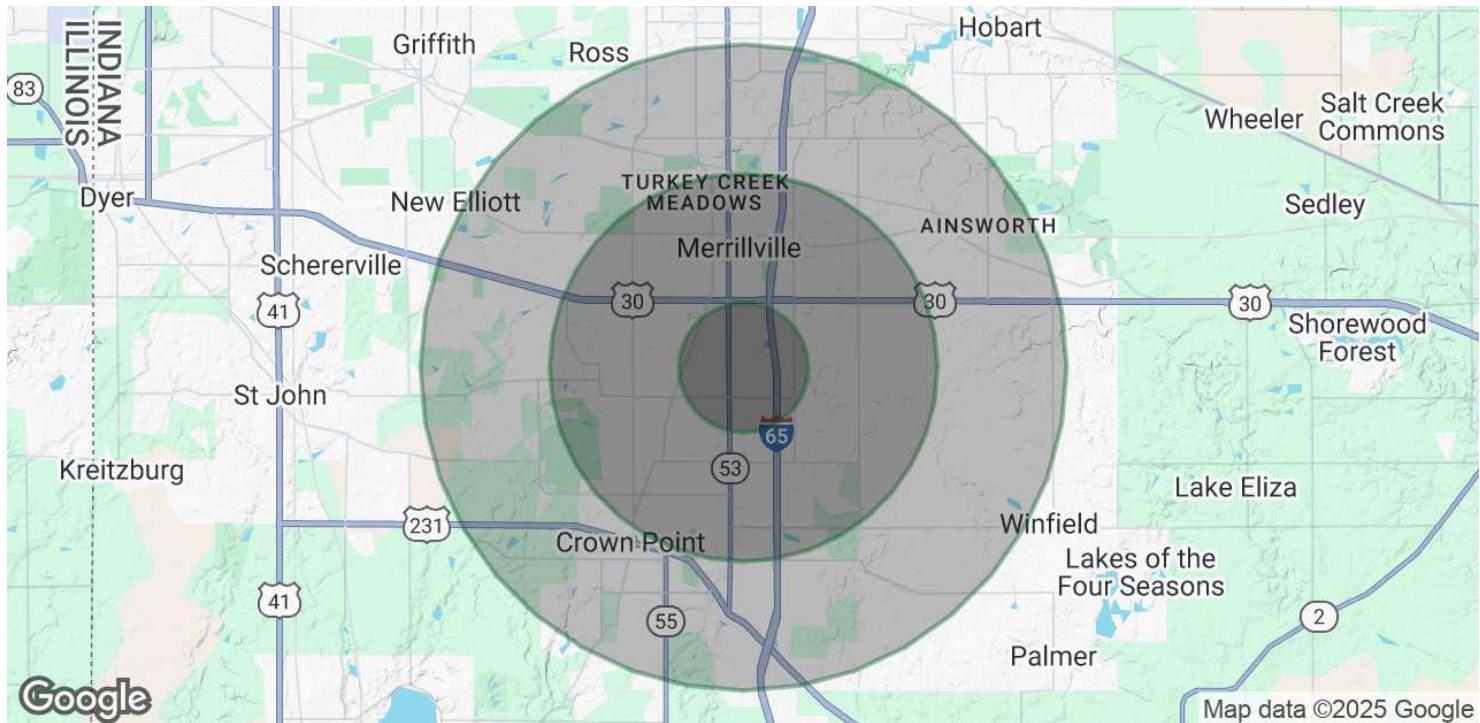
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,600	35,717	97,732
Average Age	53	43	41
Average Age (Male)	48	41	40
Average Age (Female)	56	45	43

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,106	15,064	38,292
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$91,516	\$89,822	\$99,646
Average House Value	\$278,114	\$250,109	\$279,743

Demographics data derived from AlphaMap

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