

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



For more information, please contact:

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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



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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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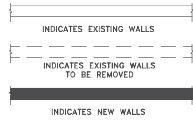
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1- DEMOLITION CONTRACTOR TO REVIEW THESE DRAWINGS AND COORDINATE HIS WORK WITH THESE SPECIFICATIONS AND APPLICABLE DETAIL AS MAY REQUIRED.

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 INJURY TO THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE AREA TO BE PERFORMED DURING BUSINESS HOURS PROVIDED THE AREA UNDER CONSIDERATION IS ADEQUATELY SCREENED OR BARRICADED FROM THE PUBLIC.
3. THIS CONTRACTOR SHALL REMOVE 4 HAUL AWAY ALL ITEMS AS INDICATED ON THE DRAWINGS OR OTHERWISE REQUIRED FOR THE PROPER COMPLETION OF THE WORK.
4. REPORT TO THE ARCHITECT ANY UNUSUAL CONDITIONS UNFORESEEN OBSTRUCTIONS OR OTHERS THAT MAY AFFECT THE PROGRESS OF THE PROJECT.
5. REMOVE ALL DEMOLITION MATERIALS, DEBRIS, AND RUBBISH FROM THE SITE AS SOON AS PRACTICABLE. DO NOT PERMIT ANY ACCUMULATION ON THE SITE. TRANSPORT OR DISPOSE OF ALL DEMOLITION MATERIAL AS DIRECTED WITHOUT DELAY ON THE STREET.
6. AFTER COMPLETION, THIS 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 JOBS AS SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN.
2. ALL WORK TO BE PERFORMED IN A NEAT, FIRST-CLASS MANNER AND IN ACCORD WITH THE GOVERNMENT SPECIFICATIONS.
3. THE CONTRACTOR SHALL CAREFULLY LAY OUT AND EFFECT ALL MEMBERS OF ROUGH CARPENTRY, FRAMING, SHEATHING, BRIDGING, AND OTHER RELATED TYPES OF WORK AS NECESSARY TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS.
4. ALL ROUGH CARPENTRY SHALL BE INSTALLED CLOSELY FITTED, ACCURATELY SIZED TO THE DIMENSIONS AND LEVELS, AND SHALL BE OF THE DIMENSIONS SHOWN ON THE DRAWINGS.
5. ALL JOINTS AND MEMBERS SHALL BE PROPERLY BRACED, PLUMBED, AND LEVELLED. A SUFFICIENT NUMBER OF NAILS, SCREWS, AND BOLTS SHALL BE USED TO SECURE THE JOINTS AND MEMBERS.
6. DO NOT IMPAIR STRUCTURAL MEMBERS BY IMPROPER CUTTING OR DRILLING.
7. ALL DIMENSION LUMBER SHALL BE MINIMUM NUMBER 1 GRADE SOUTHERN PINE OR BETTER.
8. METAL FRAMING SHALL BE MIN 24 GAUGE



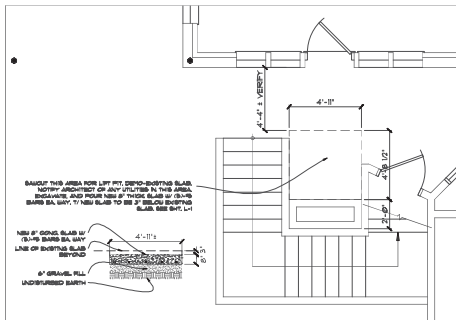
DRYWALL NOTES:

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.
2. TO BE TAPED AND FINISHED TO MEET THE REQUIREMENTS FOR FINISH. ALL MARKS LEFT BY FASTENERS, SURFACE IRREGULARITIES, ETC. SHALL BE FILLED AND SANDED SO AS TO ACHIEVE A SMOOTH, UNIFORM SURFACE, READY FOR FINISH.
3. TAPED AREAS TO HAVE U.S. WATER RESISTENT BOARD (OR APPROVED EQUIVALENT) APPLIED TO WALLS, TAPED AND MADE READY FOR FRP PANEL, TILE, OR PANEL AS INDICATED ON PANEL FINISH SCHEDULE.

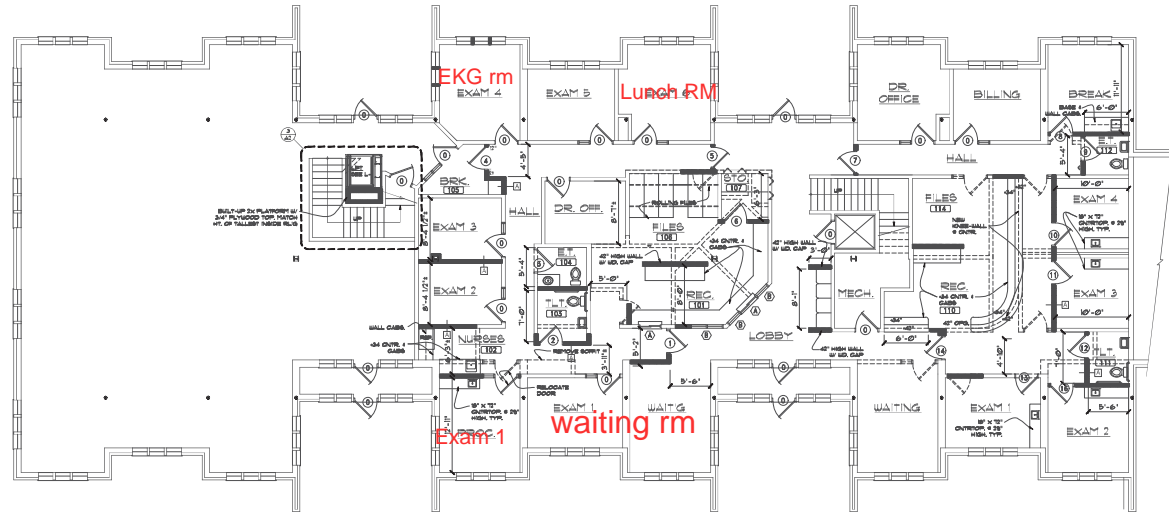
MISCELLANEOUS COUNTERTOPS, CABINETS, FURNITURE, EQUIPMENT

- 1- ALL BUILT-IN COUNTER-TOPS, SERVICE COUNTERS, CABINETS, SHELVING, FURNISHINGS ETC. SHALL BE BY TENANT.
- 2- THESE DRAWINGS INDICATE GENERAL, SCHEMATIC LAYOUTS AND LOCATION OF THESE ITEMS ONLY AND ARE SUBJECT TO CHANGE AS PER FINAL SHOP DRAWINGS AS PREPARED BY OTHERS, VERIFY WITH TENANT.
- 3- THERE MAY BE MISCELLANEOUS SUPPORTS AND WALL BACKING TO BE PROVIDED BY GENERAL CONTRACTOR - VERIFY THESE ITEMS WITH CABINET CONTRACTOR.
- 4- ALL TOILET TROLLEY EQUIPMENT TO BE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR UNLESS OTHERWISE SPECIFIED.
- 5- ALL LAVATORY EQUIPMENT AND FIXTURES, INCLUDING VALVE CONTROLS AND DISPENSERS TO CONFORM WITH HANDICAP REQUIREMENTS.

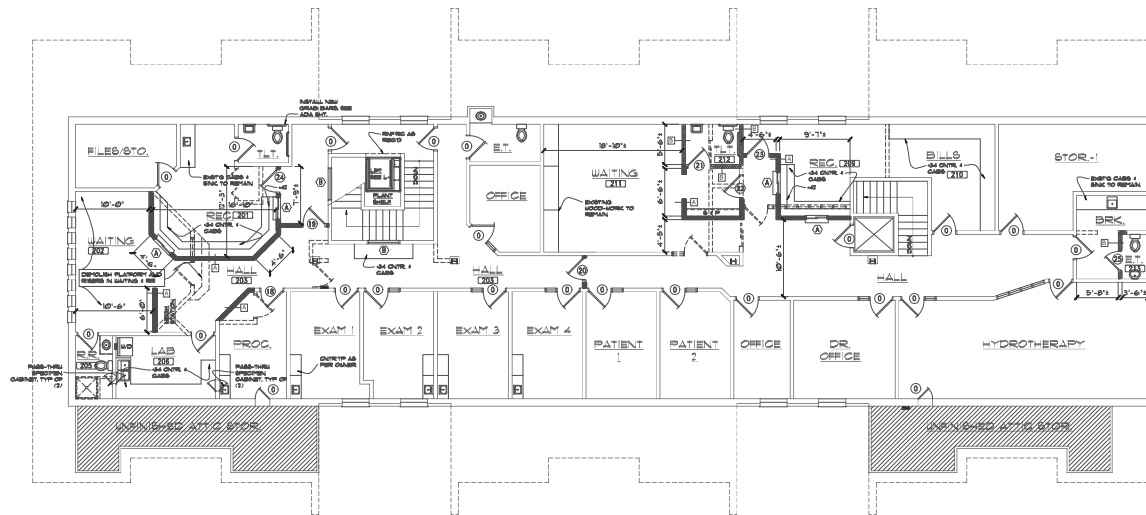
NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD, AND NOTIFY ARCHITECT OF ANY
UNUSUAL CONDITIONS.



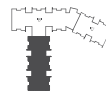
ELEVATOR PIT SLAB DETAIL (3)



FIRST LEVEL FLOOR PLAN 1
18' x 7'-0"



SECOND LEVEL FLOOR PLAN (2)


KEY PLAN

**MEDICAL BUILDING
INTERIOR REMODEL**
270-280 E. 90th DR
MERRILLVILLE, INDIANA

DATE	
1-25-08	
PROJECT NO.	
0746	
REVISIONS:	DATE:
DRAWN BY:	CHECKED BY:
RMS	JFK

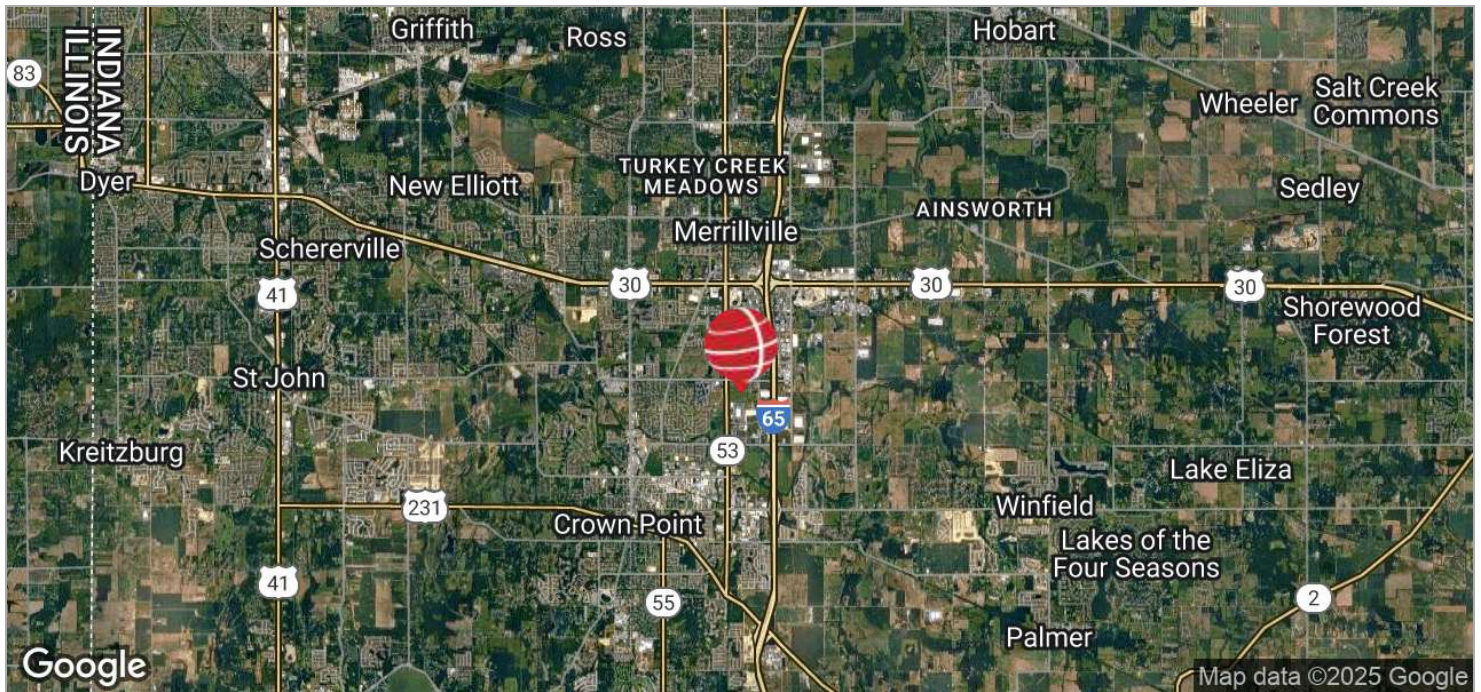
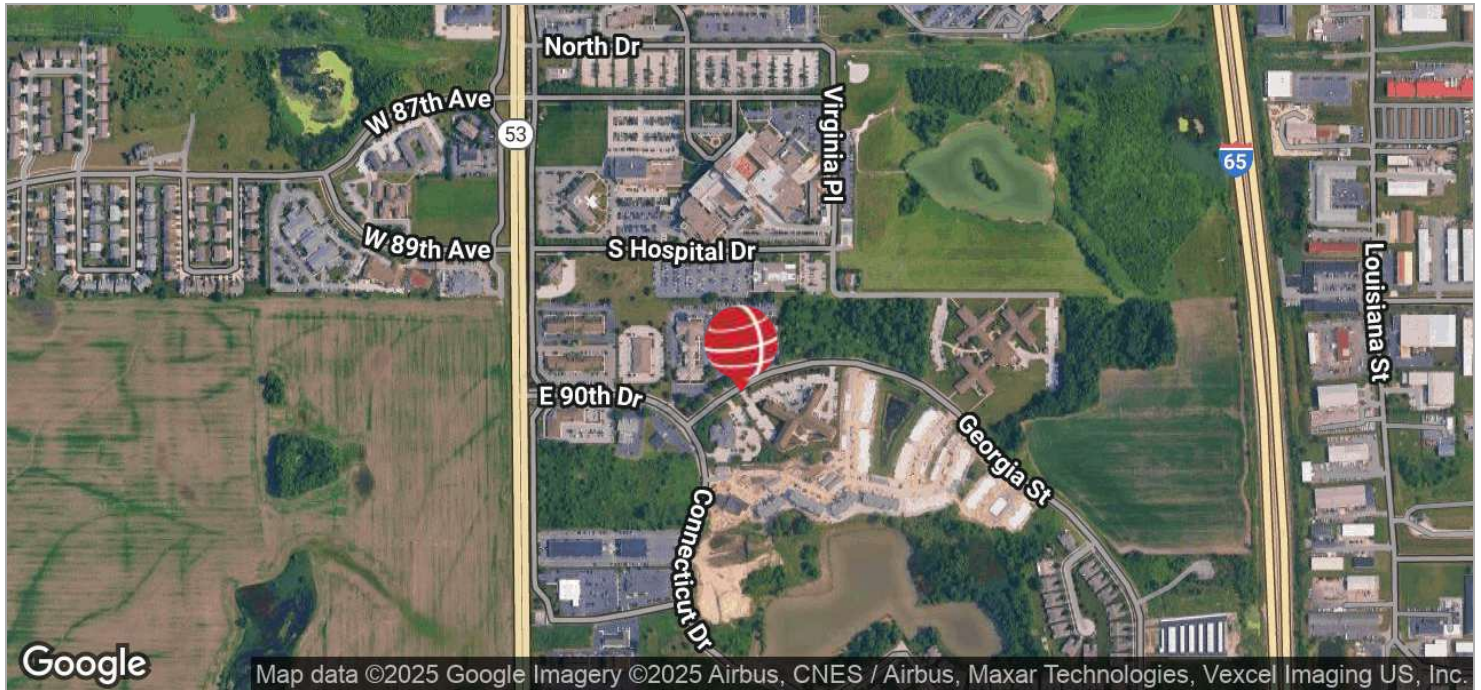
SHEET NO.
A2
SHEET TITLE
REMODELED FLOORPLAN

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LOCATION MAPS



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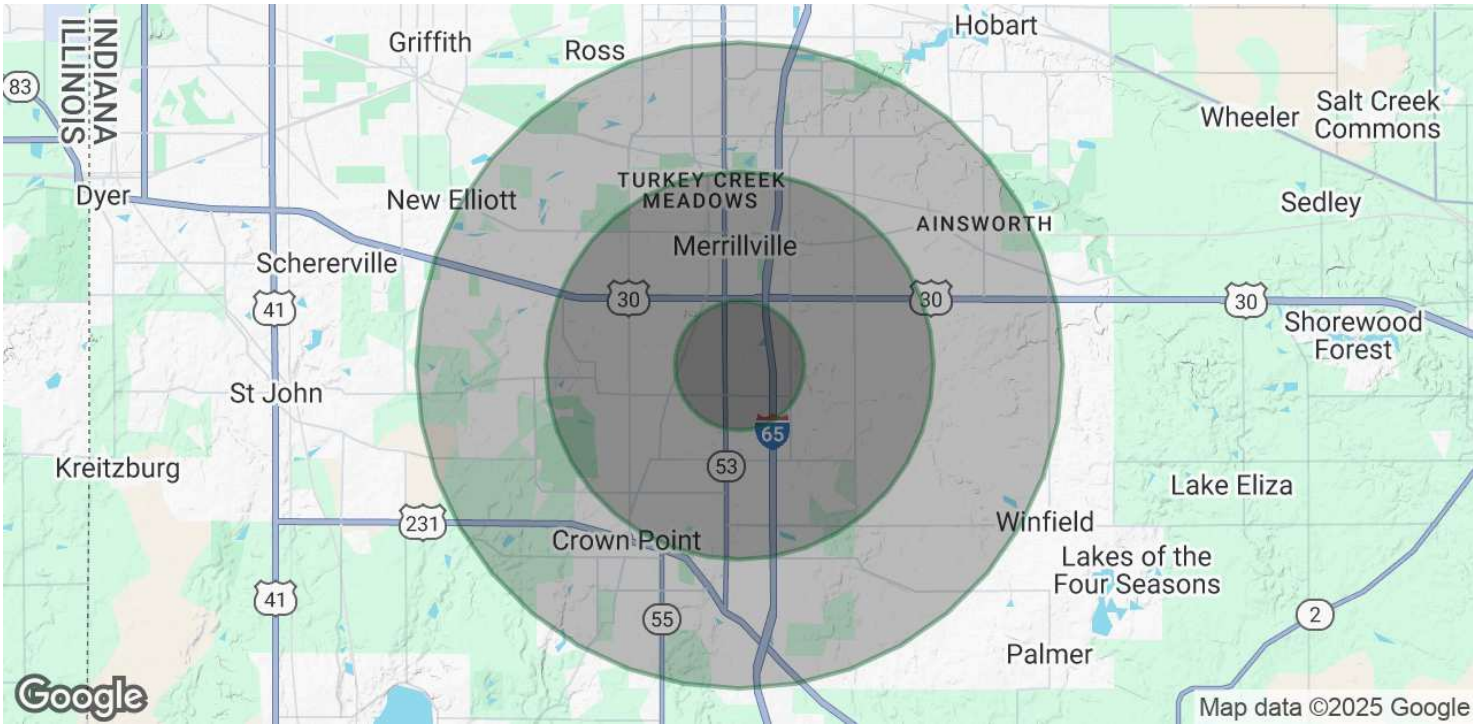
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DEMOGRAPHICS MAP & REPORT



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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