

Office Space for Lease

Presented by:

Tim Donofrio

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BIG



1255 Erie Ct, Crown Point, IN 46307

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Summary

- **Available SF:** 4,100
- **Lease Base Rate:** \$15/sf
- **Lease Type:** NNN
- **Total Building SF:** 17,095
- **Tenancy Type:** Multiple

Property Description

Ideal for businesses seeking a flexible, professional environment ready for immediate use. Turn-key two-level office space featuring a custom spiral staircase, 7 private offices, a conference room, large open work area, 3 bathrooms, 2 break rooms, IT room, and ample storage. Enjoy independent access to each floor, ample parking, and low NNN expenses.

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Property Highlights

- Turnkey office space available immediately
- Located 1 mile from I-65 in Crown Point off Summit St
- Ample parking
- Low NNN \$/sf

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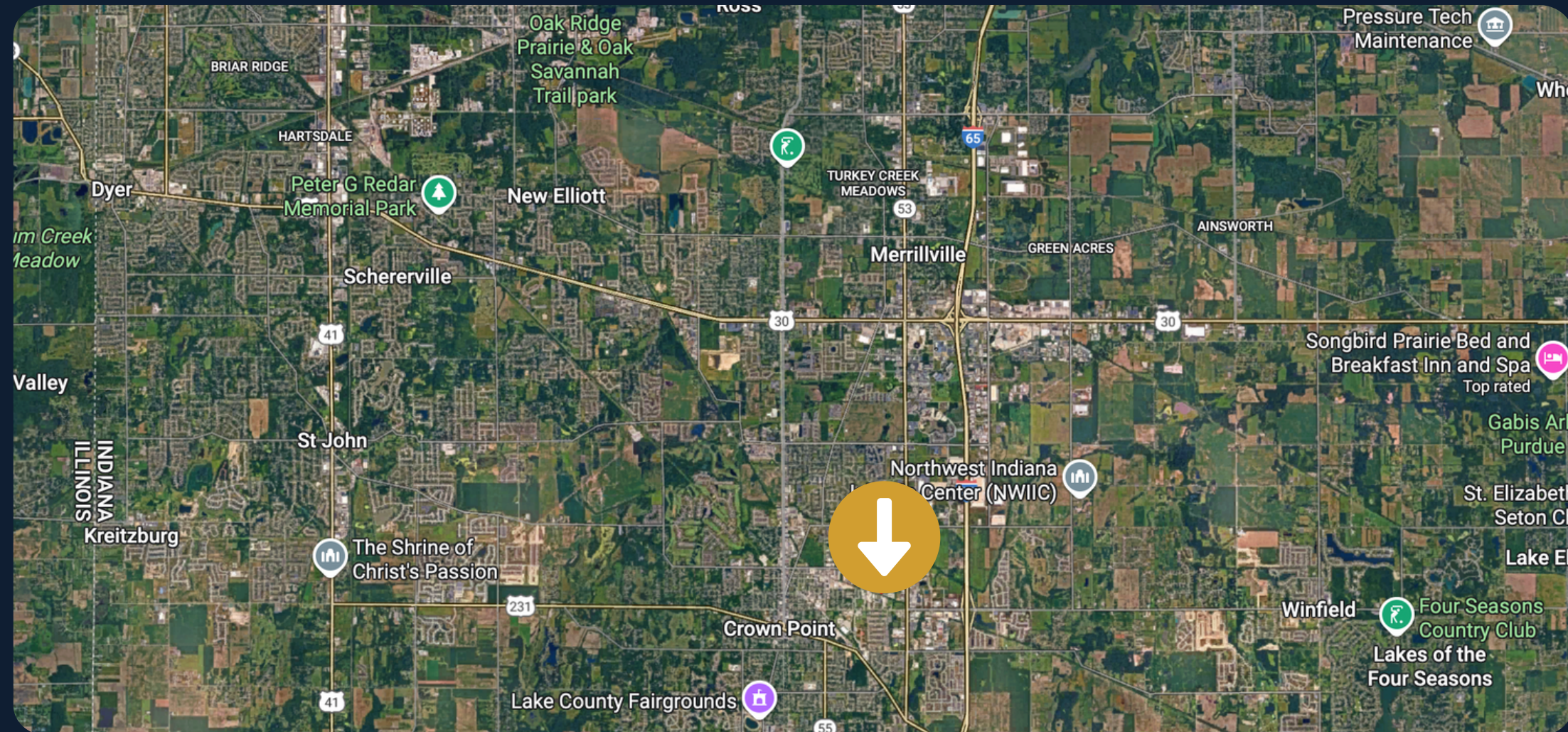
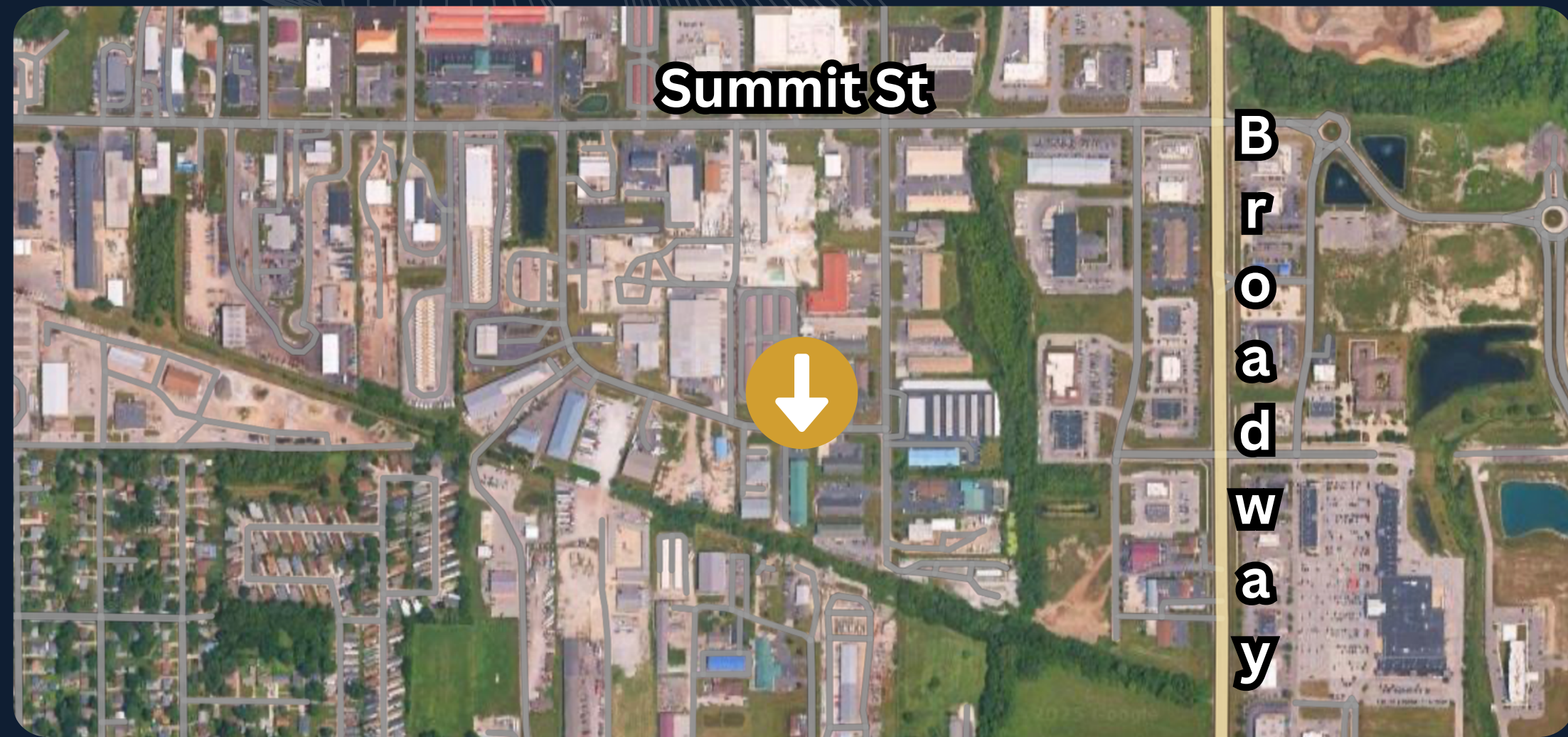
Map Location

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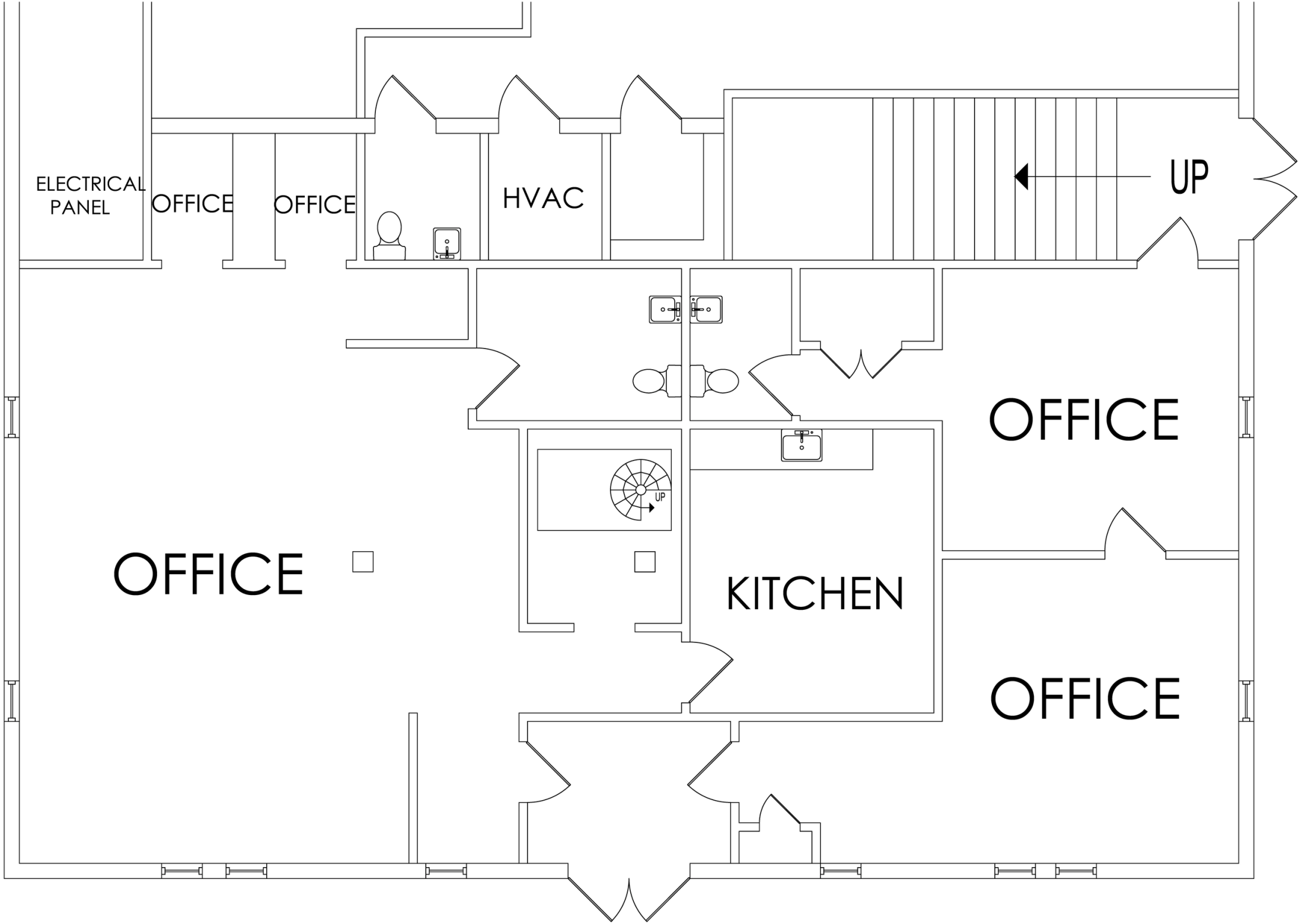
Floor Plan

1st Floor



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NOTE:
• THIS DRAWING IS INTENDED FOR MARKETING PURPOSES ONLY.
• ALL DIMENSIONS SHOULD BE FIELD VERIFIED.

PROJECT:
1255 ERIE COURT
CROWN POINT, IN 46307

LAKE COUNTY
INDIANA

SHEET TITLE:
EXISTING CONDITIONS

1ST FLOOR

PERMIT (RVSD)	XX-XX-XX
PERMIT:	XX-XX-XX
BID:	XX-XX-XX
WT:	XX-XX-XX
CD (90%):	XX-XX-XX
SD (FINAL):	XX-XX-XX
SD (INITIAL):	XX-XX-XX
EC:	XX-XX-XX
SURVEY:	XX-XX-XX
DRAWN BY:	TSH
SCALE:	N/A

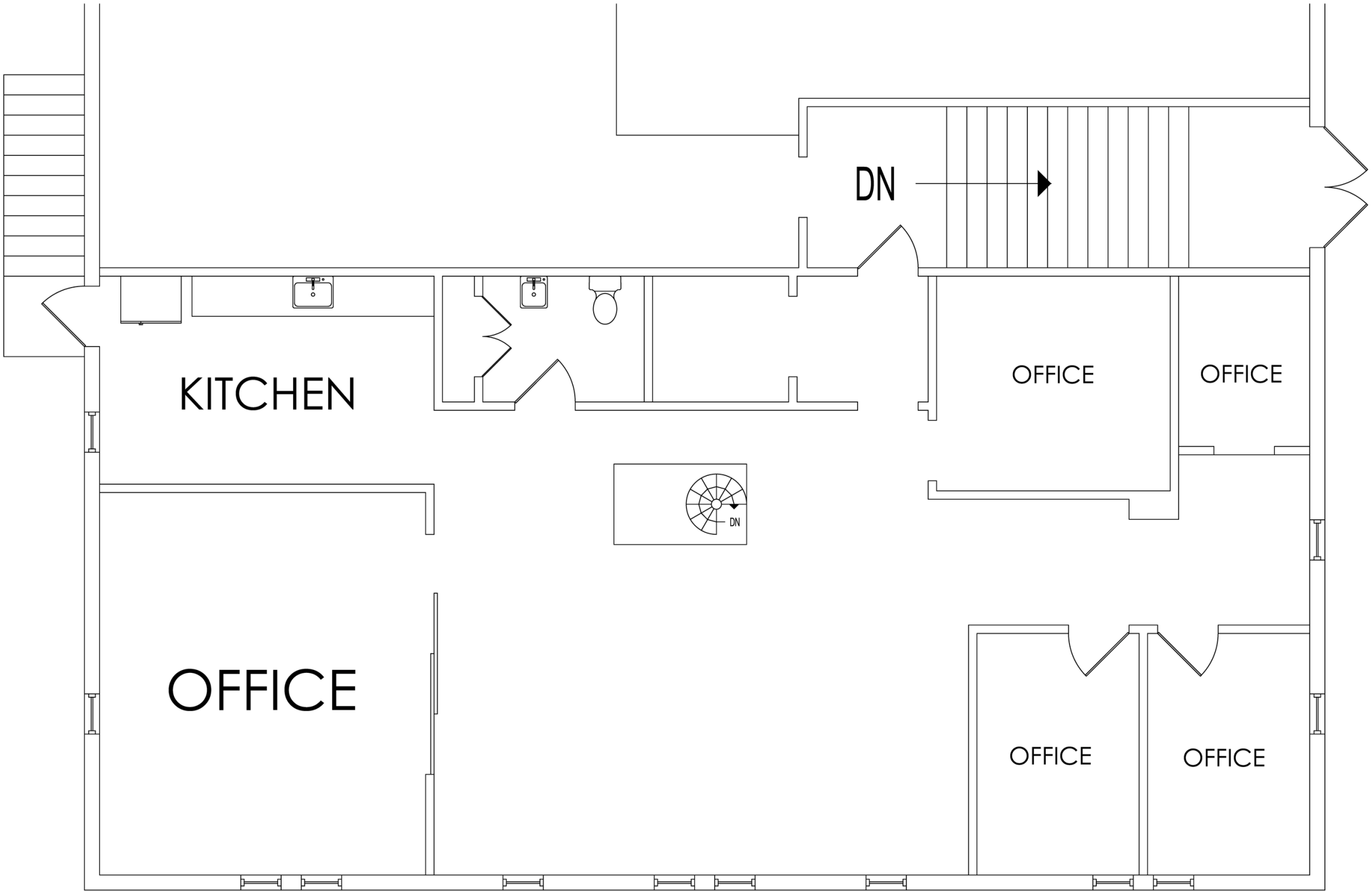
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Floor Plan 2nd Floor



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PROJECT:

1255 ERIE COURT
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LAKE COUNTY
INDIANA

SHEET TITLE:

EXISTING CONDITIONS

2ND FLOOR

PERMIT (RVSD)	XX-XX-
PERMIT:	XX-XX-
BID:	XX-XX-
WT:	XX-XX-
CD (90%):	XX-XX-
SD (FINAL):	XX-XX-
SD (INITIAL):	XX-XX-
EC:	XX-XX-
SURVEY:	XX-XX-
DRAWN BY:	TSH
SCALE:	N/A

Gallery

