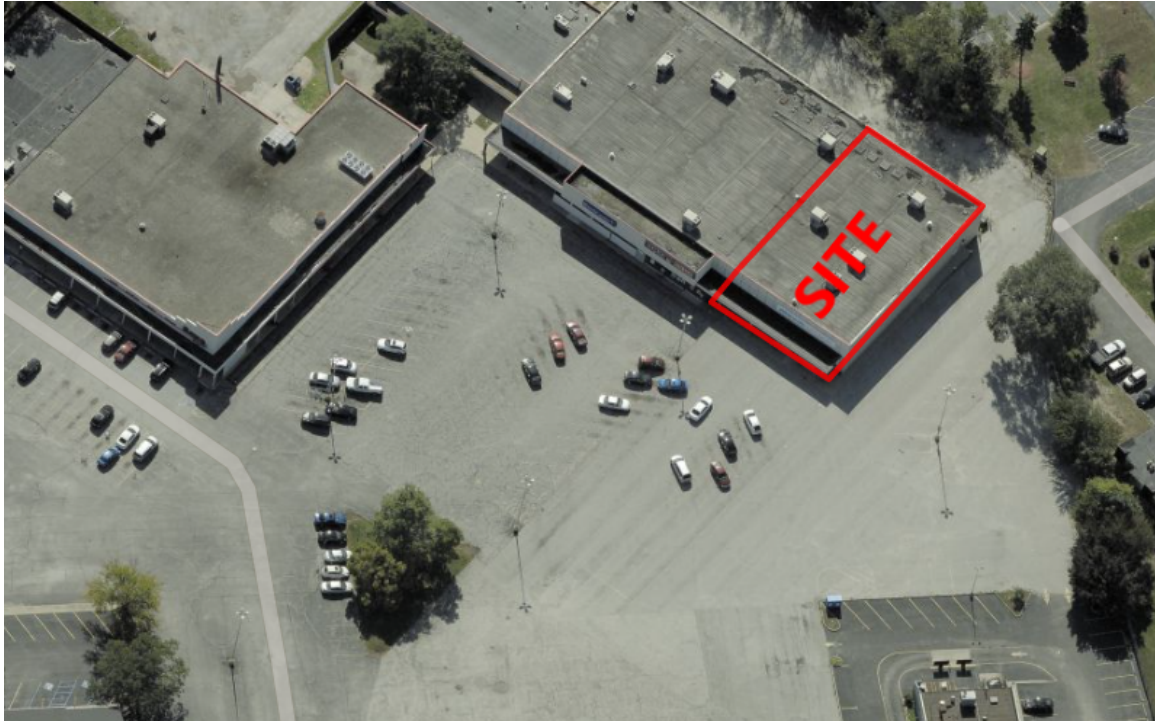


FOR LEASE

3434 169TH STREET

Hammond, IN 46324



OFFERING SUMMARY

Lease Rate:	\$7.50 SF/yr (NNN)
NNN Charges:	\$2.80/SF
Available SF:	6,000 SF
Lot Size:	8.142 Acres
Year Built:	1971
Zoning:	C-2
Traffic Count:	12,729 cars per day

PROPERTY OVERVIEW

This space is ideal for a medical office space tenant. There are 10 exam rooms, 4 total office spaces, 1 X-ray room, an Audiology room, a supply room, 1 lab room, 3 patient bathrooms, a nurses station, reception area, a waiting room with 2 bathrooms and a bonus second floor space that was used for a breakroom with 3 staff bathrooms. This unit has a security alarm system. There are 2 panels that are 120/208 Volts of power.

LOCATION OVERVIEW

0.7 Miles from Cline Ave
2 Miles from I-80/94
2 Miles from I-90
5 Miles from IN/IL Border
8 Miles from I-65
40 Minuets away from Chicago
Located off of 169th close to Cline Ave and Kennedy.

PROPERTY HIGHLIGHTS

- Easy Access to Cline Ave
- Plenty of Parking Spaces

McCOLLY BENNETT COMMERCIAL ADVANTAGE

850 Deer Creek Drive, 2nd Floor
Schererville, IN 46375
P: 219.736.0014
mccollycre.com

LORI TUBBS PARTNER

312.446.7059

lori.tubbs@mccolly.com

The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

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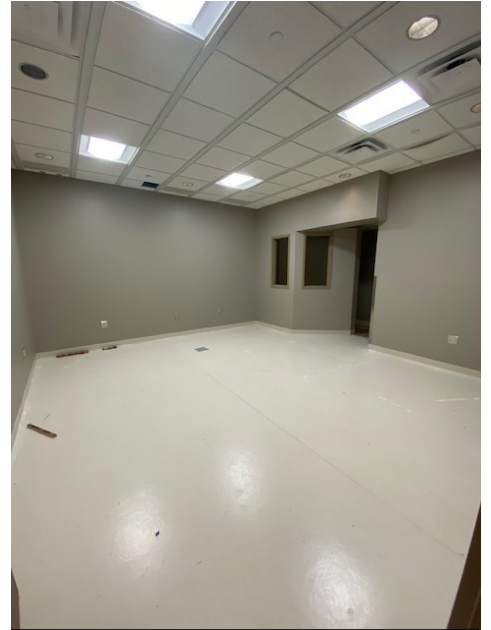
Hammond, IN 46324



Office Rooms



Hallway to Exam Rooms



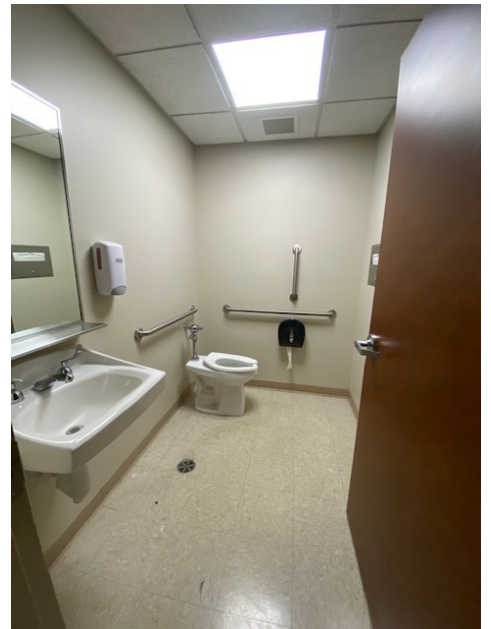
X-Ray Room



Mail Area



Nurse Station



Staff Bathroom

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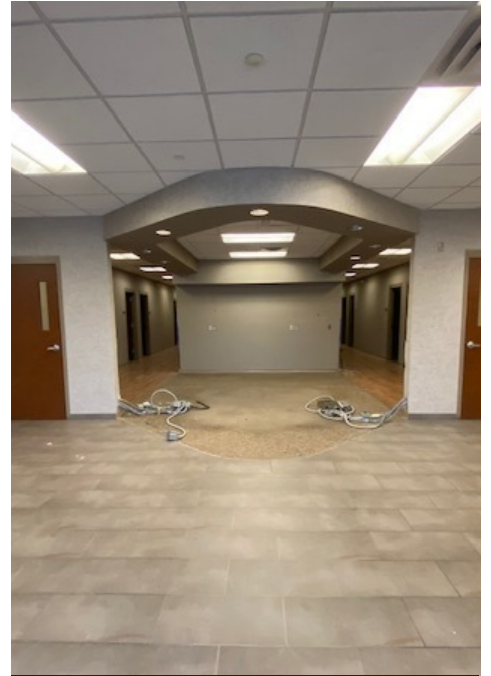
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Staff Bathroom



Waiting Area



Reception Area



Staff Bathroom



Hallway Down Exam Rooms



Exams Rooms

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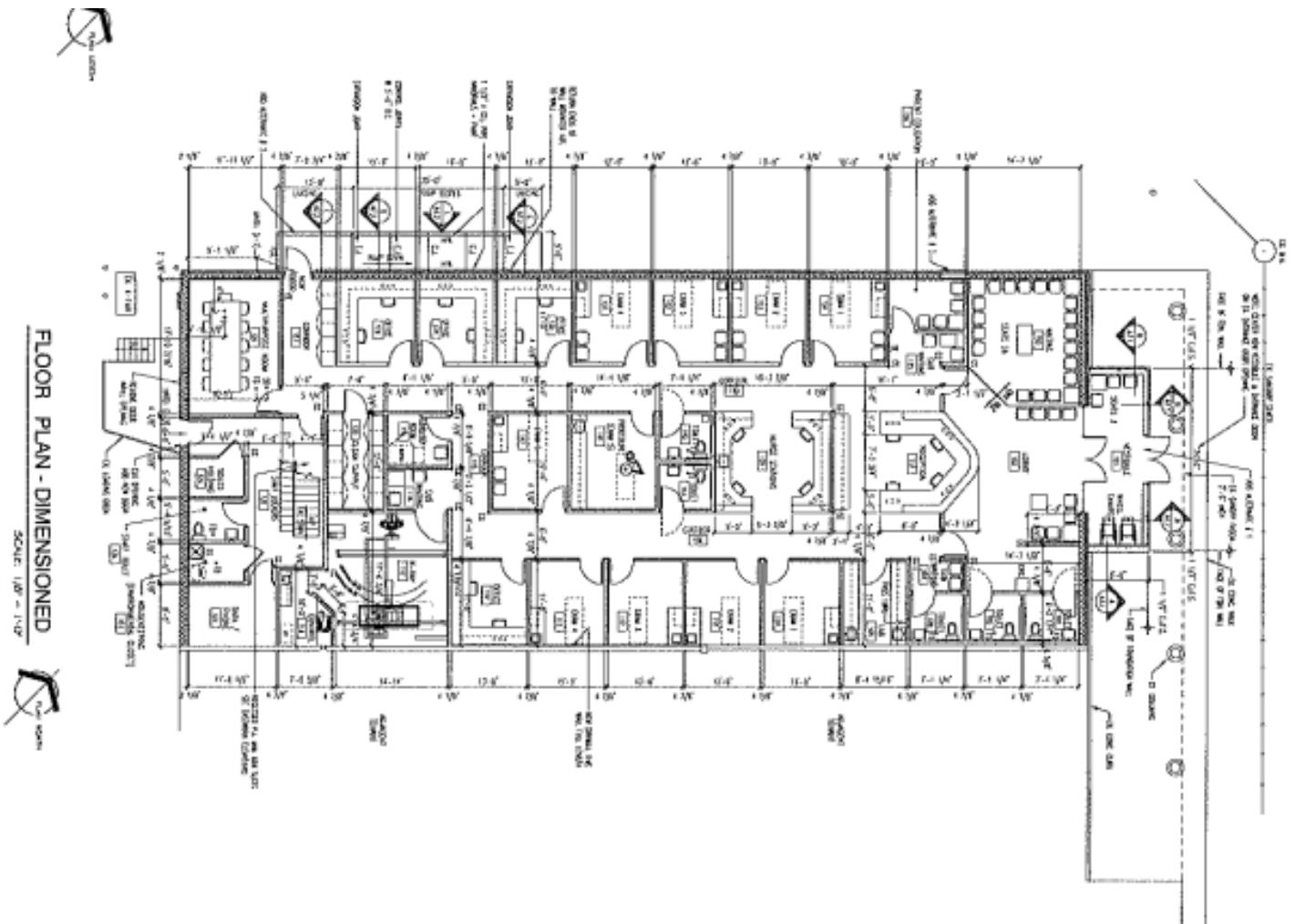
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