

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



For more information, please contact:

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EASTON COURT MEDICAL OFFICES

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



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 2,500 - 5,308 SF

Lease Rate: \$15 - 17 SF/yr (NNN)

Lot Size: 3.02 Acres

Year Built: 1989

Building Size: 10308 SF

Zoning: C3

PROPERTY HIGHLIGHTS

- 2 medical office condos for lease
- Ground floor condo is 2500sf and the second floor is approximately 5,308sf
- 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 lease, offering sizes ranging from approximately 2,500 to a combined 7500sf 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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LEASE SPACES

LEASE INFORMATION

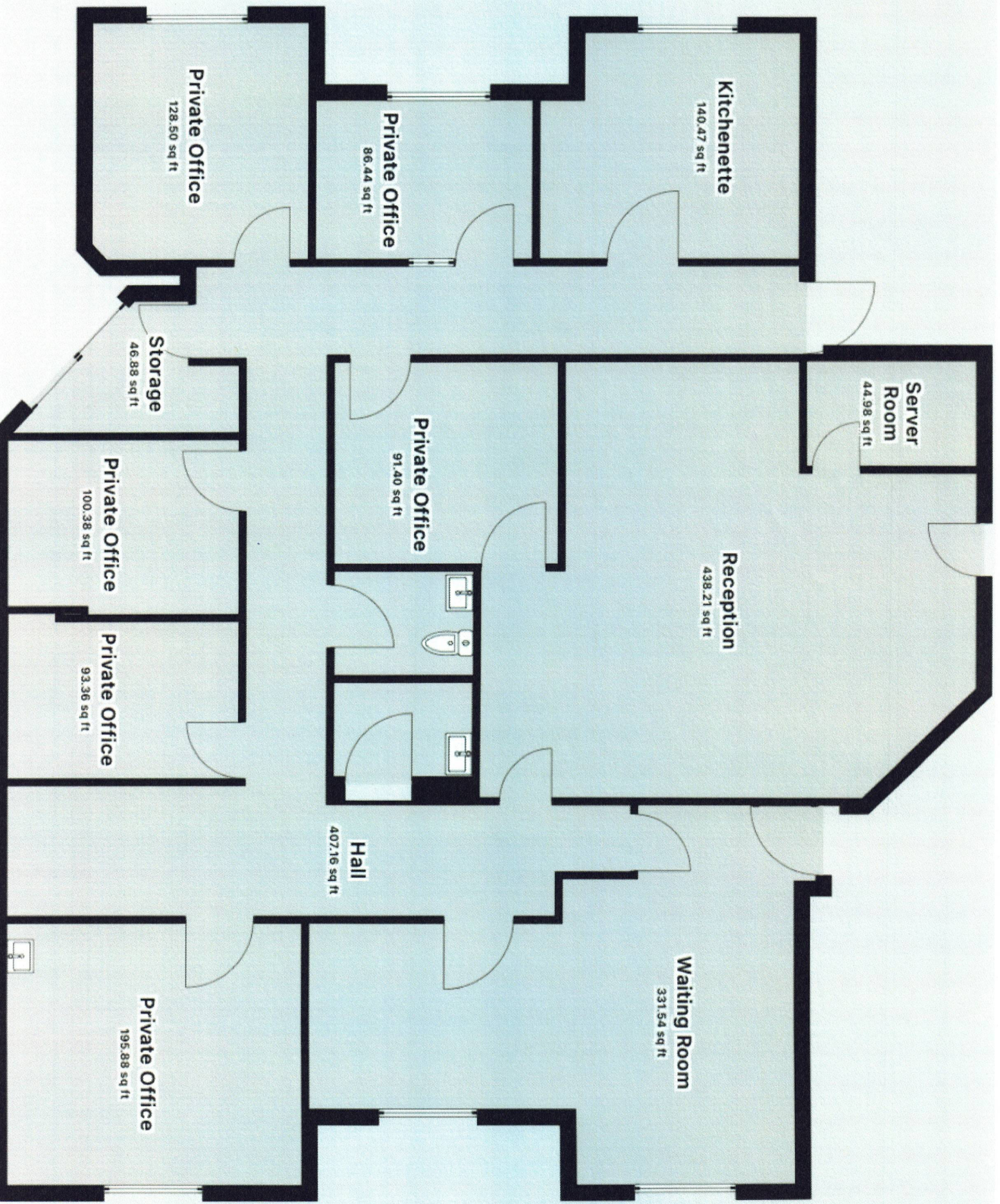
Lease Type: NNN Lease Term: Negotiable
Total Space: 2,500 - 5,308 SF Lease Rate: \$15 - \$17 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
270 E 90th Dr	Available	2,500 SF	NNN	\$15.00 - \$17.00 SF/yr	-
280 E 90th Dr	Available	5,308 SF	NNN	\$15.00 - \$17.00 SF/yr	-

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Kitchenette
140.47 sq ft

Private Office
86.44 sq ft

Private Office
128.50 sq ft

Server Room
44.98 sq ft

Reception
438.21 sq ft

Private Office
91.40 sq ft

Storage
46.88 sq ft

Private Office
100.38 sq ft

Private Office
93.36 sq ft

Hall
407.16 sq ft

Waiting Room
331.54 sq ft

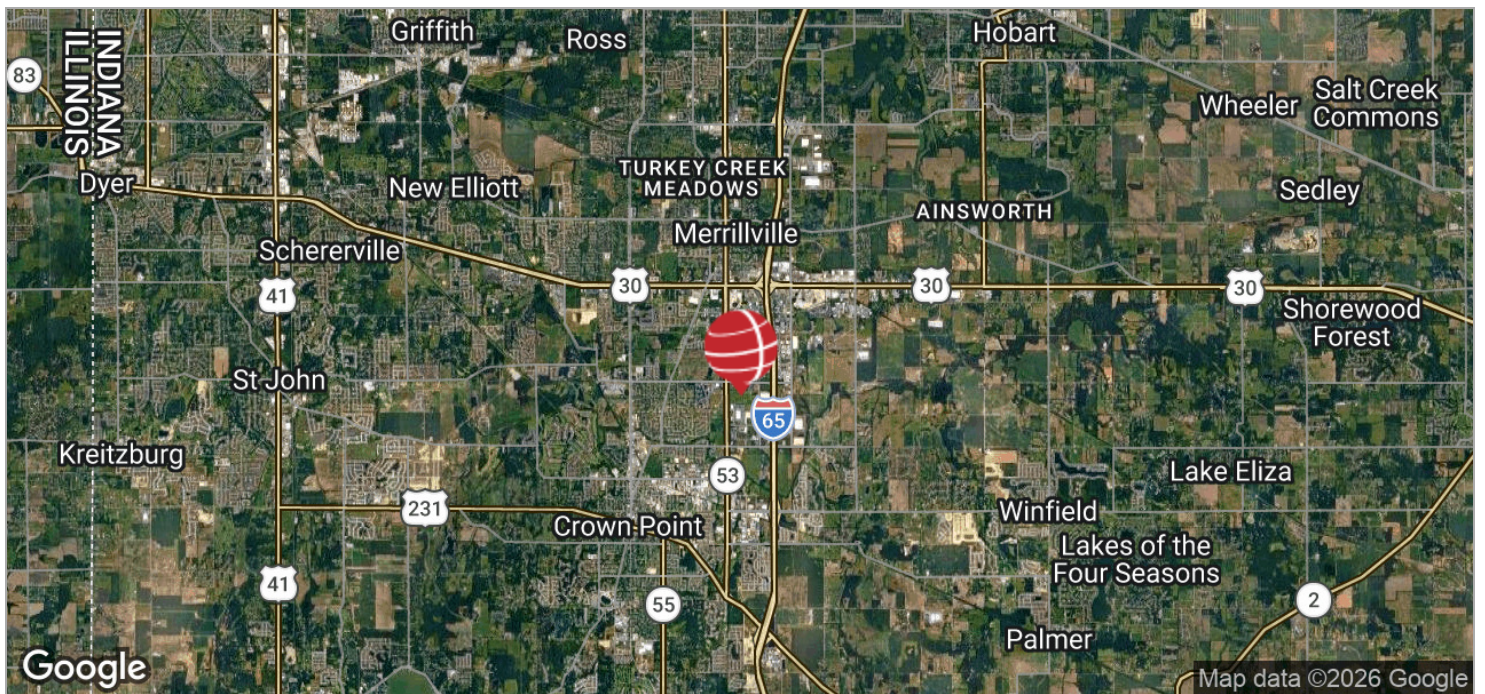
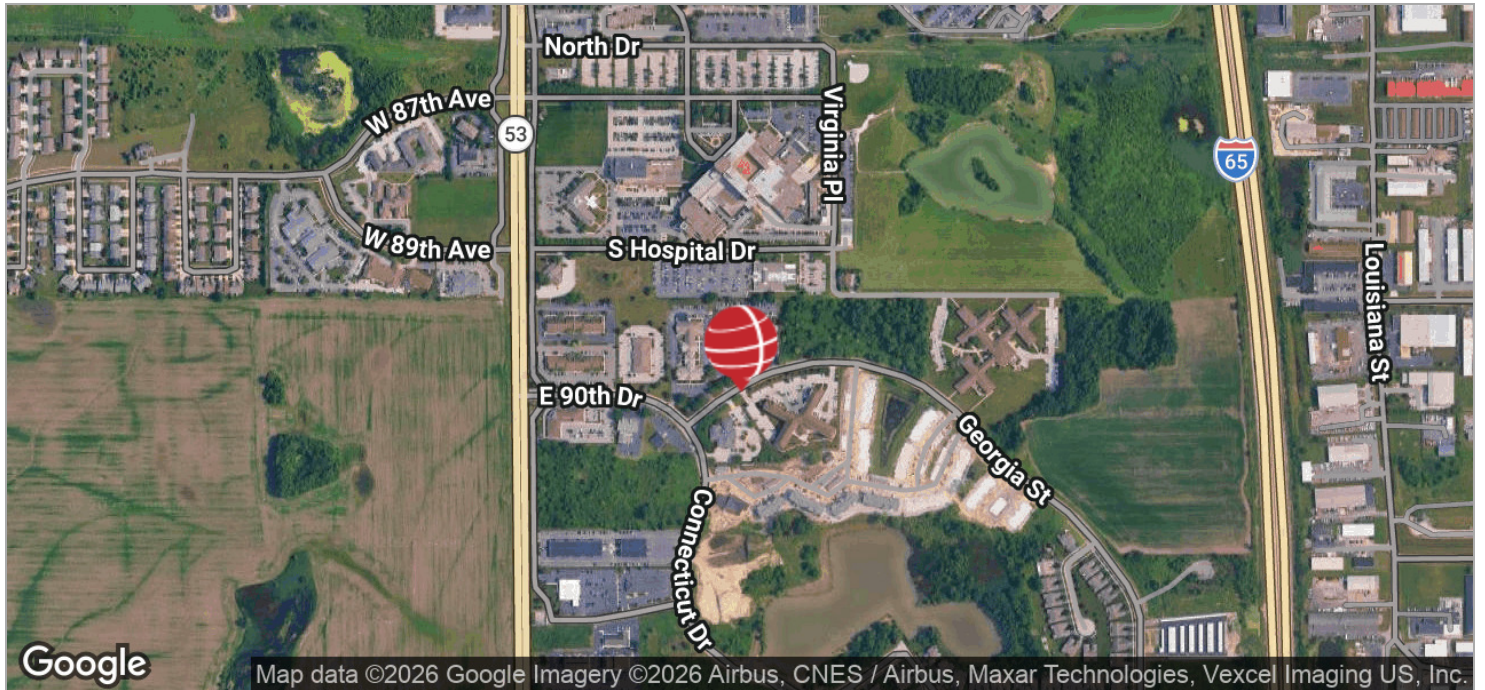
Private Office
195.88 sq ft

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LOCATION MAPS



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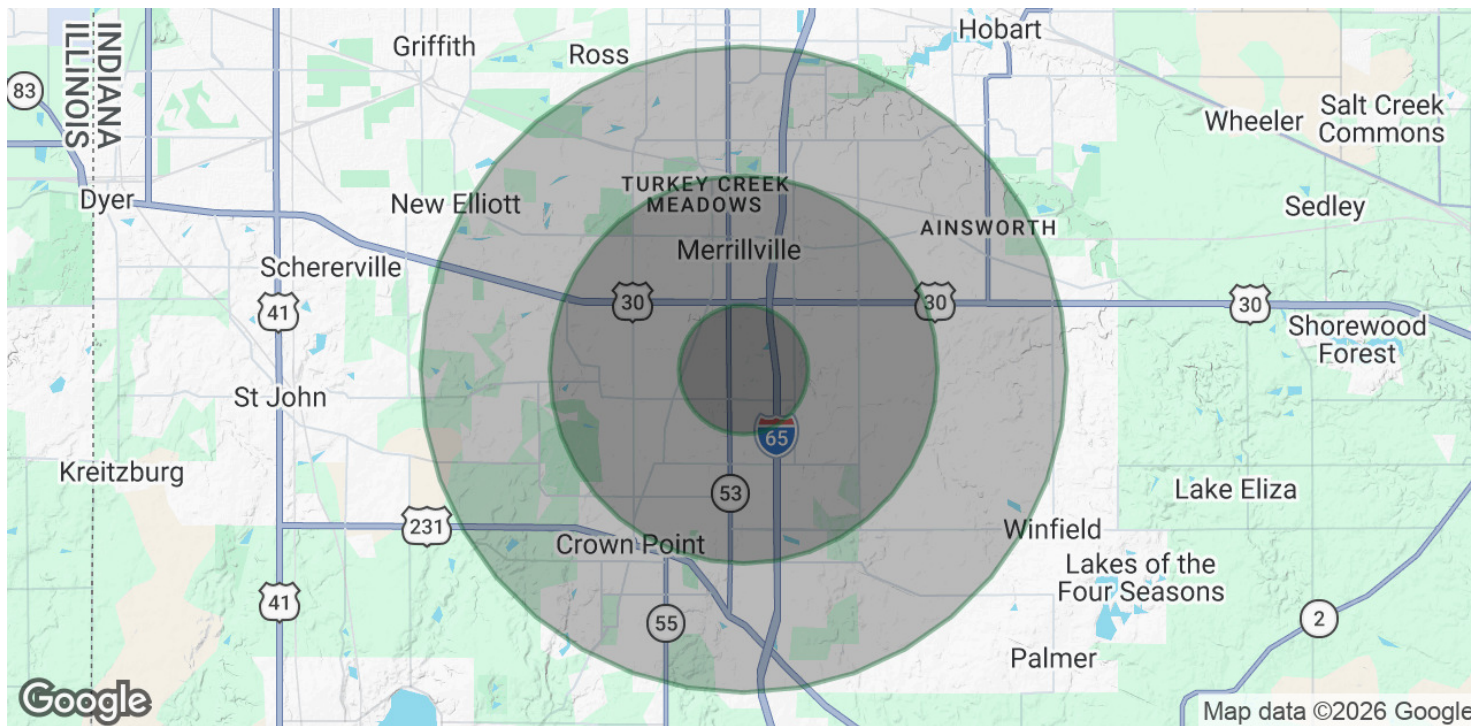
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DEMOGRAPHICS MAP & REPORT



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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