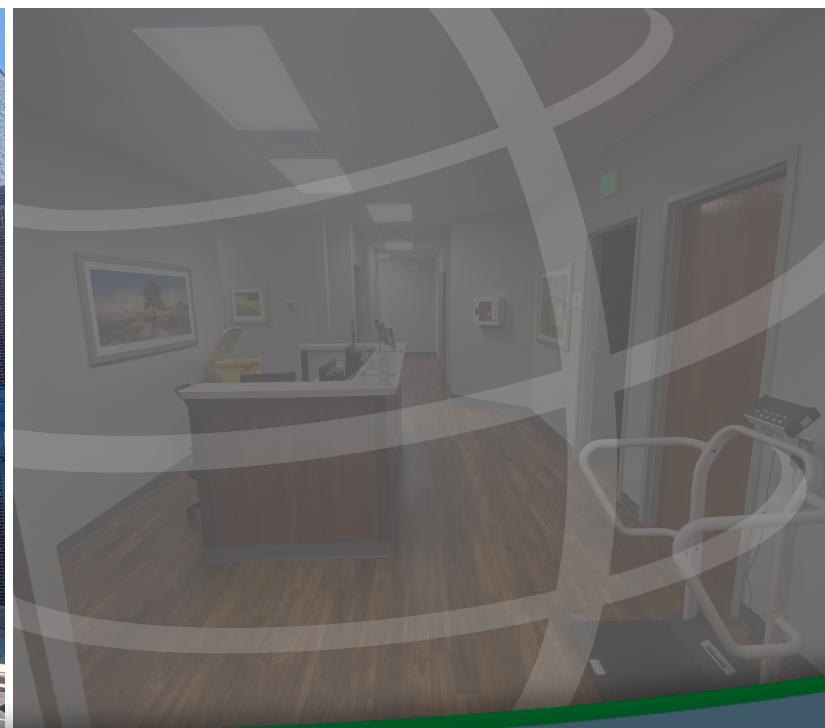


# 1514 119TH ST., WHITING, IN 46394



For more information, please contact:

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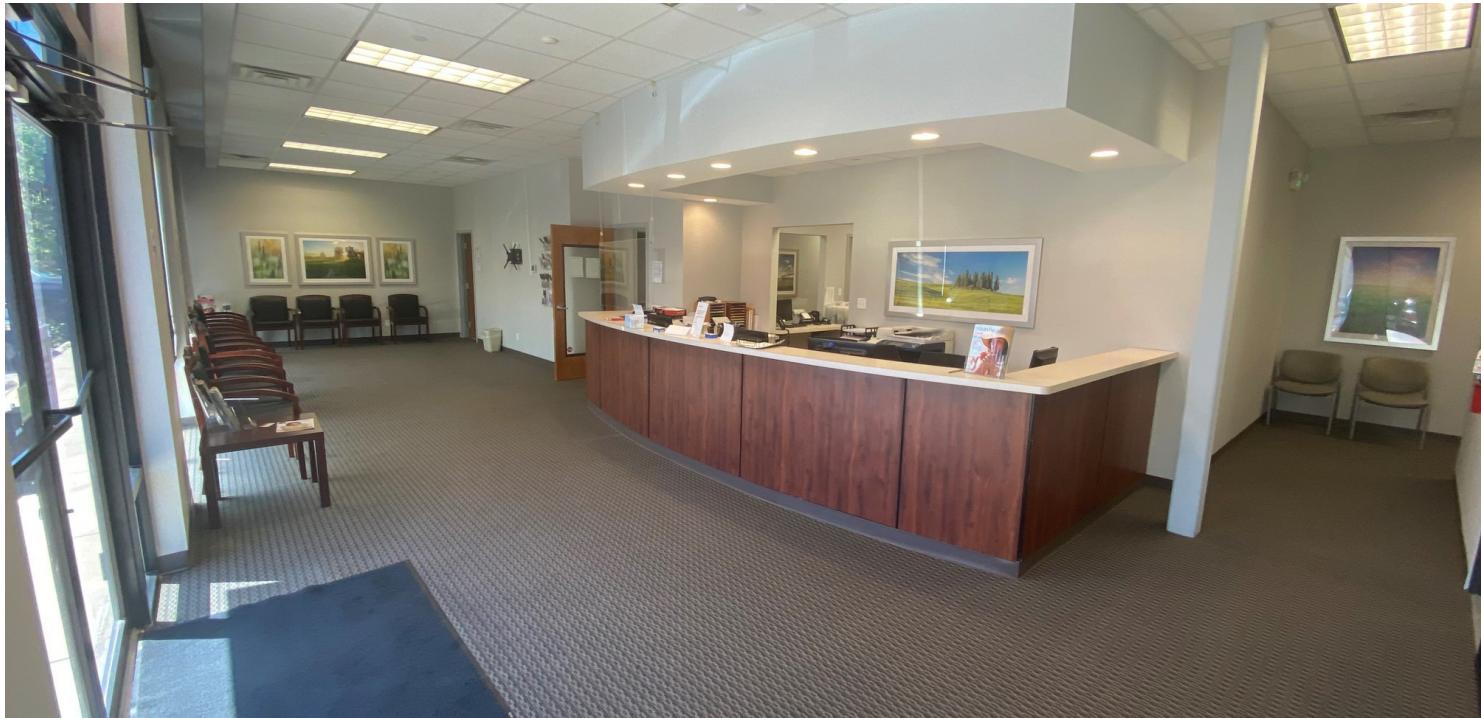
  
**LATITUDE**  
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# LEASING CITY PLACE WHITING

1514 119th St., Whiting, IN 46394



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 1,586 - 4,640 SF

**Lease Rate:** \$14.00 SF/yr (NNN;  
MG)

**Lot Size:** 0.34 Acres

**Year Built:** 2015

**Building Size:** 35133 SF

**Zoning:** Downtown Business  
Special Zone

### PROPERTY HIGHLIGHTS

- Medical office space for lease in Downtown Whiting
- Neighboring 1,600sf retail suite is also available
- Approximately 4,700sf, consisting of seven exam rooms, a kitchenette, three private offices, a procedure room, physical therapy room, nurse station, and a spacious waiting area
- Located on a main thoroughfare with heavy foot traffic and a parking lot in the rear
- Turnkey space currently in pristine condition



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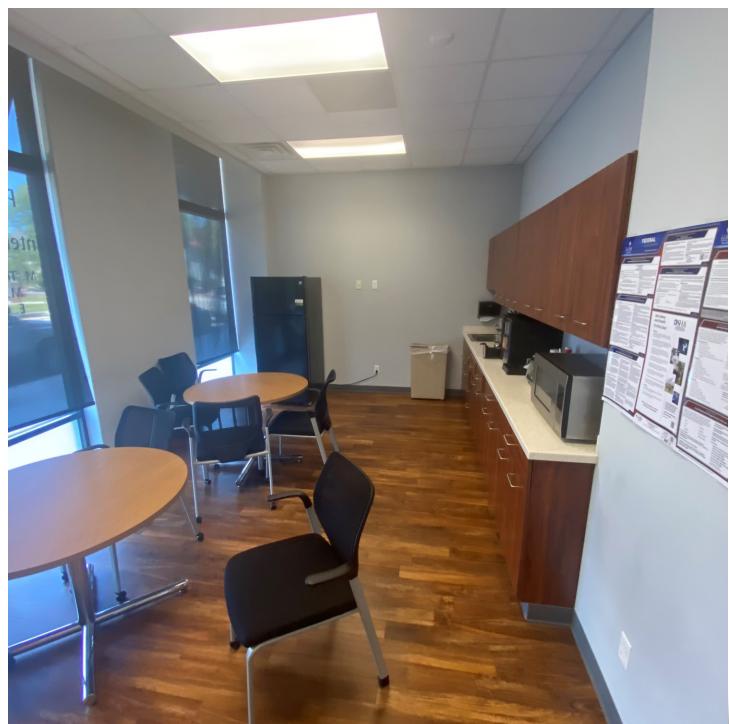
## PROPERTY DESCRIPTION

### PROPERTY DESCRIPTION

Medical office space for lease in Downtown Whiting located directly on 119th Street. The space consists of approximately 4,700 square feet and is in turnkey pristine condition. Within the suite are seven exam rooms, a kitchenette, three private offices, a procedure room, physical therapy room, nurse station, and a spacious waiting area. Next door, a 1,600sf retail suite formerly occupied by a nail salon is also available. Heavy foot traffic combined with a parking lot in the rear of the building make this a highly desirable location in the area. NN lease with tenant paying taxes and CAMs, currently estimated at \$4/sf.

### LOCATION DESCRIPTION

This property is located on 119th Street in Downtown Whiting. This area is a downtown business district occupied by numerous retail and office users. Downtown Whiting is one of the few areas in Northwest Indiana with heavy foot traffic. Whiting is a city located in the Chicago Metropolitan Area in Lake County, Indiana, which was founded in 1889. The city is located on the southern shore of Lake Michigan. It is roughly 16 miles from the Chicago Loop and two miles from Chicago's South Side. Whiting is home to Whiting Refinery, the largest oil refinery in the Midwest.



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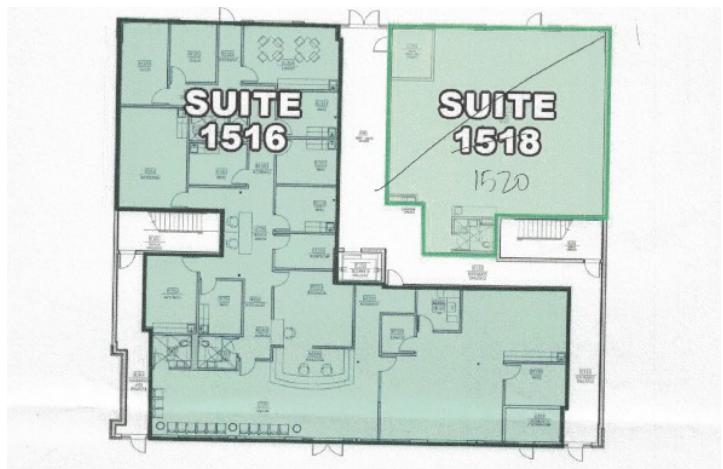
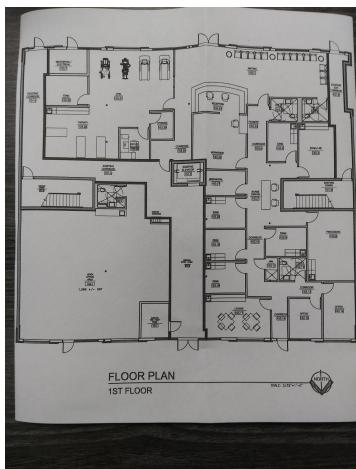
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## ADDITIONAL PHOTOS



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# LEASING CITY PLACE WHITING

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## LEASE SPACES



### LEASE INFORMATION

|              |                  |             |               |
|--------------|------------------|-------------|---------------|
| Lease Type:  | NNN; MG          | Lease Term: | Negotiable    |
| Total Space: | 1,586 - 4,640 SF | Lease Rate: | \$14.00 SF/yr |

### AVAILABLE SPACES

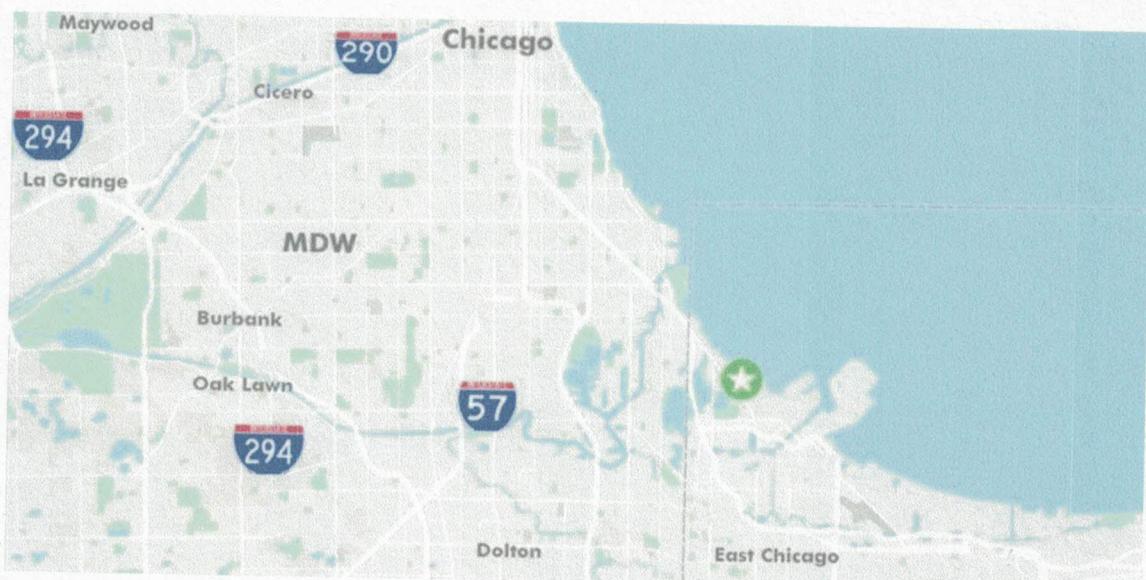
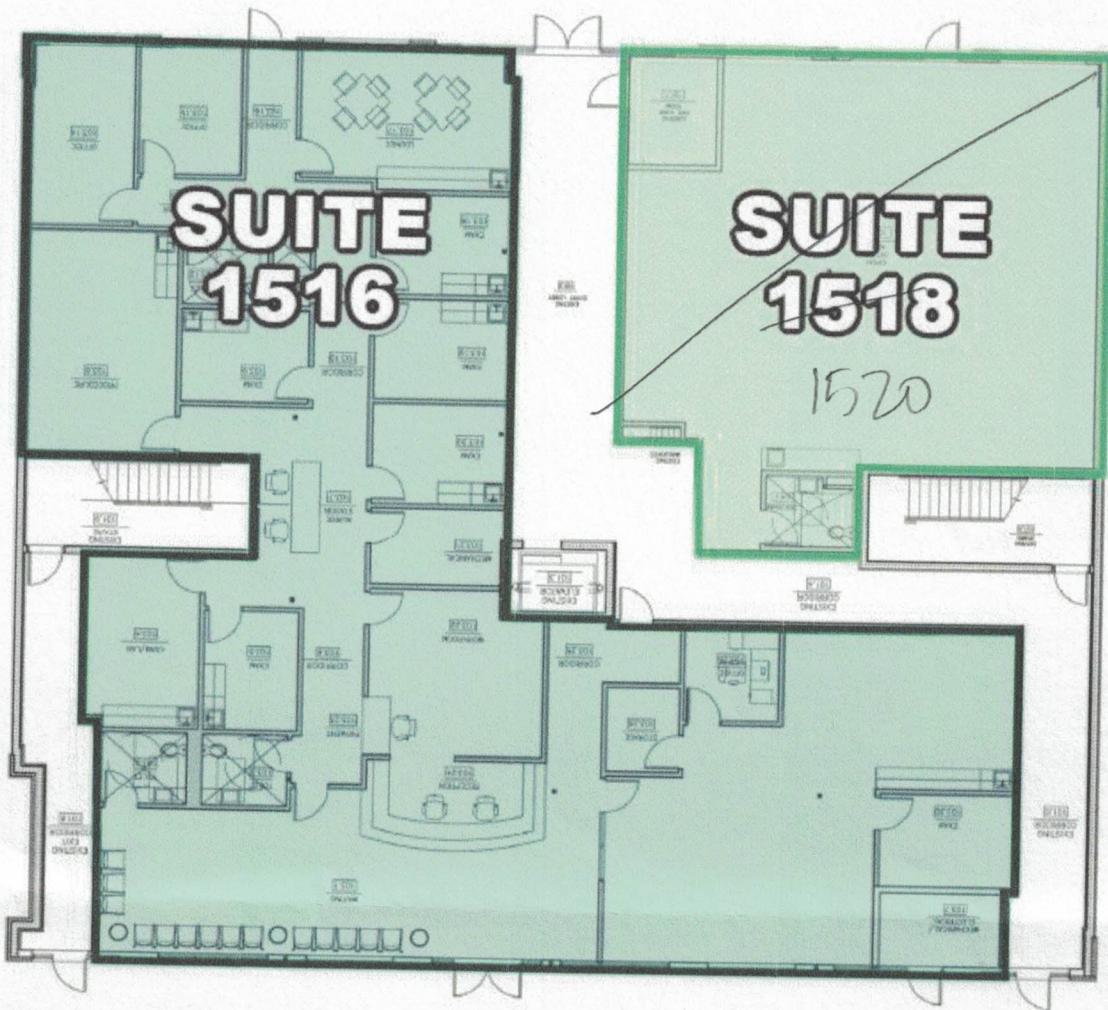
| SUITE         | TENANT    | SIZE (SF) | LEASE TYPE     | LEASE RATE    | DESCRIPTION |
|---------------|-----------|-----------|----------------|---------------|-------------|
| 1516 119th St | Available | 4,640 SF  | NNN            | \$14.00 SF/yr | -           |
| 1520 119th St | Available | 1,586 SF  | Modified Gross | \$14.00 SF/yr | -           |

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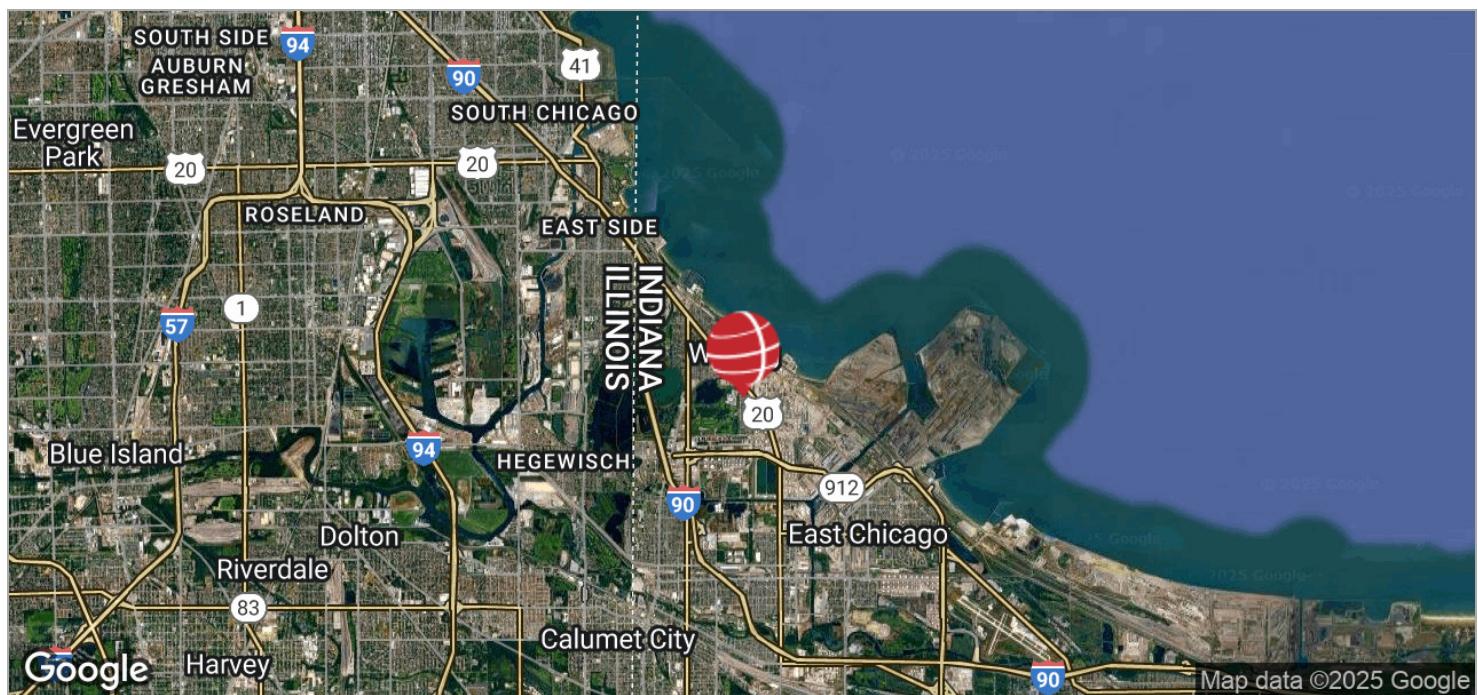
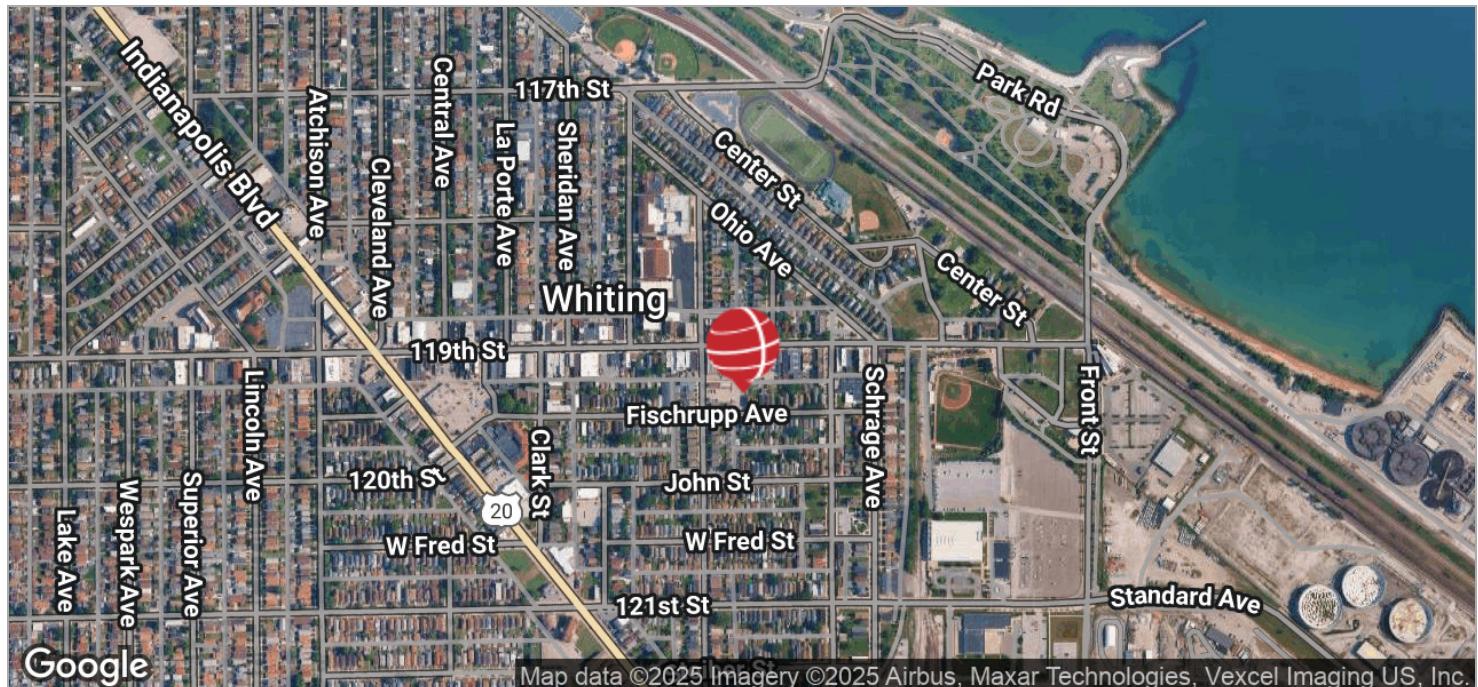


# LEASING CITY PLACE WHITING

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## LOCATION MAPS



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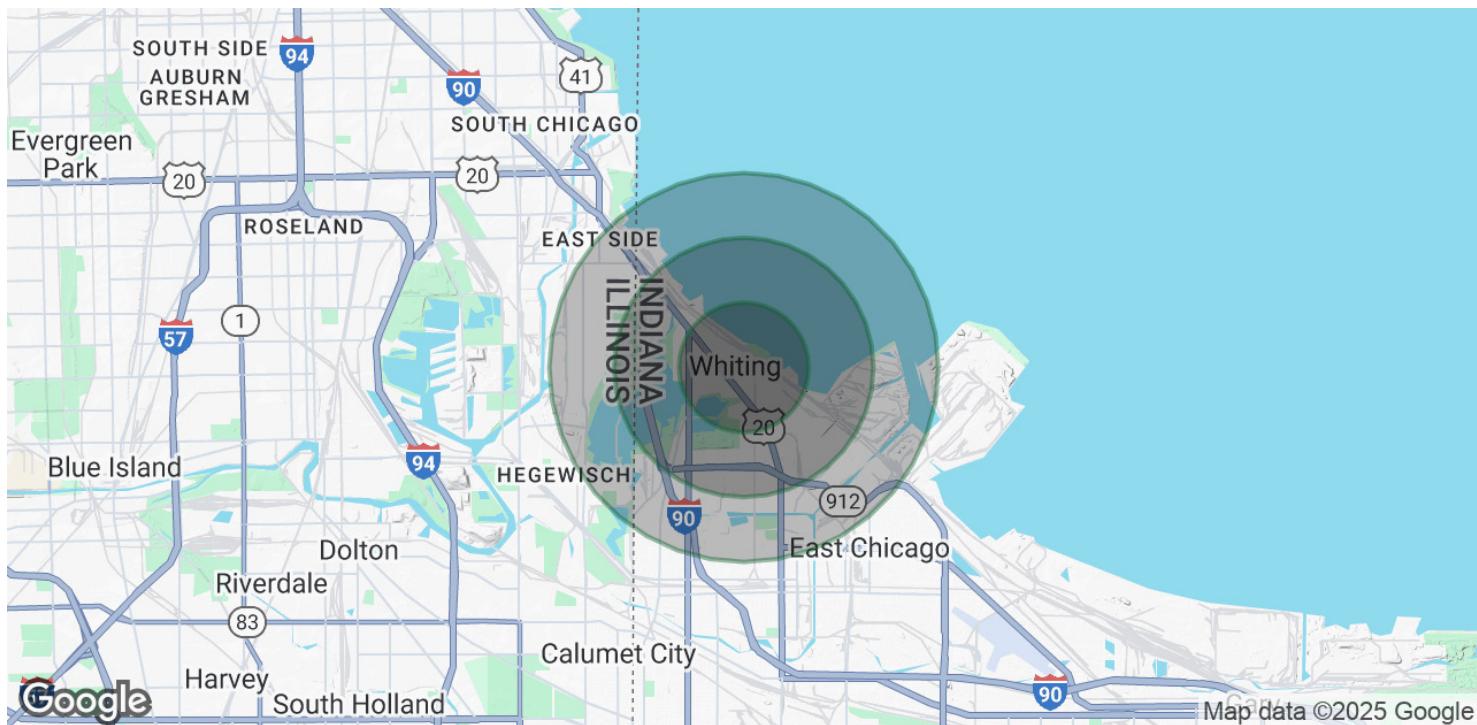
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# LEASING CITY PLACE WHITING

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## DEMOGRAPHICS MAP & REPORT



### POPULATION

|                      | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 9,915  | 16,903  | 35,125  |
| Average Age          | 38.0   | 37.5    | 35.8    |
| Average Age (Male)   | 37.7   | 37.7    | 36.4    |
| Average Age (Female) | 39.9   | 39.1    | 36.6    |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,796     | 6,407     | 12,552    |
| # of Persons per HH | 2.6       | 2.6       | 2.8       |
| Average HH Income   | \$54,101  | \$52,368  | \$52,410  |
| Average House Value | \$133,820 | \$127,775 | \$128,531 |

\* Demographic data derived from 2020 ACS - US Census

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