

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18.00/SF
Min/Max SF:	2,700/ 9,886 RSF
Lease Type:	Mostly Gross
Expenses:	Utilities/Janitorial
Building Size:	39,085 SF
Lot Size:	7.43 Acres
Parking:	136
Zoning:	B1-1

PROPERTY OVERVIEW

Come join Porter-Starke Services, Haywood & Fleming Associates, and Moses Eye Care at the University Park Medical Center in Gary. 2,700 to 9,886 RSF. 2,700 RSF of medical office space available with 3 treatment rooms and rehab open space. 9,886 RSF is 1st floor space that can be divisible down to 3,535 RSF.

Building amenities include common area lobby with onsite security guard staffed 7:00 a.m to 7:00 p.m. Monday - Friday, community break area with vending machines, microwave and tables/chairs. Can also be converted to general office use. ATT Fiber ready. Parking lot recently seal coated and expanded. Public transportation bus stop. This is a Modified Gross lease with tenant paying pro rata share of any incremental property tax over current base year plus utilities and janitorial.

LOCATION OVERVIEW

Located directly across from Indiana University Northwest at the stoplight intersection. Less than 1/2 mile to I-80/94, 1 mile west of I-65. 6.6 miles north of U.S. Highway 30 2 miles to Hard Rock Casino and less than an hour to Chicago via I-94 or I-90.

LOOKING SOUTH



LOOKING NORTH



LEASE SPACES



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,700 - 9,886 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

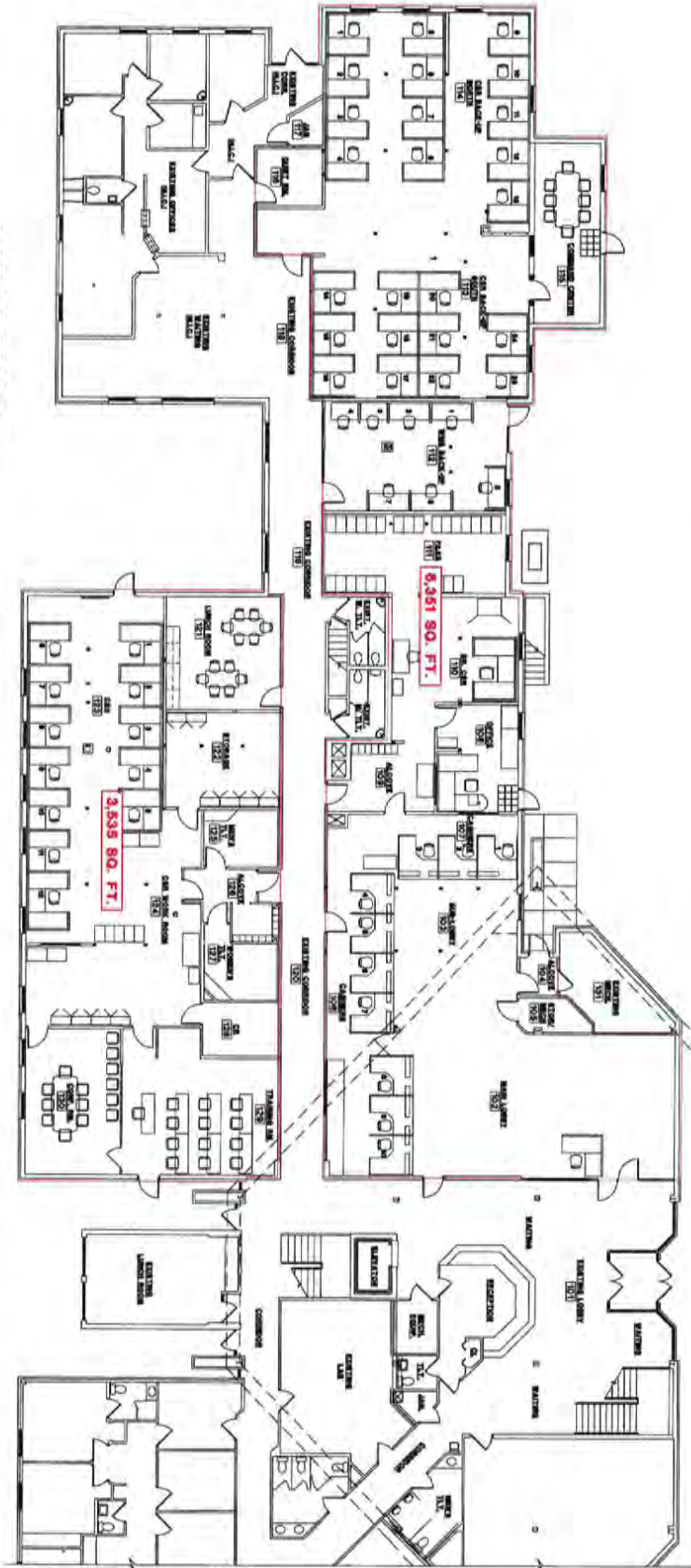
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
100	Available	3,535 - 9,886 SF	Modified Gross	TBD	Tenant pays prorated utilities and janitorial. Tenant pays pro rata share of any incremental property tax over current base year.
112	Available	2,700 SF	Modified Gross	\$18.00 SF/yr	Tenant pays own utilities and janitorial plus pro rata share of any incremental property tax over current base year. 2,300 USF/2,700 RSF

COMMON AREA



PROPOSED FLOOR PLAN

1/8" = 1'-0"



AREA CALCULATION
 6,351 SQ. FT.
 3,535 SQ. FT.
 9,886 SQ. FT.

AREA CALCULATIONS ARE BASED ON THE OUTER SURFACE OF EXTERIOR WALLS TO THE CENTERLINE OF COMMON INTERIOR WALLS.

DATE	02-22-02
DRAWN BY	AE (NOTED)
CHECKED BY	MB/JAV
SCALE	AS SHOWN
PROJECT	
NO.	



PROPOSED FLOOR PLAN W/ FURNITURE LAYOUT
NIPSCO GARY BUSINESS OFFICE
 TENANT REMODELING @ UNIVERSITY PARK - 3229 BROADWAY GARY, INDIANA
 gerometta & kinel architects, inc. chesterton, indiana

NO.	
DATE	
BY	
CHECKED	
SCALE	

SUITE 112



For Information Contact:

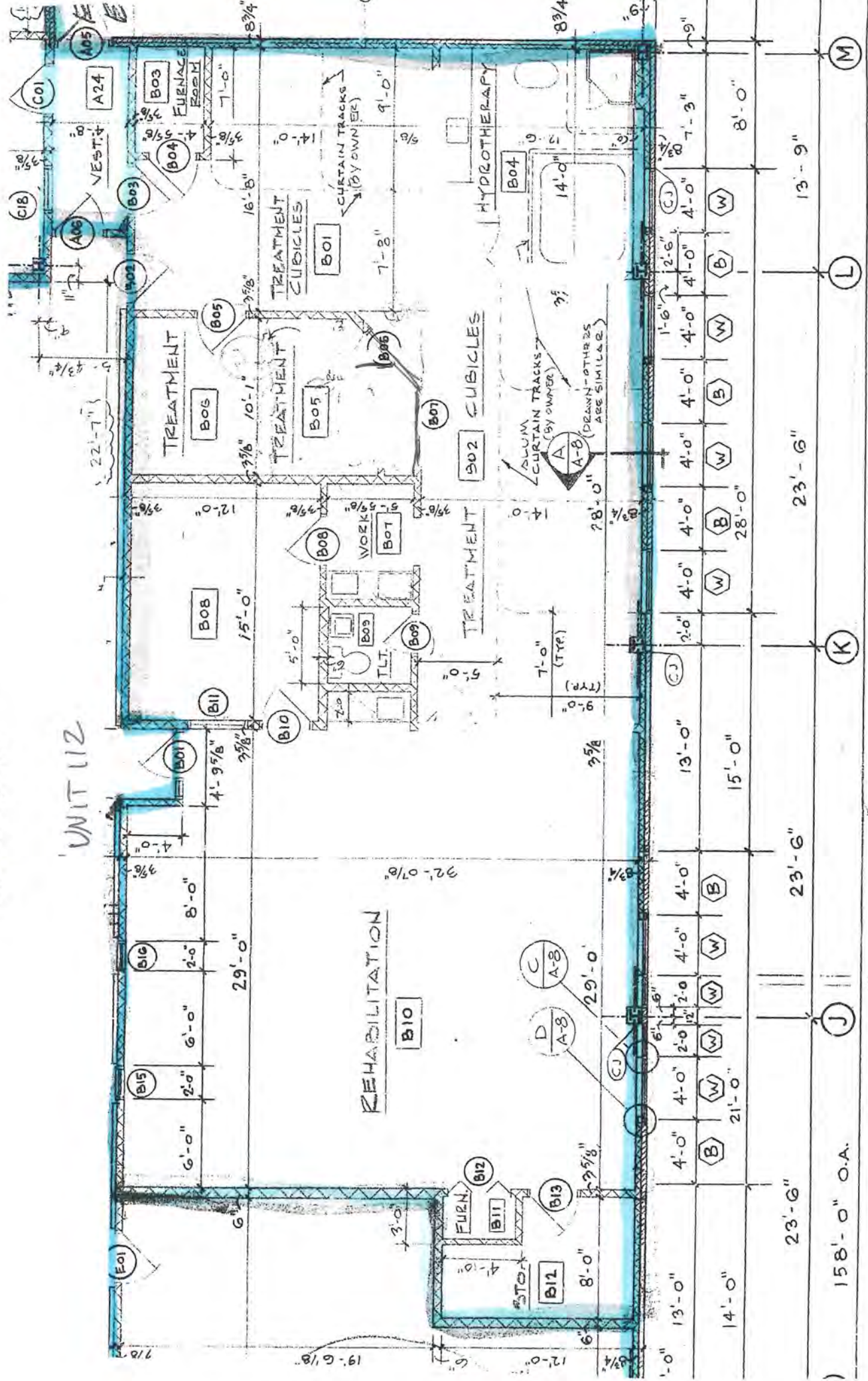
David Lasser, SIOR/CCIM

219.796.3935

dlasser@commercialin-sites.com

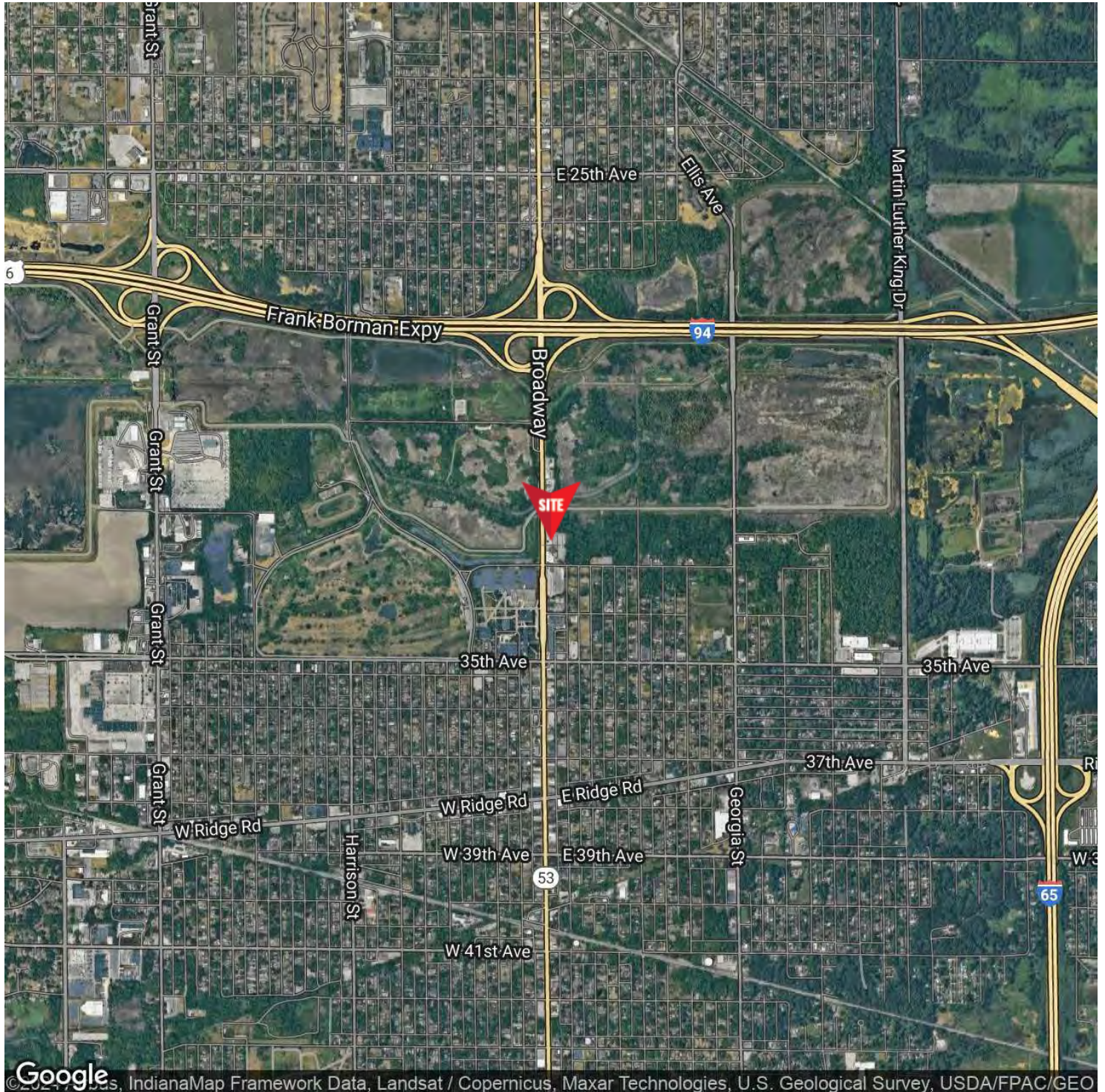
COMMERCIAL IN-SITES • 1100 WEST U.S. HIGHWAY 30 • MERRILLVILLE, IN 46410 • 219-795-1100 • www.commercialin-sites.com

University Park Medical Center
 3229 Broadway, Gary, IN
 Unit 112 - 2,700 SF



ST'G MASONRY TO FACE OF NEW MASONRY)

LOCATION MAP

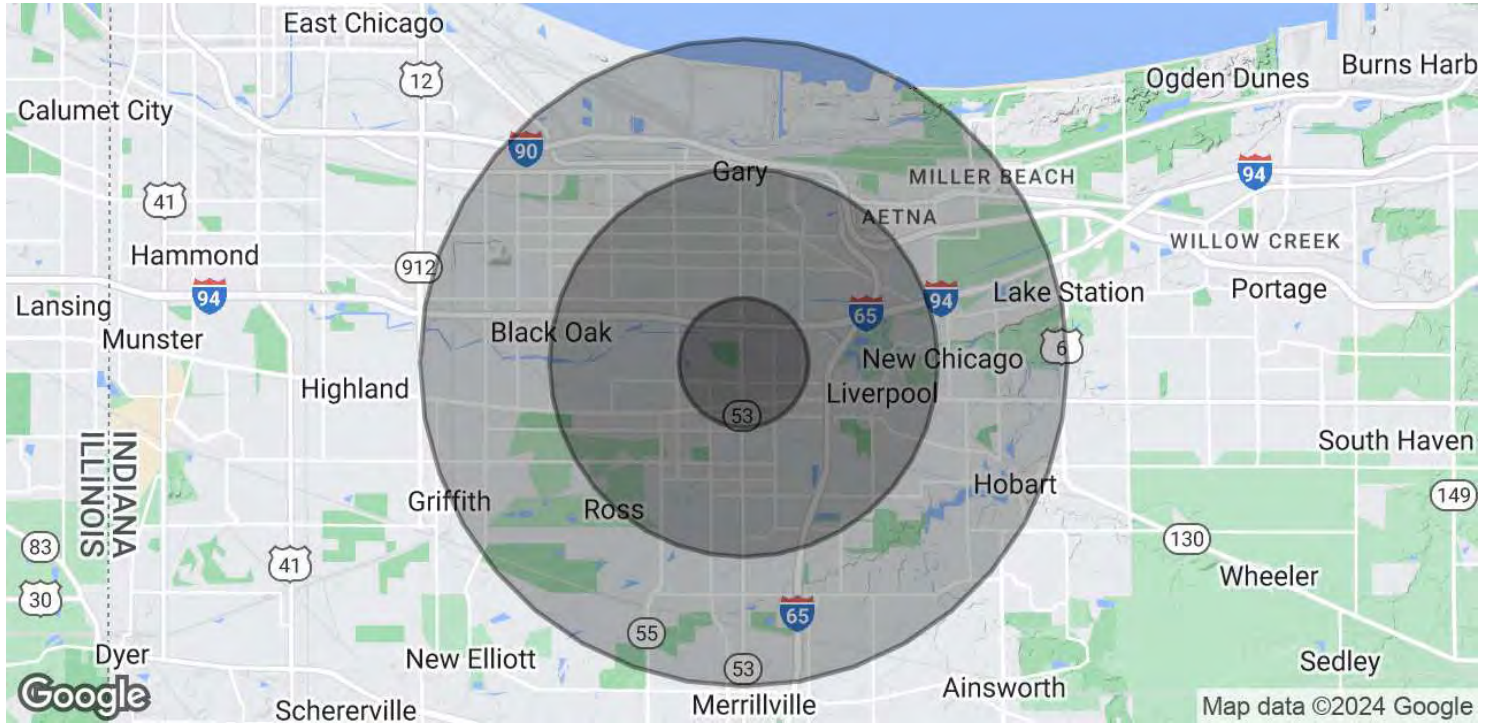


©2024 Google, IndianaMap Framework Data, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

For Information Contact: David Lasser, SIOR/CCIM 219.796.3935 dlasser@commercialin-sites.com

COMMERCIAL IN-SITES • 1100 WEST U.S. HIGHWAY 30 • MERRILLVILLE, IN 46410 • 219-795-1100 • www.commercialin-sites.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,807	55,612	126,468
Average Age	42.3	40.3	38.7
Average Age (Male)	37.9	35.9	35.5
Average Age (Female)	45.7	42.0	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,828	31,295	63,728
# of Persons per HH	1.5	1.8	2.0
Average HH Income	\$24,243	\$32,423	\$43,148
Average House Value	\$51,833	\$74,291	\$93,345

* Demographic data derived from 2020 ACS - US Census