

NWI COMMERCIAL
PROPERTY SOLUTIONS, LLC

CP COWORKING

115 SOUTH COURT STREET CROWN POINT, IN 46307

OFFICE BUILDING FOR LEASE





PROPERTY DESCRIPTION

CP CoWorking is a neighborhood shared office community located right on the square in Crown Point, Indiana. It provides a variety of shared office memberships and limited private offices with a full range of amenities.

CP CoWorking community is designed to enhance your professional image. It offers a full range of services including the use of a conference room, secure high-speed internet, copying services and mailbox options as well as many other great amenities. CP Coworking is here to make your clients comfortable and you more productive.

In addition to the Private Offices, we provide co-working memberships for individuals who don't need a private office but need a professional environment. Choose from a variety of seating arrangements, plugin and get busy. We offer a variety of flexible membership plans for every budget. Invite your guests in with a day pass and you can have most anything else you need on an ala carte basis.

LOCATION DESCRIPTION

This property is located within the Chase Bank Building on the Square in Crown Point, Indiana. The Crown Point historic "Square" district is a pedestrian-friendly collection of cafes, shops, and various professional service providers. The Chase Bank Building on the southwest corner of the square is known for its relatively abundant parking. It is located right across the street from Bulldog Park Music Pavilion and Wheeler Middle School. This location offers that neighborhood feel plus the professional image, flexibility, and convenience to balance your work and your life.

*Private offices start at \$650 a month

*CoWorking memberships start at \$120 a month

For more information please visit our website at <https://www.cpcoworking.com>

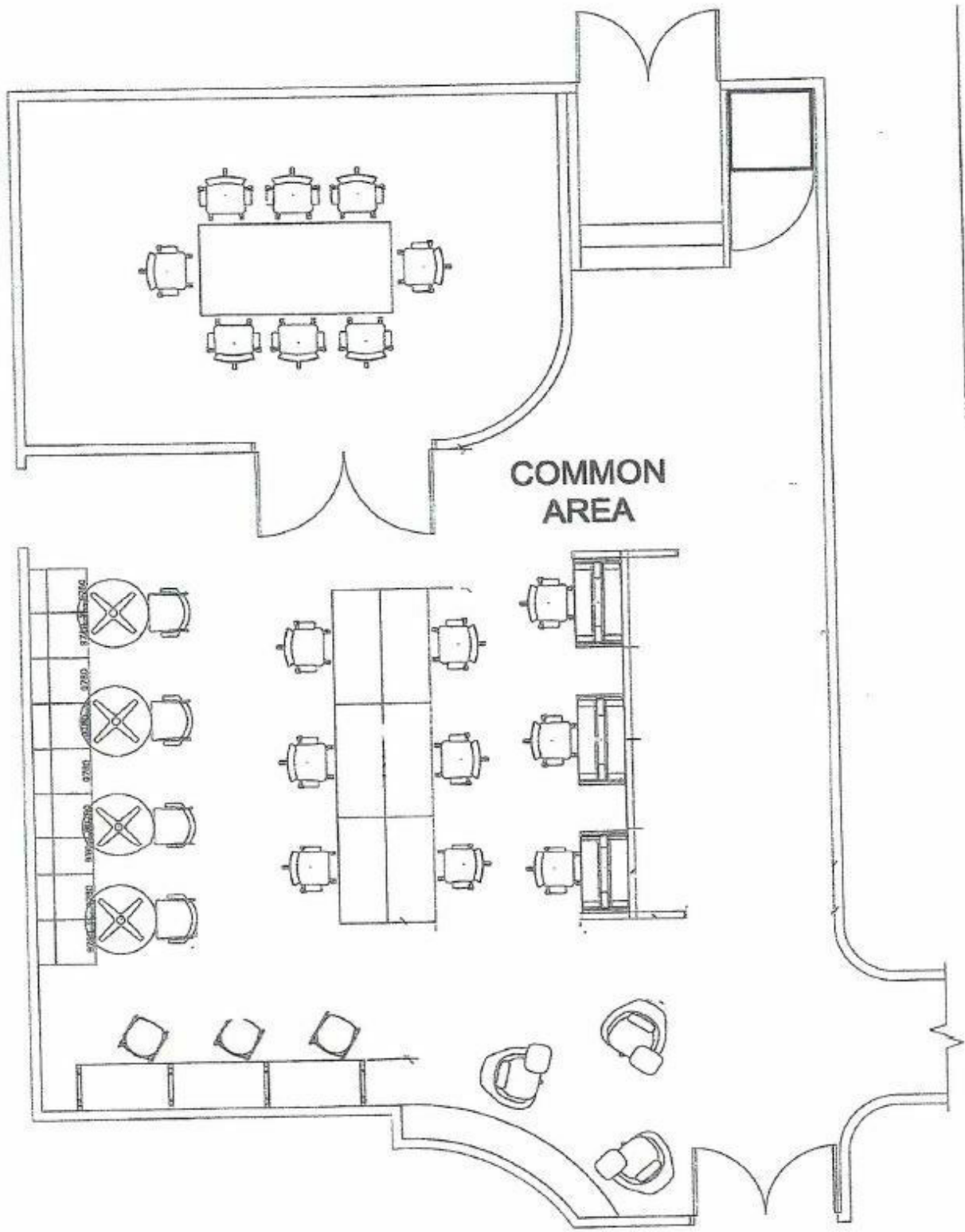
or by email: contact@cpcoworking.com



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Main Floor



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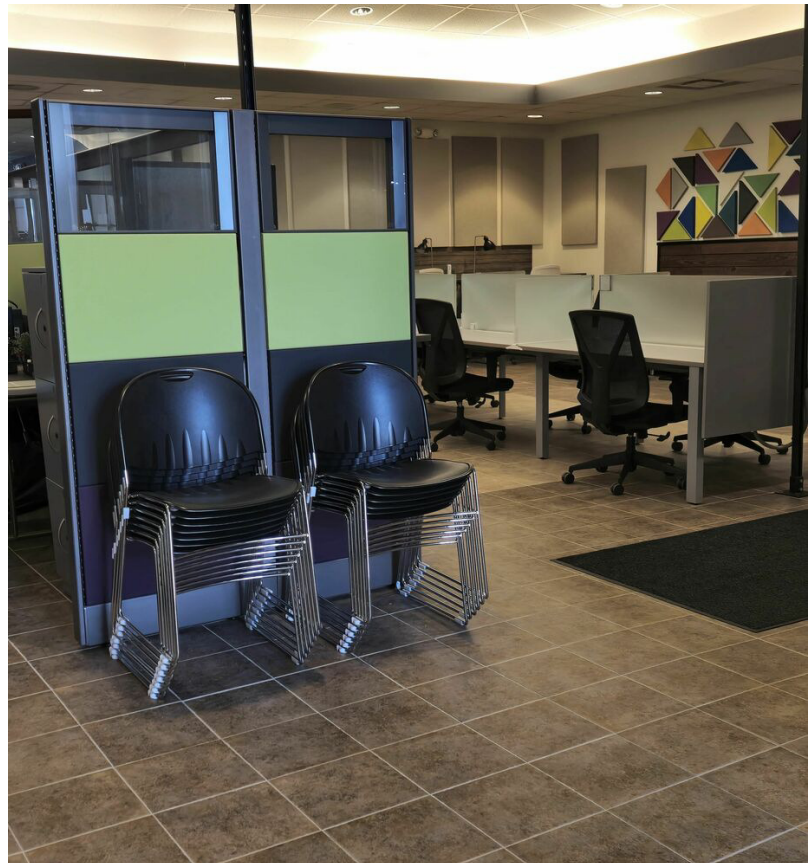


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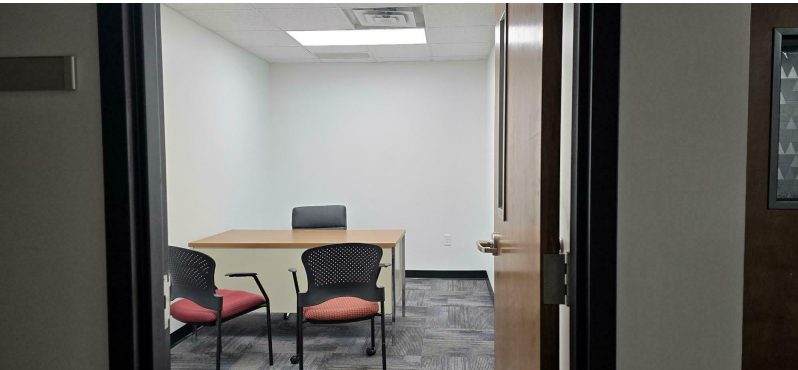
INTERIOR PHOTOS



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First Floor - Office #3



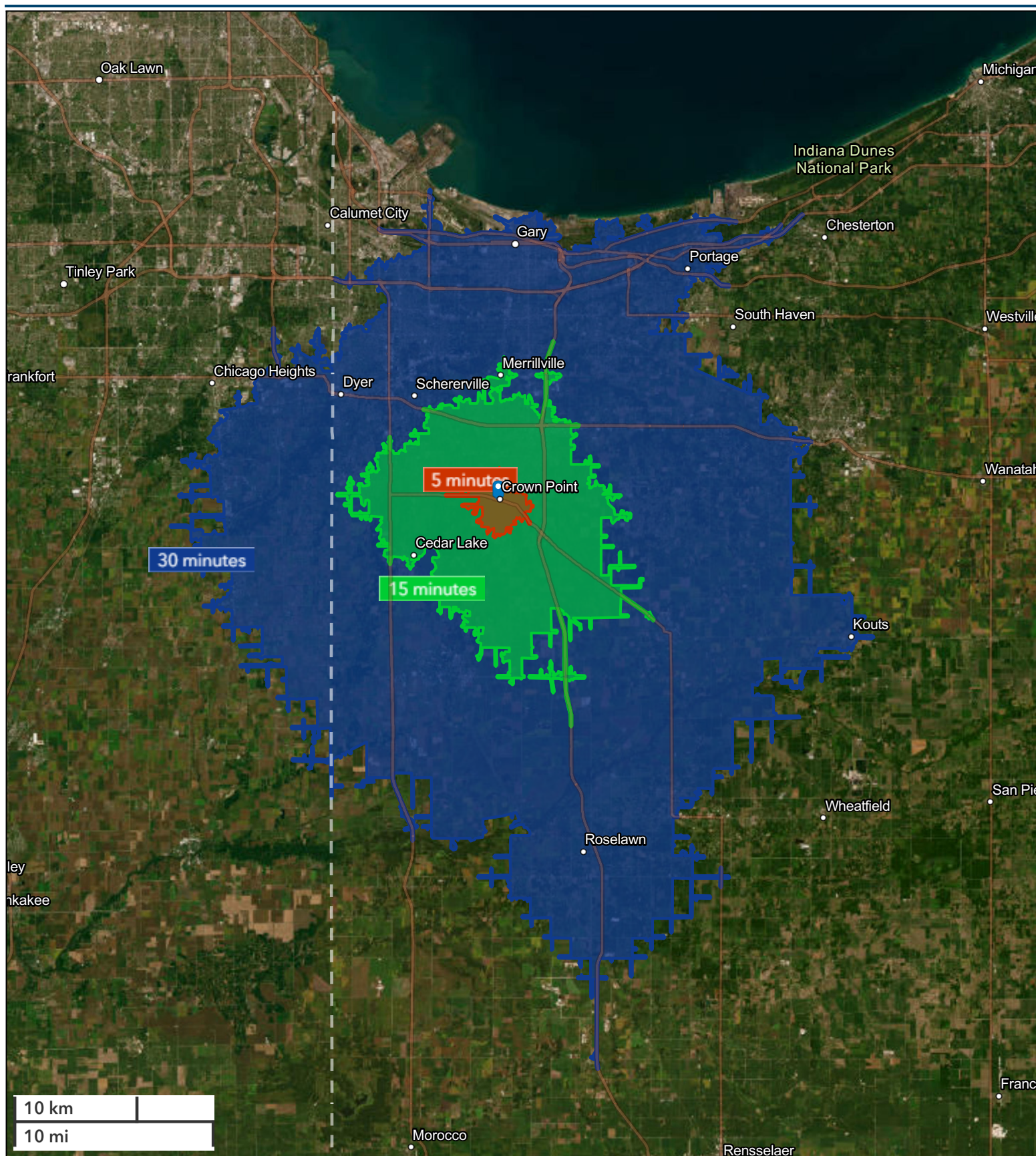
First Floor - Office #5



Third Floor - Office #3



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Executive Summary

115 S Court St, Crown Point, Indiana, 46307 2
 115 S Court St, Crown Point, Indiana, 46307
 Drive time: 5, 15, 30 minute radii

Prepared by: Michael Lunn, CCIM, SIOR
 Latitude: 41.41687
 Longitude: -87.36584

	5 minutes	15 minutes	30 minutes
Population			
2010 Population	13,921	88,889	489,051
2020 Population	14,872	101,330	499,449
2025 Population	14,846	107,361	504,233
2030 Population	14,839	110,611	508,073
2010-2020 Annual Rate	0.66%	1.32%	0.21%
2020-2025 Annual Rate	-0.03%	1.11%	0.18%
2025-2030 Annual Rate	-0.01%	0.60%	0.15%
2020 Male Population	48.2%	48.7%	48.5%
2020 Female Population	51.8%	51.3%	51.5%
2020 Median Age	41.5	40.8	40.6
2025 Male Population	49.0%	49.4%	49.1%
2025 Female Population	51.0%	50.6%	50.9%
2025 Median Age	42.1	41.6	41.3

In the identified area, the current year population is 504,233. In 2020, the Census count in the area was 499,449. The rate of change since 2020 was 0.18% annually. The five-year projection for the population in the area is 508,073 representing a change of 0.15% annually from 2025 to 2030. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 41.3, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	83.2%	69.5%	60.5%
2025 Black Alone	2.6%	14.6%	22.6%
2025 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2025 Asian Alone	2.5%	2.2%	1.6%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	2.7%	3.9%	5.2%
2025 Two or More Races	8.6%	9.3%	9.7%
2025 Hispanic Origin (Any Race)	10.7%	13.3%	15.3%

Persons of Hispanic origin represent 15.3% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 68.2 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	90	107	90
2010 Households	5,765	32,989	185,095
2020 Households	5,996	38,681	195,125
2025 Households	6,034	41,417	200,962
2030 Households	6,073	43,187	205,039
2010-2020 Annual Rate	0.39%	1.60%	0.53%
2020-2025 Annual Rate	0.12%	1.31%	0.56%
2025-2030 Annual Rate	0.13%	0.84%	0.40%
2025 Average Household Size	2.41	2.54	2.49

The household count in this area has changed from 195,125 in 2020 to 200,962 in the current year, a change of 0.56% annually. The five-year projection of households is 205,039, a change of 0.40% annually from the current year total. Average household size is currently 2.49, compared to 2.54 in the year 2020. The number of families in the current year is 131,601 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income			
2025 Percent of Income for Mortgage	19.8%	20.3%	21.4%
Median Household Income			
2025 Median Household Income	\$91,451	\$96,764	\$79,040
2030 Median Household Income	\$104,314	\$110,446	\$91,663
2025-2030 Annual Rate	2.67%	2.68%	3.01%
Average Household Income			
2025 Average Household Income	\$110,555	\$119,987	\$103,224
2030 Average Household Income	\$123,159	\$134,199	\$115,084
2025-2030 Annual Rate	2.18%	2.26%	2.20%
Per Capita Income			
2025 Per Capita Income	\$44,996	\$46,619	\$41,149
2030 Per Capita Income	\$50,526	\$52,745	\$46,446
2025-2030 Annual Rate	2.35%	2.50%	2.45%
GINI Index			
2025 Gini Index	38.6	40.8	43.2
Households by Income			

Current median household income is \$79,040 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$91,663 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$103,224 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$115,084 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$41,149 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$46,446 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	116	112	104
2010 Total Housing Units	6,074	35,052	202,777
2010 Owner Occupied Housing Units	4,381	25,208	137,679
2010 Renter Occupied Housing Units	1,384	7,781	47,416
2010 Vacant Housing Units	309	2,063	17,682
2020 Total Housing Units	6,311	40,705	212,821
2020 Owner Occupied Housing Units	4,605	30,018	143,858
2020 Renter Occupied Housing Units	1,391	8,663	51,267
2020 Vacant Housing Units	296	1,953	17,679
2025 Total Housing Units	6,327	43,569	219,023
2025 Owner Occupied Housing Units	4,734	33,112	152,033
2025 Renter Occupied Housing Units	1,300	8,305	48,929
2025 Vacant Housing Units	293	2,152	18,061
2030 Total Housing Units	6,409	45,073	223,375
2030 Owner Occupied Housing Units	4,824	34,798	157,665
2030 Renter Occupied Housing Units	1,249	8,389	47,374
2030 Vacant Housing Units	336	1,886	18,336
Socioeconomic Status Index			
2025 Socioeconomic Status Index	56.9	54.8	49.2

Currently, 69.4% of the 219,023 housing units in the area are owner occupied; 22.3% are renter occupied; and 8.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 212,821 housing units in the area and 8.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.55%. Median home value in the area is \$270,738, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 3.88% annually to \$327,471.

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LOCATION MAP



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