

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12.00 SF
Available SF:	50,174 SF
Min/Max SF:	50,174 SF
Lease Type:	NNN
Expenses:	\$4.12
Building Size:	52,708 SF
Lot Size:	8.16 Acres
Parking:	100 Spaces
Zoning:	I-2

PROPERTY OVERVIEW

Introducing a premier leasing opportunity at 2300 Michigan St in Hammond, IN. This impressive property offers modern, customizable office spaces suitable for a variety of businesses. Boasting ample parking, high visibility, and excellent accessibility from major roads, the property provides convenience for employees and visitors alike. With sophisticated architectural design and state-of-the-art facilities, tenants can create a professional and inviting workspace. Additionally, the property features versatile floor plans, flexible lease options, and attentive property management, ensuring a seamless leasing experience. Elevate your business in this exceptional property, strategically positioned for success and poised to meet your office space needs.

LOCATION OVERVIEW

Discover the vibrant Northwest Indiana market surrounding this prime office location. Situated in Hammond, IN, the area is brimming with amenities and attractions. The property enjoys close proximity to the scenic Wolf Lake and the popular Lost Marsh Golf Course, offering outdoor recreational opportunities for tenants. Nearby, the bustling Horseshoe Hammond Casino and the acclaimed Hammond Civic Center provide entertainment and event options, ideal for networking and client engagements. With convenient access to major highways and public transportation, the location offers ease of commuting for employees and visitors. Embrace the dynamic potential of the Northwest Indiana market at this unmatched office destination.

PROPERTY DETAILS

Lease Rate	\$12.00 SF/YR
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LOCATION INFORMATION

Building Name	Brenco Building A
Street Address	2300 Michigan St
City, State, Zip	Hammond, IN 46320
County	Lake
Market	Northwest Indiana
Sub-market	Chicago
Cross-Streets	Indianapolis Blvd
Township	North Township
Side of the Street	South
Signal Intersection	No
Road Type	Highway Interchange
Market Type	Large
Nearest Highway	I-80/94, I-90, US-41, IN-312
Nearest Airport	Gary, Midway, O'Hara

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	100

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Central HVAC	Yes
Broadband	Gigabit
Leed Certified	No
Gas / Propane	Yes

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	I-2
Lot Size	8.16 Acres
APN #	45-07-05-200-006.000-023
Lot Frontage	450 ft
Lot Depth	1,540 ft
Power	2,000 Amp, 480 Volt, 3 Phase

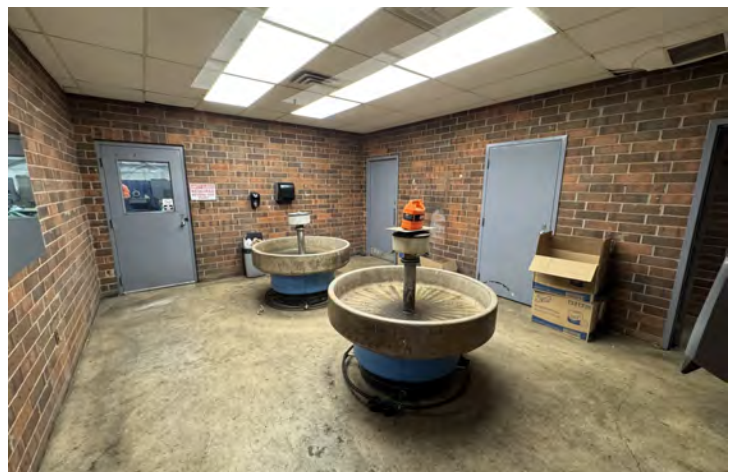
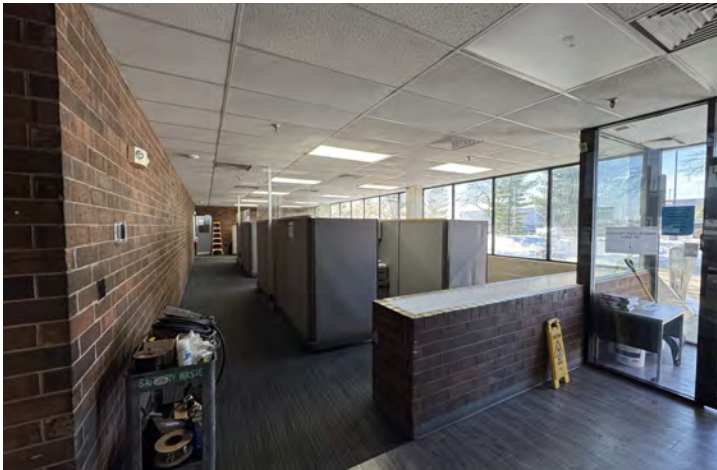
BUILDING INFORMATION

Building Size	52,708 SF
Building Class	B
Tenancy	Multiple
Number of Grade Level Doors	3
Number of Dock High Doors	0
Number of Drive in Bays	3
Number of Cranes	3 - 10 Ton, 2 - 5 Ton
Ceiling Height	24 ft
Number of Floors	1
Year Built	1980
Year Last Renovated	2019
Gross Leasable Area	52,544 SF
Construction Status	Existing
Framing	Steel
Condition	Good
Roof	Membrane
Free Standing	Yes
Number of Buildings	1

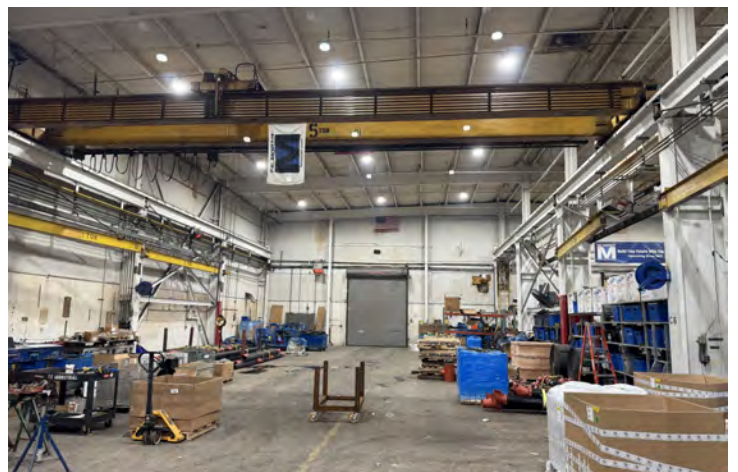
INTERIOR PHOTOS



INTERIOR PHOTOS



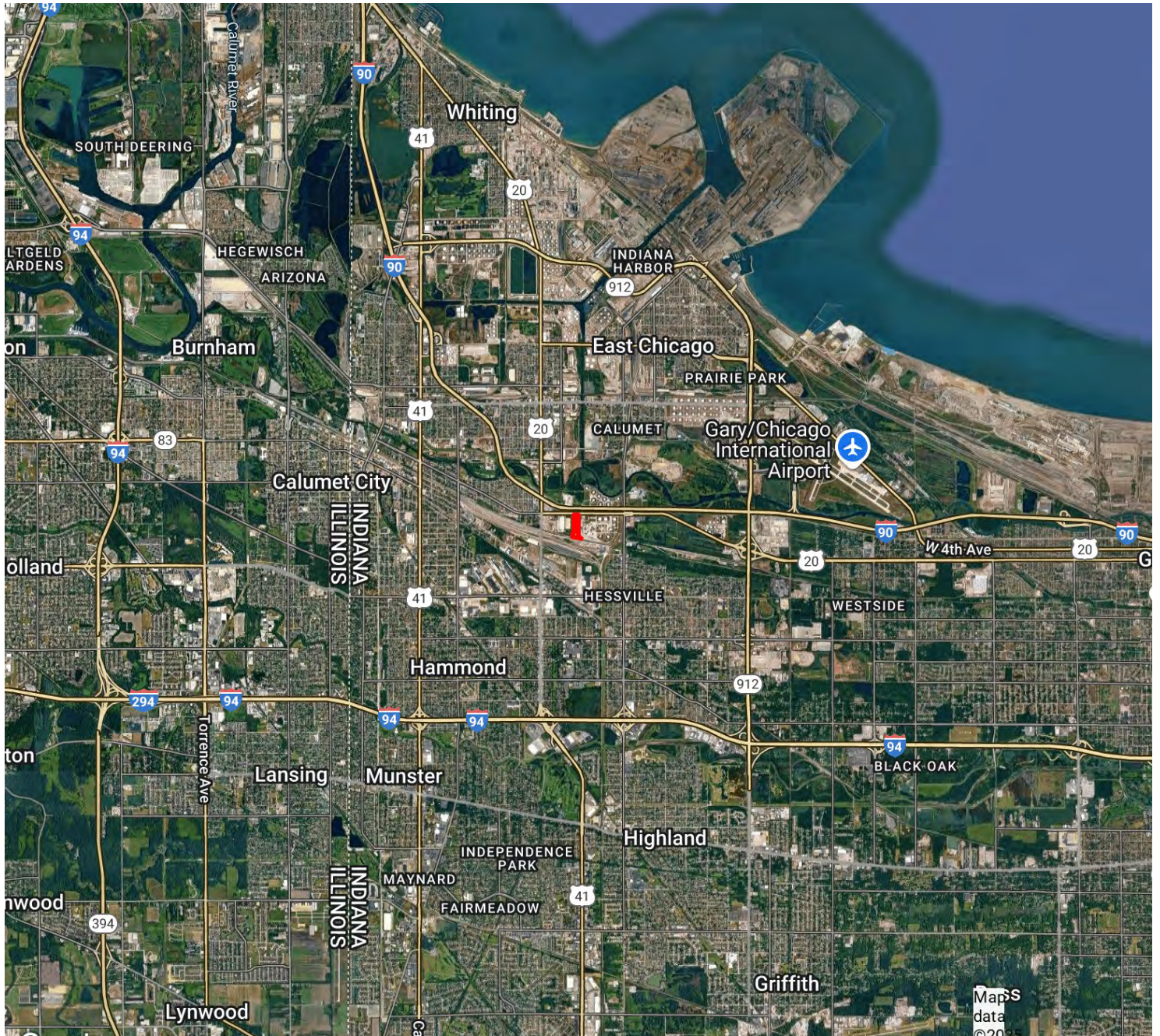
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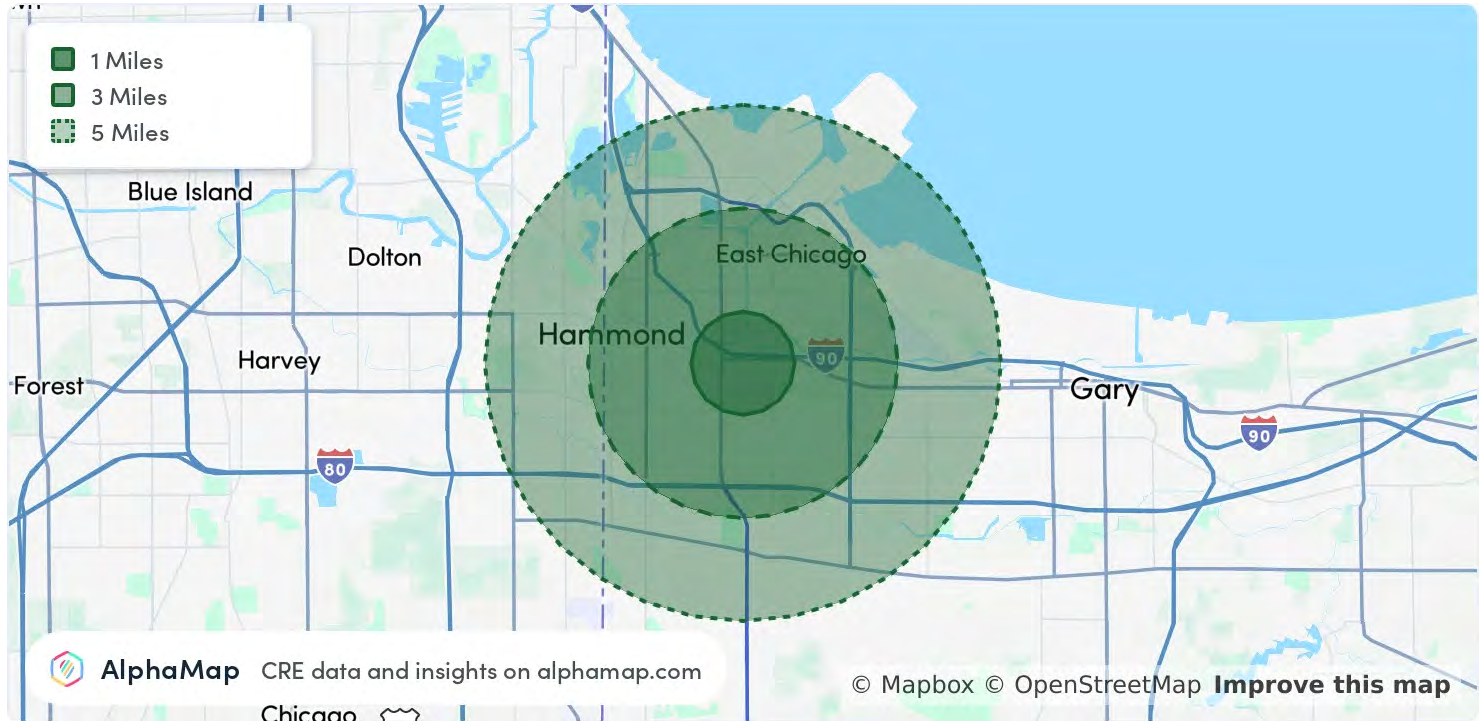
EXTERIOR PHOTOS



LOCATION MAP



AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,670	90,146	195,579
Average Age	37	37	39
Average Age (Male)	36	36	38
Average Age (Female)	37	38	40
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,316	33,999	75,624
Persons per HH	2.8	2.7	2.6
Average HH Income	\$63,085	\$63,392	\$73,137
Average House Value	\$128,148	\$160,523	\$190,990
Per Capita Income	\$22,530	\$23,478	\$28,129

Map and demographics data derived from AlphaMap