

LEASE



OFFICE

# COURT STREET CENTER



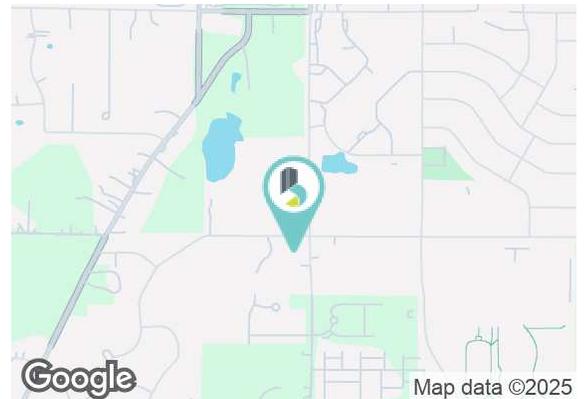
1501 S. COURT STREET, CROWN POINT, IN 46307

## PROPERTY HIGHLIGHTS

- First Floor +/- 6,083 usable (6,995 SF Rentable) square feet of Former Pediatric Office with 12 exams, large waiting area and staff lounge
- 2006 Vintage two-story 19,870 sf. masonry office building on 2.13 acres at the corner southwest corner of Burrell (125th) and Court Streets 1 mile south of the historic Crown Point square
- Award winning City of Crown Point 45 miles southeast of Chicago Loop in Low Tax Indiana
- Hi Identity Exterior featuring a Centier bank branch and other physician offices on the 2nd floor.
- Strong growing Neighborhood which features Crown Point High School, Southlake YMCA with a recent \$35 Million Expansion,
- Franciscan Medical Office Building, Franciscan Village senior living, Stacks Grocer, Walgreens, Taft Middle School, Fresenius Dialysis, Youche Country Club and Symphony Assisted Living.

**LEASE RATE \$19.50 SF/YR (NNN)**

Available SF:	6,695 SF (Rentable) 6,093 SF (Usable)
Lot Size:	2.13 Acres
Building Size:	19,544 SF



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