

Office Building For Lease

# 8080 EAST 109TH AVENUE, WINFIELD, IN 46307



For more information, please contact:

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Winfield, IN 46307



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 6,208 SF

**Lease Rate:** \$16.00 - 18.00 SF/yr  
(NNN)

**Lot Size:** 0.73 Acres

**Building Size:** 6208 SF

### PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Modern and well-maintained interior
- Two story glass entry/foyer
- Ample parking for tenants and customers
- Private offices and flexible floor plan to suit various businesses
- High-quality finishes and fixtures



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## PROPERTY DESCRIPTION



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High visibility professional office space located along 109th Avenue in Winfield, IN. Ample parking, well-maintained interior, and convenient access enhance the appeal of the property. Inside, the well-designed interior features ample natural light, modern amenities, and versatile layouts to suit various business needs. Whether you're seeking a new office space or looking to relocate, this property provides an exceptional opportunity to establish your business.

### LOCATION DESCRIPTION

Located in the fast-growing community of Winfield, Indiana, this office property benefits from proximity to major roadways including U.S. Route 30 and I-65, providing direct access to Crown Point, Merrillville, and the broader Northwest Indiana region. Winfield offers a business-friendly environment with low taxes, a high-income residential base, and continued residential and commercial development. The area is ideal for professionals and service-based businesses seeking a modern, accessible location with strong demographics and increasing foot traffic.

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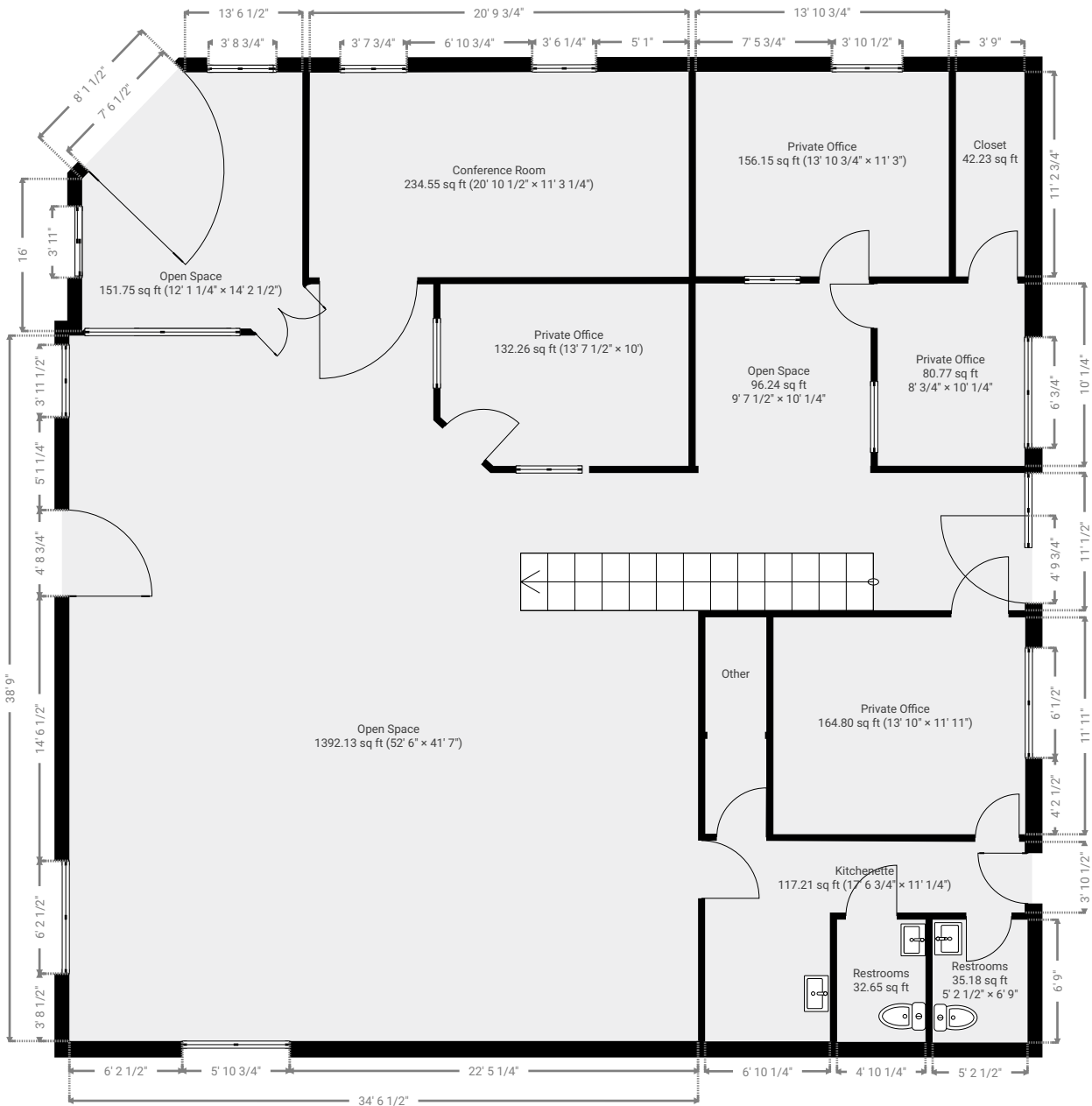
8080 e 109th

8080 East 109th Avenue, 46307 Crown Point, Indiana, US  
TOTAL AREA: 5680.16 sq ft • LIVING AREA: 5680.16 sq ft • FLOORS: 2 • ROOMS: 28



▼ 1st Floor

TOTAL AREA: 2942.29 sq ft • LIVING AREA: 2942.29 sq ft • ROOMS: 14



8080 e 109th

8080 East 109th Avenue, 46307 Crown Point, Indiana, US  
TOTAL AREA: 5680.16 sq ft • LIVING AREA: 5680.16 sq ft • FLOORS: 2 • ROOMS: 28



▼ 2nd Floor

TOTAL AREA: 2737.87 sq ft • LIVING AREA: 2737.87 sq ft • ROOMS: 14





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## RETAILER MAP



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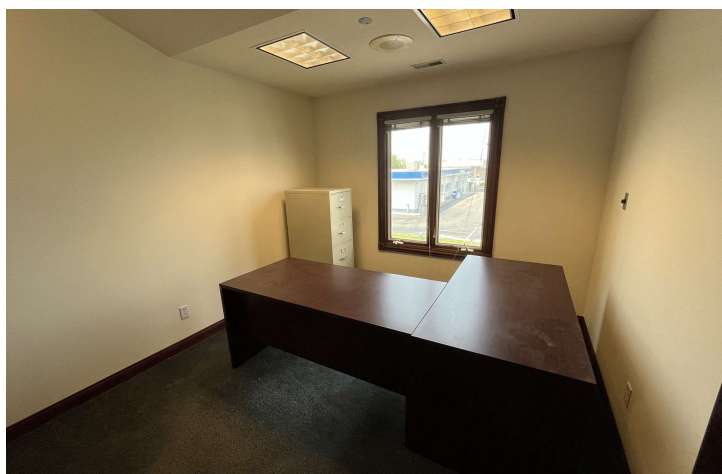
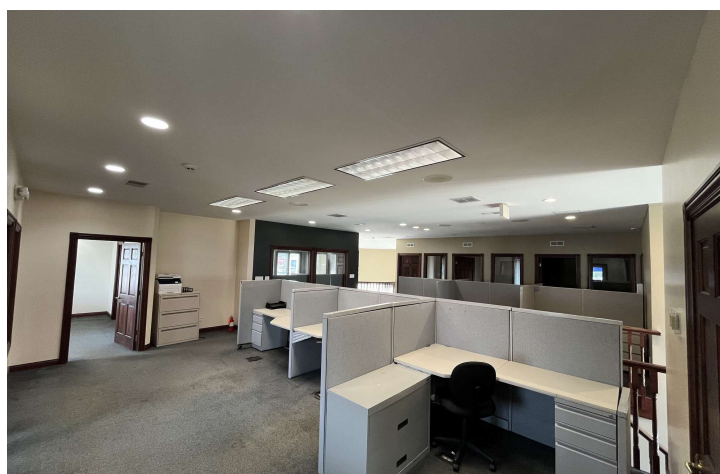


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## ADDITIONAL PHOTOS



**ANTONY MIOCIC**  
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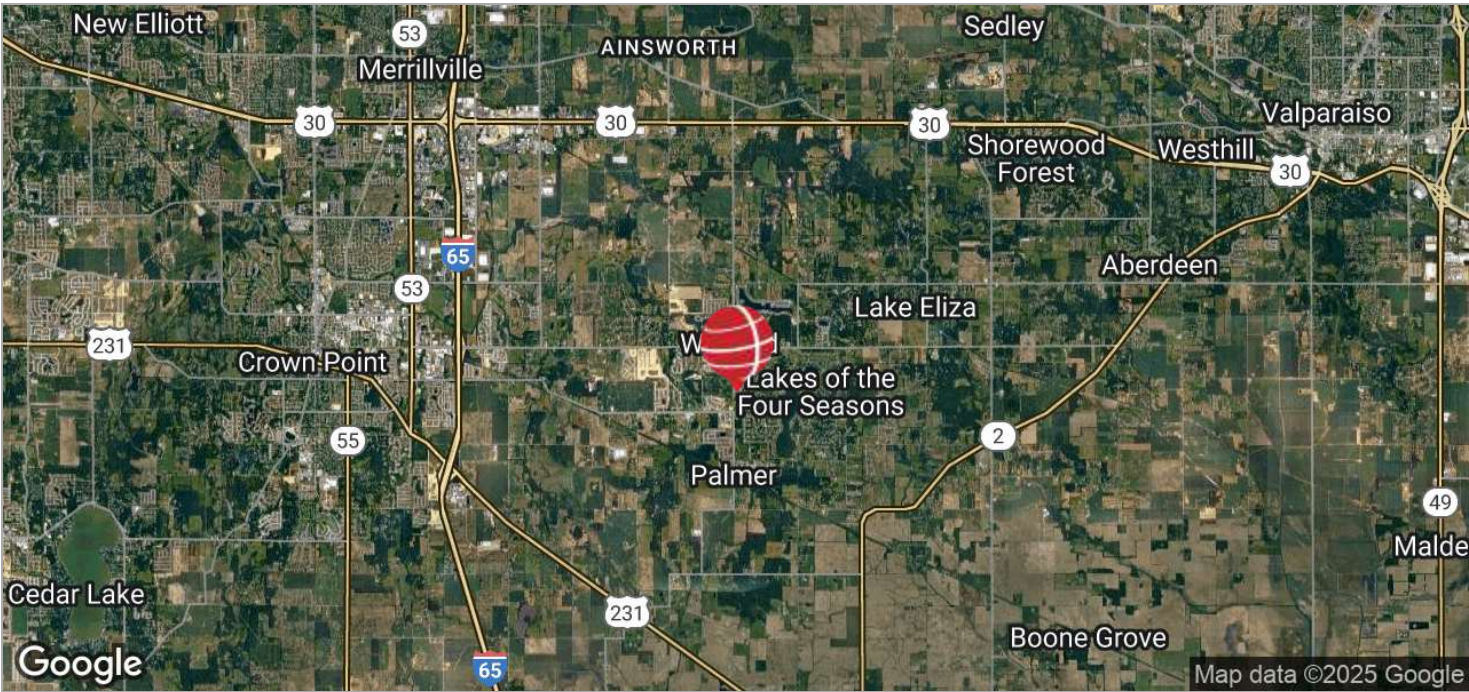


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## LOCATION MAPS



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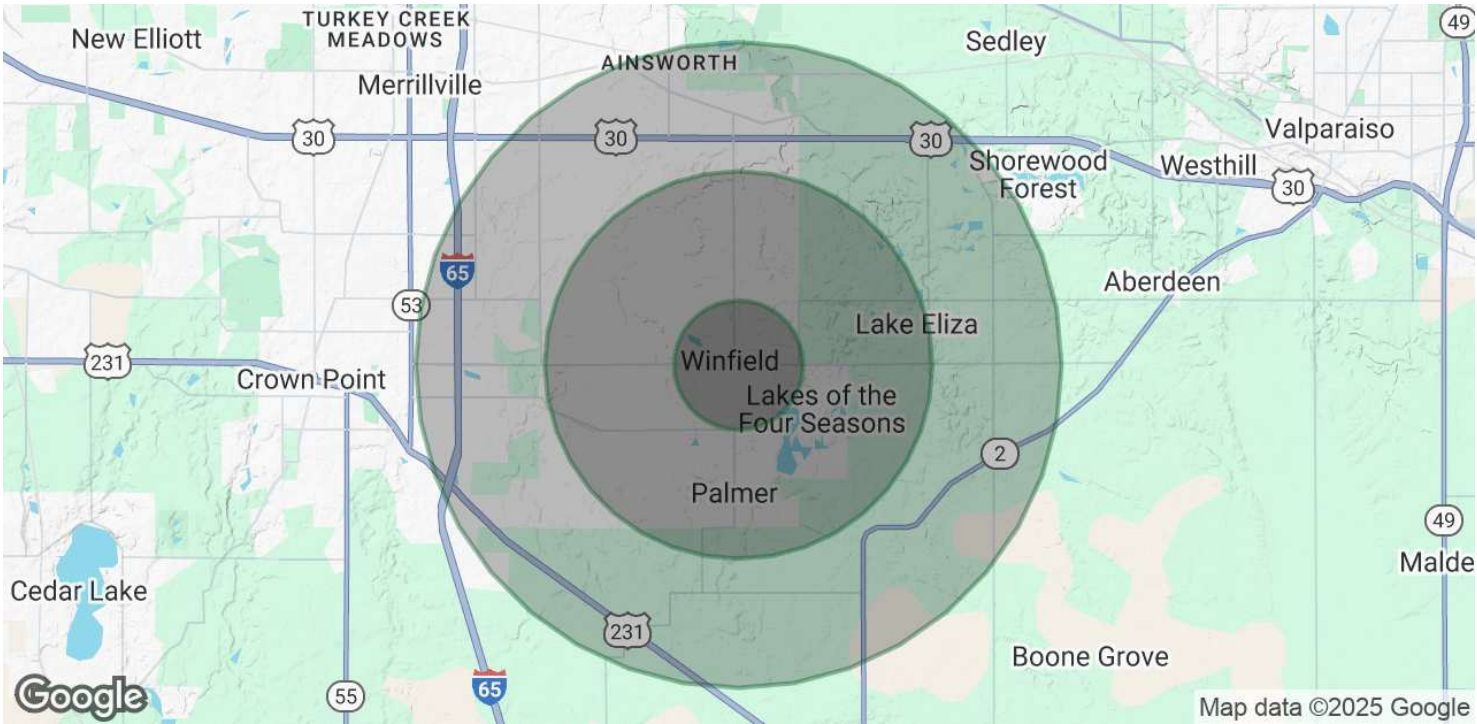


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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,202	19,201	32,936
Average Age	39	41	42
Average Age (Male)	39	40	41
Average Age (Female)	40	41	42

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,094	6,729	12,128
# of Persons per HH	3	2.9	2.7
Average HH Income	\$128,834	\$129,331	\$127,971
Average House Value	\$363,240	\$371,807	\$378,348

Demographics data derived from AlphaMap

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