

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18.00/SF
Min/Max SF:	1,860 SF
Lease Type:	Modified Gross
Expenses:	Utilities/Janitorial
Building Size:	16,000 SF
Lot Size:	1.5 Acres
Parking:	75 spaces
Zoning:	Community Commercial

PROPERTY OVERVIEW

Come join current tenants Mid America Psychiatry and Counseling, Broadway Dental and Big Brothers Big Sisters of Metropolitan Chicago. Suite C is 1,860 SF with interiors featuring 4 offices, conference room, open area, closet, men's/women's bathrooms, and mechanical room. This space is completely renovated with new paint, ceiling, LED lighting and restroom fixtures now available. Single story brick executive style office building ideal for professional or general office. The building offers plenty of parking. 2023/2024 updates included new roof, landscaping, shutters and new asphalt parking lot. 2024 INDOT traffic counts for Broadway North of Route 30 are 16,325 cars/day.

LOCATION OVERVIEW

This is located at a stop light corner, three blocks north of Rt. 30 on the east side of Broadway. Conveniently located within 2 miles of the 6 million SF retail trade area surrounding the I-65/US30 interchange. The Town of Merrillville municipal offices and police department are located directly across Broadway. Near Asparagus, El Jimador Mexican Cuisine 4, Cafe Stelios, Maxims, Panera, Gino's Steak house, Portillo's, Dean and Barbara White Community Center and so much more.

LEASE SPACES



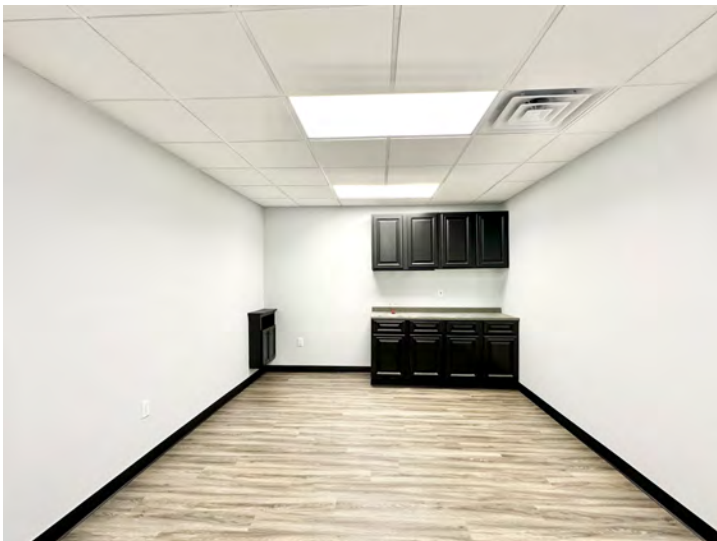
LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,860 SF	Lease Rate:	\$18.00 SF/yr

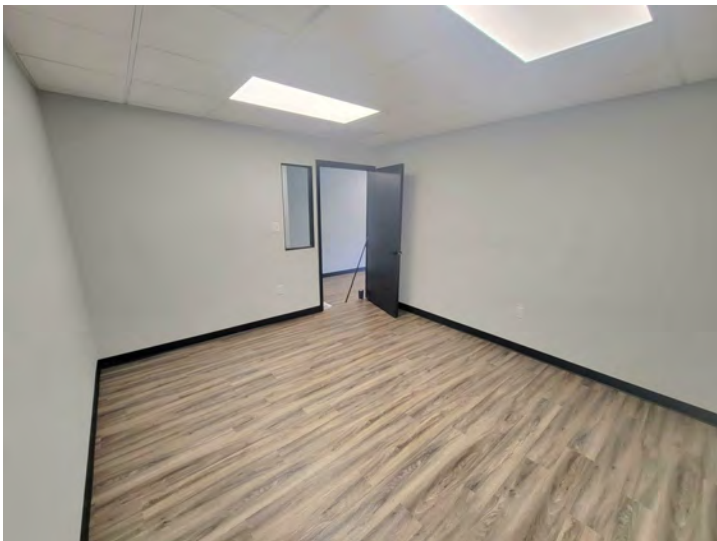
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite C	Available	1,860 SF	Modified Gross	\$18.00 SF/yr	Completely updated with new paint, flooring, lighting and trim.

SUITE C PHOTOS



SUITE C PHOTOS



ADDITIONAL PHOTOS



For Information Contact:

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AERIAL IMAGE



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RETAILER MAP

