

LEASE

OFFICE



## WESTGATE PLACE



1333 W STATE ROAD 2, LA PORTE, IN 46350

### PROPERTY HIGHLIGHTS

- New contemporary build to suit Med-tail site plan
- Suite sizes available from 1,800 - 2,820 SF
- Join Wingstop, Jet's Pizza, and Generx, delivered with 5 ton HVAC, perimeter demising walls with drywall and insulation, 200 amp electrical, plumbing stubs, and concrete floors
- Building has completed construction and only requires white-boxing
- Base Rents ranging from \$22-\$24 PSF NNN (Additional tenant improvements may be amortized over the term for qualifying prospects)
- Located at the West gateway into LaPorte with high exposure frontage on State Road Hwy 2
- Situated less than 1 mile from Northwest Health Hospital, adjacent to Kabelin Ace and across from the Redeveloped Maple Land Mall
- Ideal for medical, retail or professional office users
- Robust volume of traffic at 14,500 vehicles per day along Lincolnway

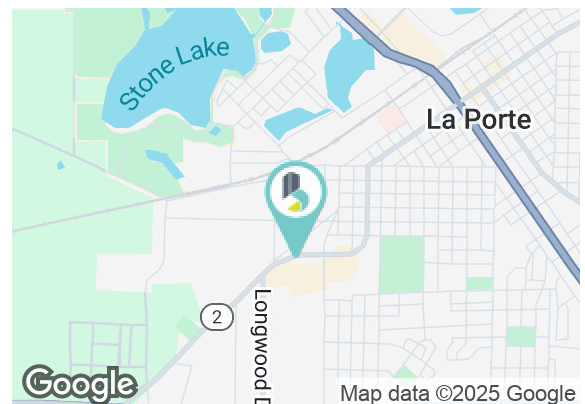
### LEASE RATE

**\$22.00 - 24.00 SF/YR  
(NNN)**

Available SF: 1,800-2,820 SF

Lot Size: 1.2 Acres

Building Size: 8,640 SF



#### BRADLEY COMPANY

359 W. 84th Dr.  
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## 1333 W STATE ROAD 2, LA PORTE, IN 46350

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Lease Rate **\$22.00 - 24.00 SF/YR**

### LOCATION INFORMATION

Building Name	Westgate Place
Street Address	1333 W State Road 2
City, State, Zip	La Porte, IN 46350
County	LaPorte

### BUILDING INFORMATION

Building Size	8,640 SF
Building Class	A
Number of Floors	1
Year Built	2024
Construction Status	Constructed
Number of Buildings	1

### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	Commercial
Lot Size	1.2 Acres
APN #	46-10-02-153-004.000-000

### AVAILABLE SPACES

Suite 103	1,800 SF
Suite 104	2,820 SF



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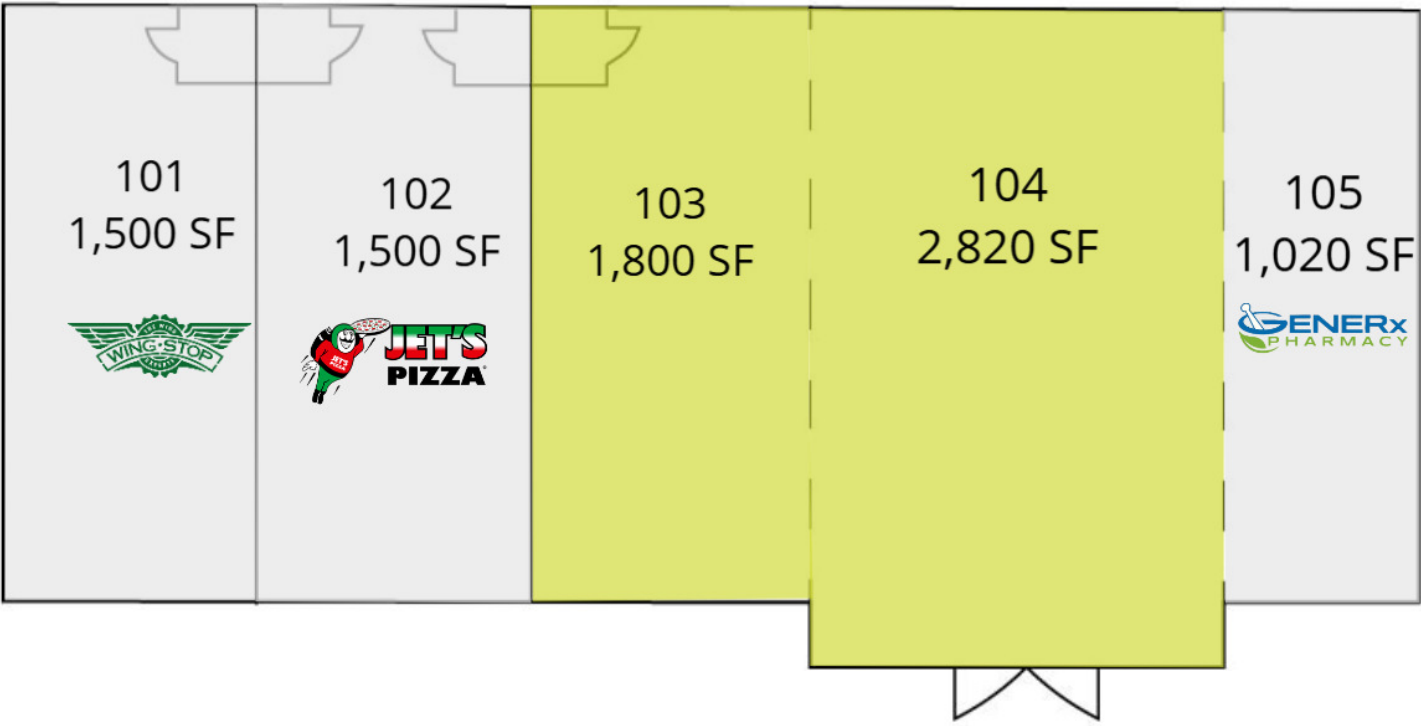




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# RETAILER MAP

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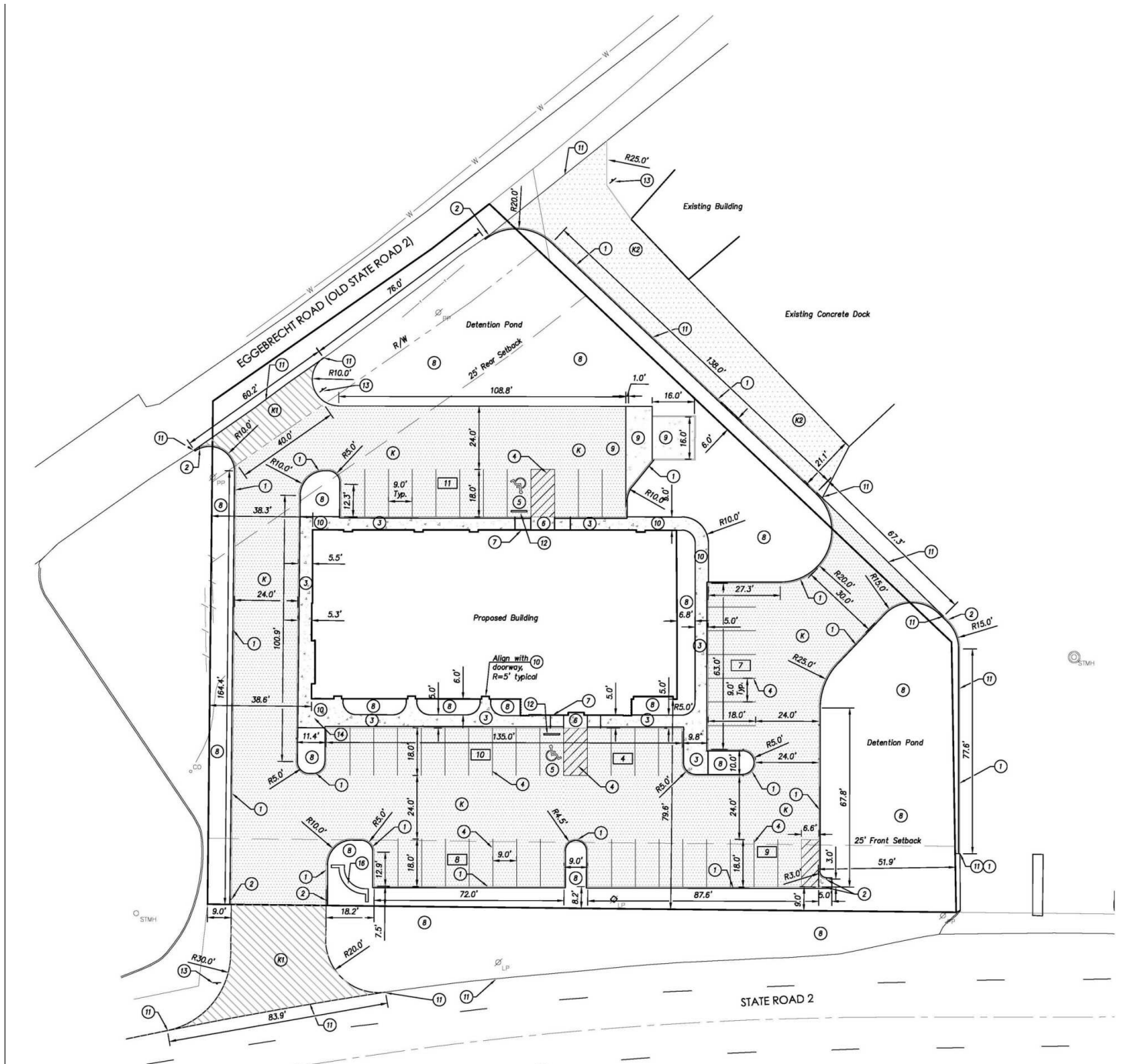




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