Office Building For Lease Easton Court Medical Offices

270-280 E 90TH DR, MERRILLVILLE, IN 46410







For more information, please contact:

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270-280 E 90th Dr, Merrillville, IN 46410



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 2,500 - 5,308 SF

Lease Rate: \$15.00 - 17.00 SF/yr

(NNN)

Lot Size: 3.02 Acres

Year Built: 1989

Building Size: 10308 SF

Zoning: C₃

PROPERTY HIGHLIGHTS

- 3 medical office condos for lease
- Sizes range from approximately 2500sf to 10,000sf
- Located within minutes of the US 30/I-64 interchange
- Spacious Interior and Flexible Layouts
- Ample Parking Available with monument signage



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PROPERTY DESCRIPTION



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Medical office space available at Easton Court in Merrillville. Built in 1989 and zoned C3, this property features three medical office condos for lease, offering sizes ranging from approximately 2,500 to 10,000 square feet. Conveniently located within minutes of the US 30/I-64 interchange, the property boasts a spacious interior, flexible layouts, ample parking, and prominent monument signage. It's the perfect space for medical practices or office use, offering a strategic advantage for those seeking a premium location in Merrillville.

LOCATION DESCRIPTION

Located in the heart of Merrillville, the surrounding area offers an array of conveniences and attractions. Nearby, tenants can enjoy various dining options, including the popular Asada Grill & Cantina and Gamba Ristorante. For shopping and entertainment, the nearby Southlake Mall presents various of retail stores and entertainment venues, providing a lively atmosphere for employees and visitors. The location also benefits from easy access to major transportation routes, enhancing connectivity and accessibility. With its advantageous positioning and diverse local amenities, the area surrounding the property creates a compelling and dynamic environment for office tenants seeking convenience and a vibrant business community.

JULIA TURNER

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LEASE SPACES



LEASE INFORMATION

Lease Type:NNNLease Term:NegotiableTotal Space:2,500 - 5,308 SFLease Rate:\$15.00 - \$17.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
270 E 90th Dr	Available	2,500 SF	NNN	\$15.00 - \$17.00 SF/yr	-
270 E 90th Dr - Suite B	Available	2,500 SF	NNN	\$15.00 - \$17.00 SF/yr	-
280 E 90th Dr	Available	5,308 SF	NNN	\$15.00 - \$17.00 SF/yr	-

DEMOLITION

- I- DEMOLITION CONTRACTOR TO REVIEW THESE DRAWINGS AND COORDINATE HIS WORK WITH THESE SPECIFICATIONS AND APPLICABLE DETAIL AS MAY REQUIRED.
- ALL DEMOLITION WORK THAT MAY PROPOSE A THREAT TO PUBLIC SAFETY 16 TO BE SCHEDULED AND PERFORED DURNIS NON-BURNESS HOURS TO REDUCE THE THREAT OF PUBLIC IN NURY: OTHER NON-HAZARDOUS PHASES OF DEMOLITION NAY DE PERFORMED DURNIS BUSINESS HOURS PROVIDED THE AREA NODER CONSIDERATION IS ADEQUATELY SCREENED ON BARRICADED FROM THE PUBLIC.
- 3- THIS CONTRACTOR SHALL REMOVE & HALL AWAY ALL ITEMS AS INDICATED ON THE DRAWNAS OR OTHERWISE REQUIRED FOR THE PROPER COMPLETION OF THE WORK-A REPORT TO THE ARCHITECT ANY INJURY. CONDITIONS, WHORESEEN OBSTRUCTIONS OR OBSTACLES ETC., DISCOVERED DURING DEMOLITION.
- 5- REPOVE ALL DEPOSITION MATERIALS DIBBROS AND RUDDISH FROM THE SITE AS SOCIALS PRACTICABLE DO NOT PERRITI ANY ACCUPILATION ON THE SITE SPILLAGE OF THE STREETS.

 6- AFTER COPPLETION, THIS CONTRACTOR TO LEAVE THE SITE IN A NEAT AND OFFICERY CONTINUE AND THE STREETS.

CARPENTRY NOTES:

- I- FURNISH AND INSTALL ALL ROUGH AND FINISH CARPENTRY AS REQUIRED FOR A COMPLETE AND FINISHED JOB AS SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN.

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INDICATES NEW WALLS

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MISCELLANEOUS COUNTERTOPS, CABINETS, FURNITURE, EQUIPMENT

- 1- ALL BUILT-IN COUNTER-TOPS, SERVICE COUNTERS, CABINETS, SHELVING, FURNISHINGS, ETC., SHALL BE BY TENANT.
- THESE DRAWINGS INDICATE GENERAL SCHEMATIC LAYOUTS AND LOCATION OF THESE ITEMS ONLY AND ARE SUBJECT TO CHANGE AS PER FINAL SHOP FABRICATION DRAWINGS AS PREPARED BY OTHERS, VERIFY WITH TENANT.
- THERE MAY BE MISCELLANEOUS SUPPORTS AND WALL BACKING TO BE PROVIDED BY GENERAL CONTRACTOR YERFY THESE ITEMS WITH CABINET CONTRACTOR.
- CASINE CONTROCTOR

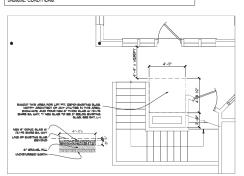
 A-LL TOLET ROOM EQUIPMENT TO BE SUPPLIED AND INSTALLED BY GENERAL

 CONTRACTOR INLESS OTHERWISE SPECIFIED.

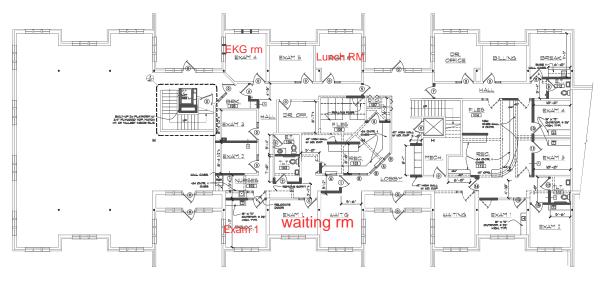
 5 ALL LAVATORY EQUIPMENT AND FIXTURES, INCLIDING VALVE CONTROLS AND

 DISPENSERS TO CORPORT WITH HANDICAP REQUIREMENTS.

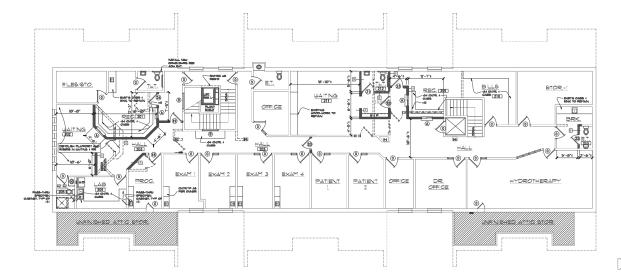
NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD, AND NOTIFY ARCHITECT OF AN UNUSUAL CONDITIONS.



ELEVATOR PIT SLAB DETAIL (3)



FIRST LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN (2)





270-280 E. 90th DR MERRILLVILLE, INDIAN MEDICAL BUILDING INTERIOR REMODEL





KEY PLAN

270-280 E 90th Dr, Merrillville, IN 46410



LOCATION MAPS

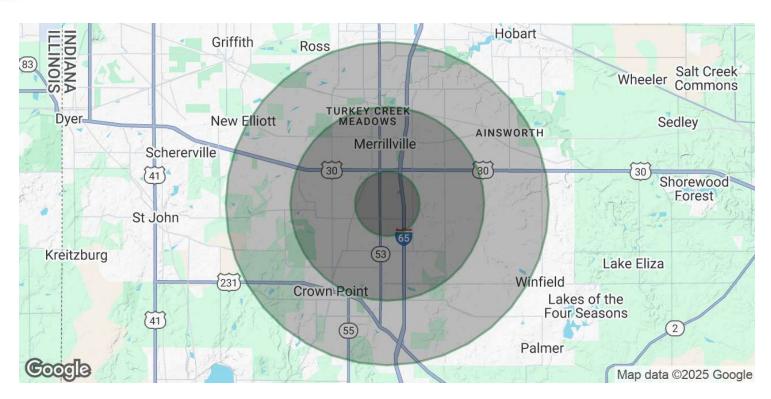




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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,600	35,717	97,732
Average Age	53	43	41
Average Age (Male)	48	41	40
Average Age (Female)	56	45	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total Households	1 MILE 1,106	3 MILES 15,064	5 MILES 38,292
Total Households	1,106	15,064	38,292

 $Demographics\ data\ derived\ from\ Alpha Map$