**FOR LEASE**

11-101 W 112th Avenue, Crown Point, IN 46307

# CITY CENTER

## OFFERING SUMMARY

| | |
|---|---|
| Lease Rate: | $21 - 24 SF/yr (MG) |
| Building Size: | 23,824 SF |
| Available SF: | 736 - 2,500 SF |
| Year Built: | 2024 |

## PROPERTY OVERVIEW

11-101 W. 112th Avenue presents a flexible office opportunity designed to support a range of professional users. The property offers a clean, functional layout suited for efficient day-to-day operations, with space that can be adapted to accommodate private offices, collaborative work areas, and client-facing functions. Well-suited for long-term occupancy, the building offers a practical platform for immediate use, lease-up, or customized improvements tailored to tenant needs. 2,500 SF space was occupied by a law firm. 736 SF is ideal for retail or office.

## PROPERTY HIGHLIGHTS

- Flexible office layout for a range of professional users
- Adaptable space for private offices and collaboration areas
- Functional configuration for efficient daily operations
- Ideal for lease-up or customized tenant improvements
- Professional office setting with broad usability
- Potential for long-term occupancy stability
- Space can support client-facing or administrative functions
- Practical platform for immediate use

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The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implie, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

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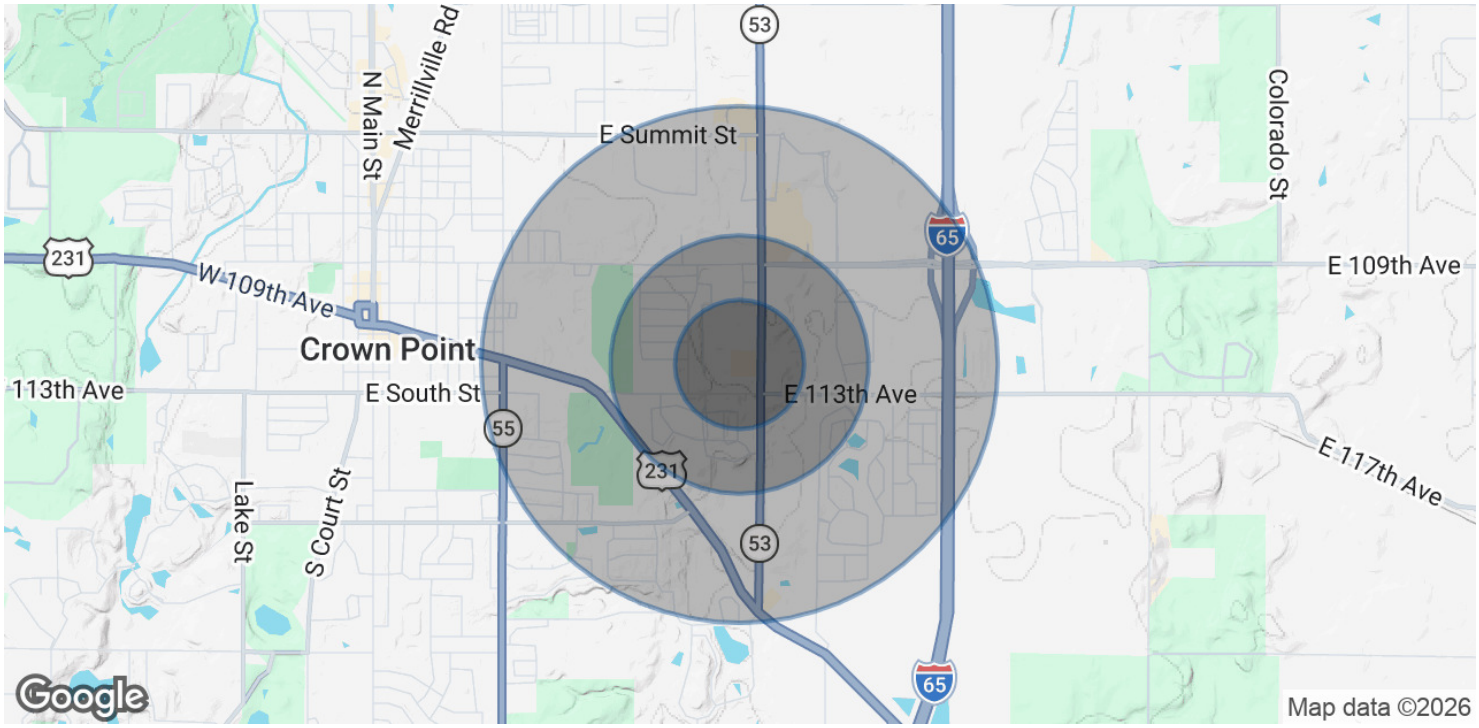


| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Population | 320 | 1,145 | 5,423 |
| Average Age | 54.1 | 49.2 | 41.7 |
| Average Age (Male) | 49.7 | 45.5 | 40.1 |
| Average Age (Female) | 58.5 | 52.5 | 42.6 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Households | 158 | 521 | 2,184 |
| # of Persons per HH | 2.0 | 2.2 | 2.5 |
| Average HH Income | $86,573 | $93,493 | $100,994 |
| Average House Value | $233,000 | $245,990 | $265,506 |

*2023 American Community Survey (ACS)*


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