

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$14.00/SF
Available SF:	1,144 - 2,134 SF
Lease Type:	NNN + UJ
Min/Max SF:	1,144 /3,278 RSF
Expenses:	\$6.35/SF
Building Size:	24,000 SF
Lot Size:	3.44 Acres
Parking:	156
Zoning:	BLIP

PROPERTY OVERVIEW

A Northwest Indiana premier business park, AmeriPlex at the Port, offers you The Halsted Building. Two available suites. Suite G1 is 1,144 RSF, a compact layout ideal for small teams or satellite offices. Suite I is 2,134 RSF. Features include: reception area, 7 private offices, large conference room, break area, 2 private restrooms, storage closet. These can be combined to form 3,278 RSF. The Halsted building is a beautiful brick office building featuring flexible floor plans. This high quality business park has architectural controlled guidelines and covenants. NNN expenses estimated at \$6.35/SF (CAM \$3.70, Tax \$2.65). Utilities are separately metered and tenant obtains its own janitorial service if desired.

The AmeriPlex is a Frontier Smart Park Development offering advanced fiber telecommunication services. Fortune 500 tenants in AmeriPlex at the Port include, Hilton Hotels, Mitsubishi, Walgreens and others. Portage is Porter County's largest city. The shops at Lake Shore Point include McDonald's, Starbucks, Quaker Steak and Lube, Hooters, Dairy Queen, Taco Bell and Longhorn Steakhouse, Country Inn & Suites and Affordable Suites of America. One mile from South Shore Train.

LOCATION OVERVIEW

Located on I-94 at S.R. 249 (Exit 19) with immediate access to I-94 with continuous exit ramp into AmeriPlex at the Port. 1 mile to I-80/I-90, 7 miles to I-65 and 35 minutes from Downtown Chicago. Immediate access to the South Shore Train and close proximity to Gary, Valparaiso, Chesterton, Midway and O'Hare Airports.

LEASE SPACES



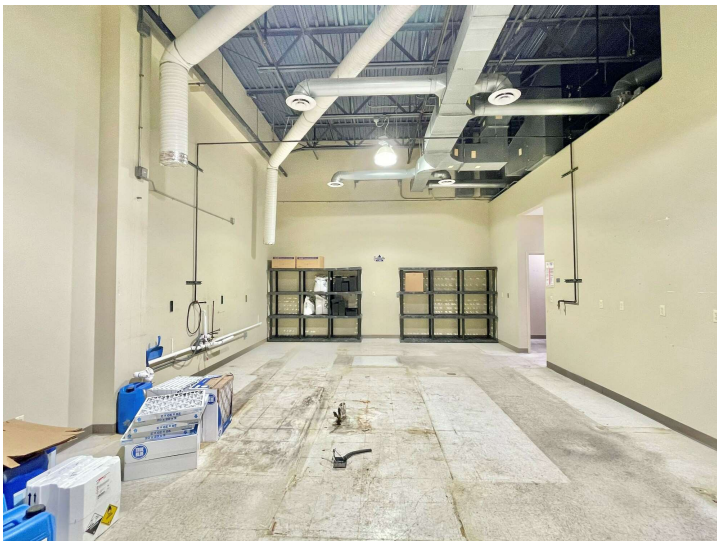
LEASE INFORMATION

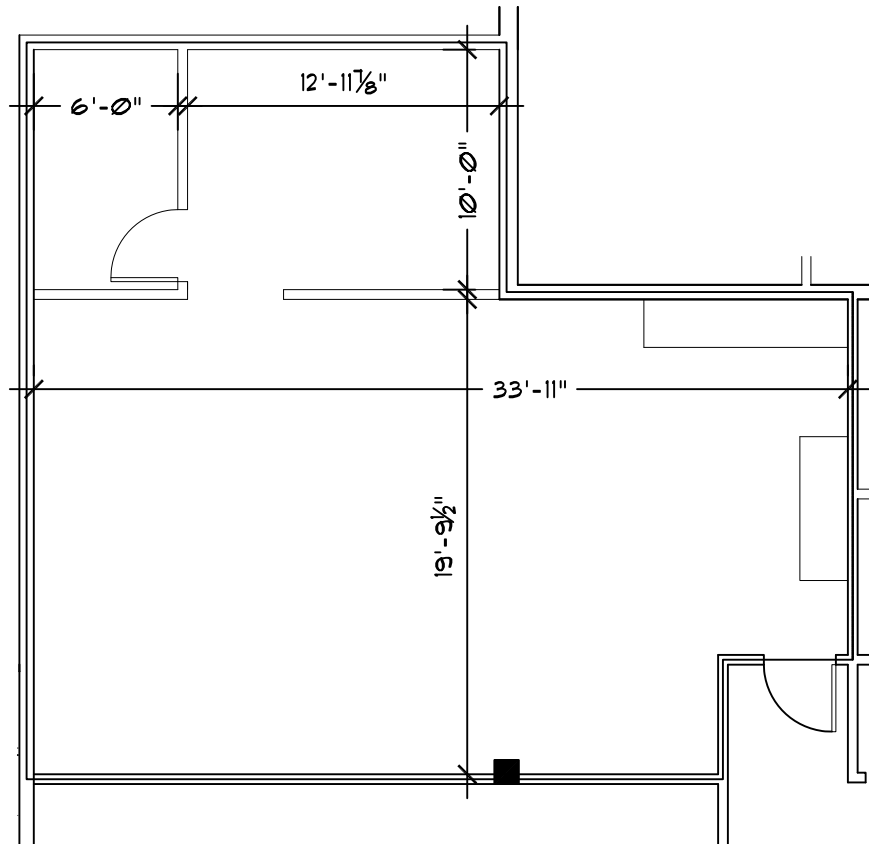
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,144 - 3,278 SF	Lease Rate:	\$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite G1	Available	1,144 - 3,278 SF	NNN	\$14.00 SF/yr	NNN expenses estimated at \$6.35/SF. (CAM \$3.70, Tax \$2.65) Utilities are separately metered and tenant obtains its own janitorial service if desired. Can be combined with Suite I to form 3,278 RSF.
Suite I	Available	2,134 - 3,278 SF	NNN	\$14.00 SF/yr	NNN expenses estimated at \$6.35/SF. (CAM \$3.70, Tax \$2.65) Utilities are separately metered and tenant obtains its own janitorial service if desired. Can be combined with Suite G1 to form 3,278 RSF.

UNIT G-1 - 1,144 RSF



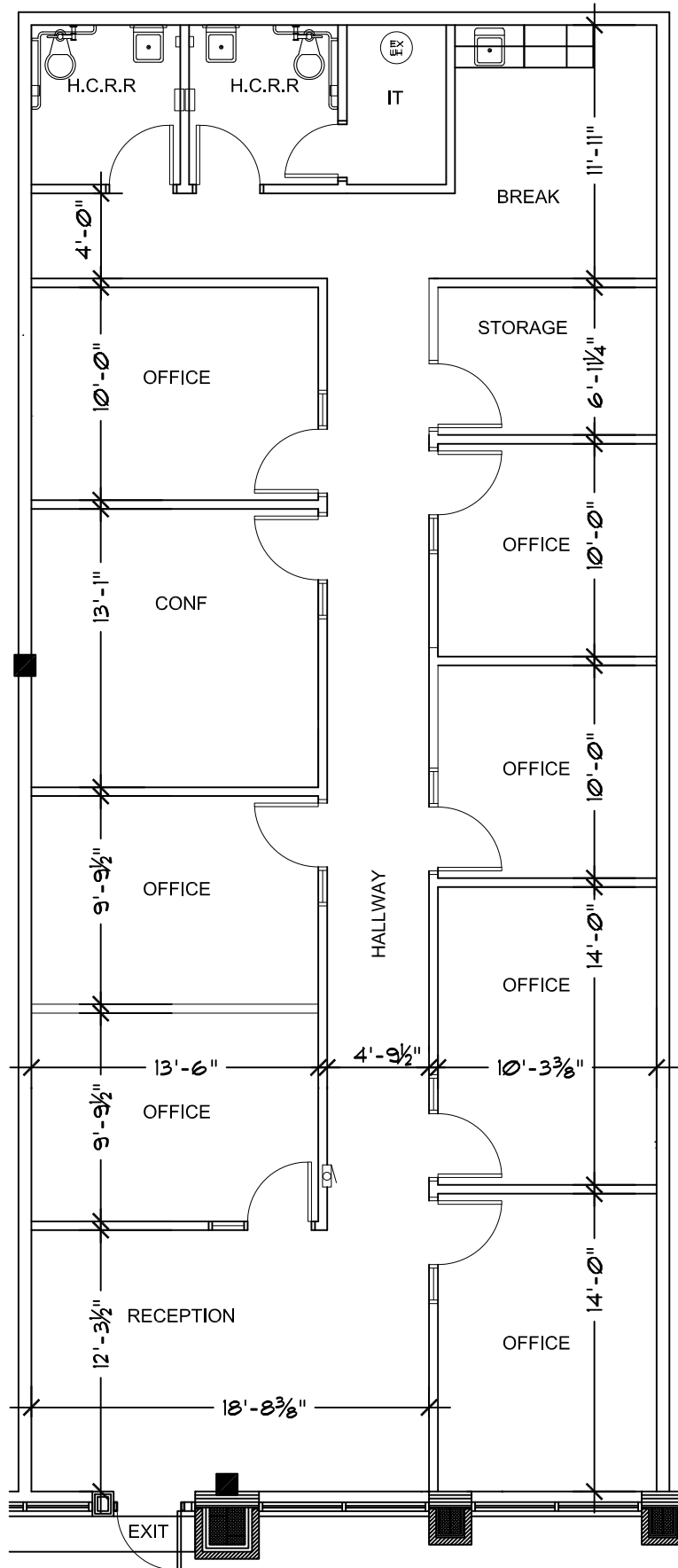


SUITE-G-1
1605 ADLER

1144.5 RSF
880 USF

SUITE I - 2,134 RSF





SUITE-I
1605 ADLER

2,134 RSF
2112 USF

[illegible]

PROJECT
FIRST FLOOR
PLAN

SCALE: 1/8" = 1'-0"

DATE : _____

PROJECT NUMBER : _____

DRAWN BY : _____

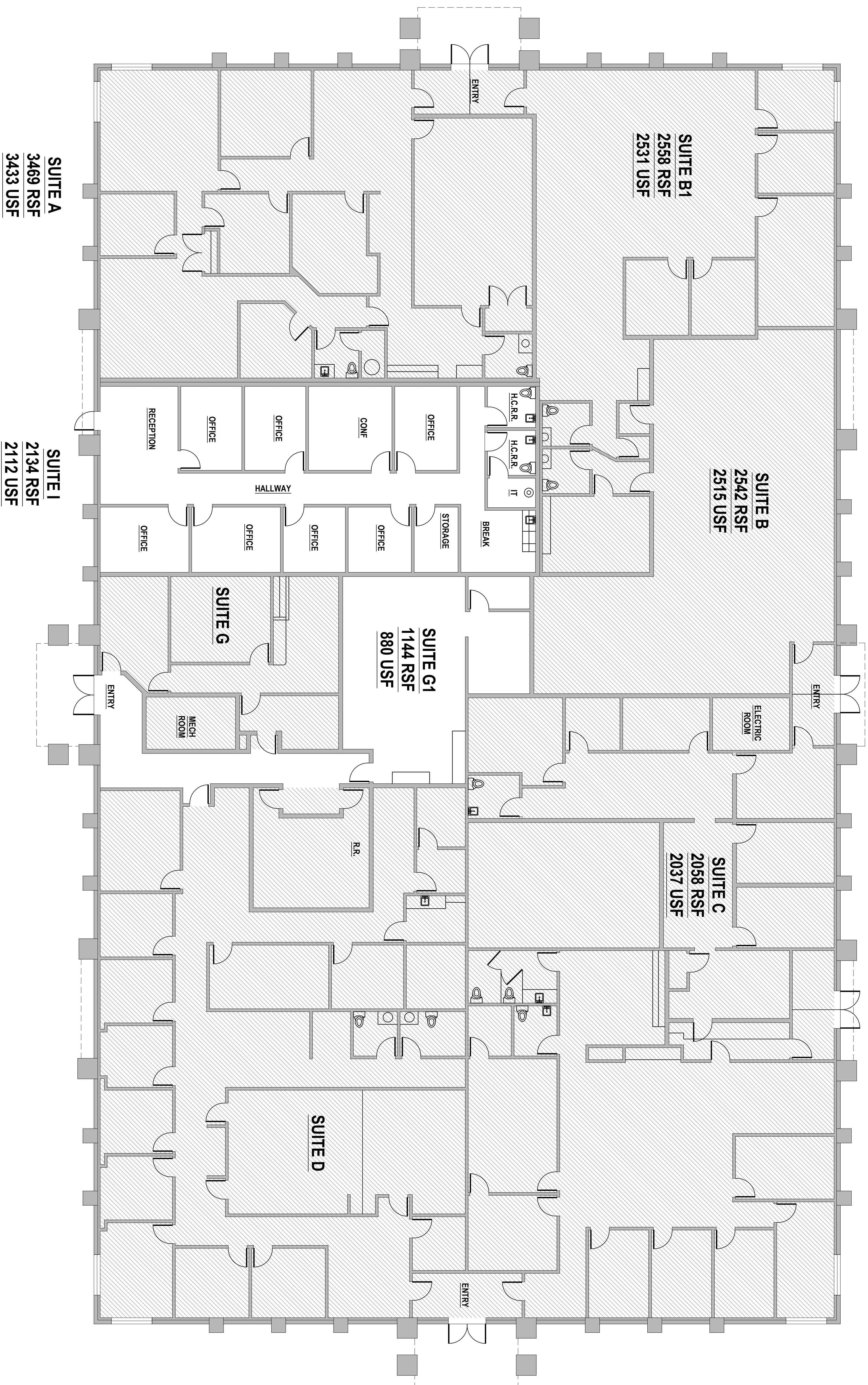
CHECKED BY : _____

PERMIT SET _____

SHEET : _____

A-1.0

FILE NAME:



**1605 ADLER PORTAGE. IN
24000 SF**

ADDITIONAL PHOTOS



AERIAL PHOTO

