

LEASE



OFFICE

HARRISON RIDGE



417-435 RIDGE RD., MUNSTER, IN 46321

PROPERTY HIGHLIGHTS

- 7,605 SF available located on the corner of Ridge Rd. and Harrison Rd.
- Signalized intersection
- Mix of lower level retail and second floor office space
- Two facing Mansard style buildings separated by a landscaped courtyard
- Includes large private parking lot
- Located near Munster High School and the Community Hospital campus in a recently redeveloped corridor

**LEASE RATE** **\$12.00 - 19.00 SF/YR (MG)**

Available SF:	7,605 SF
Lot Size:	0.91 Acres
Year Built:	1979
Building Size:	18,098 SF



**BRADLEY COMPANY** **STEVE NICKSIC, CCIM** **JIM NICKSIC**  
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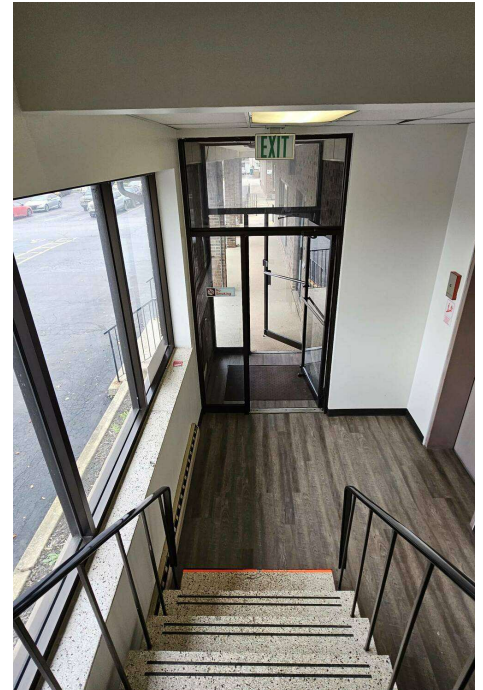
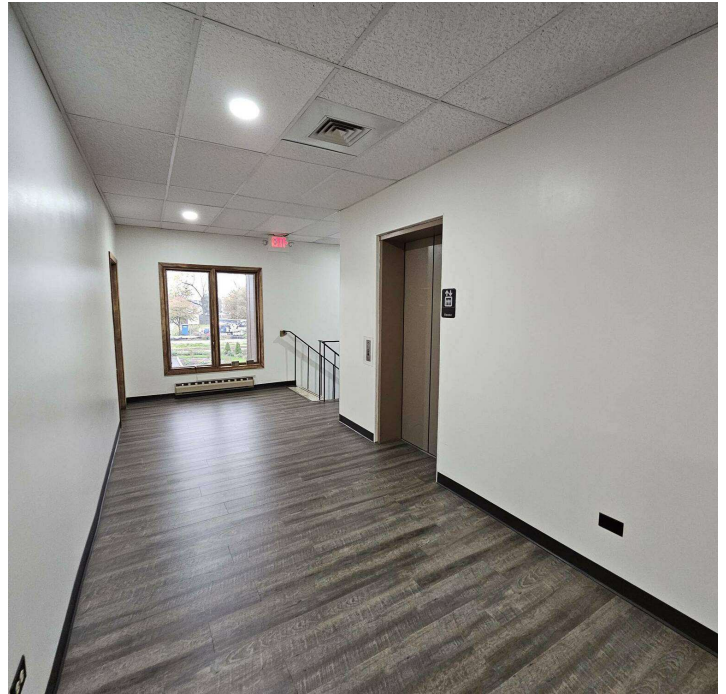
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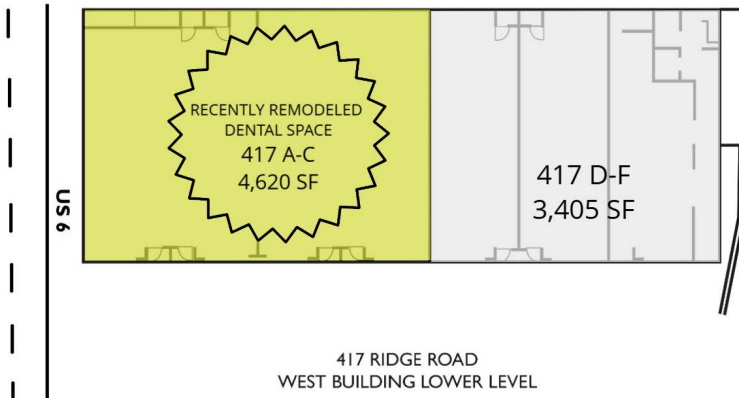
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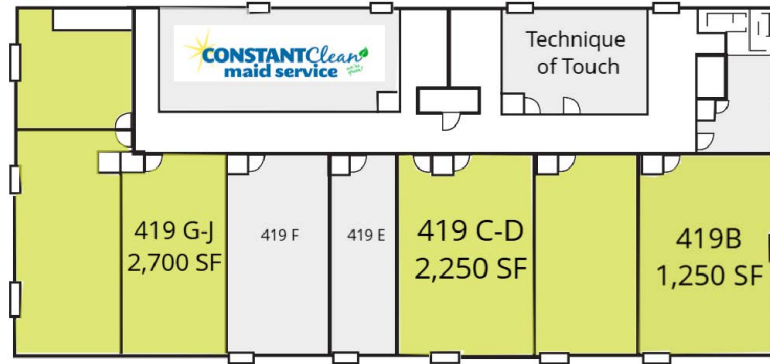
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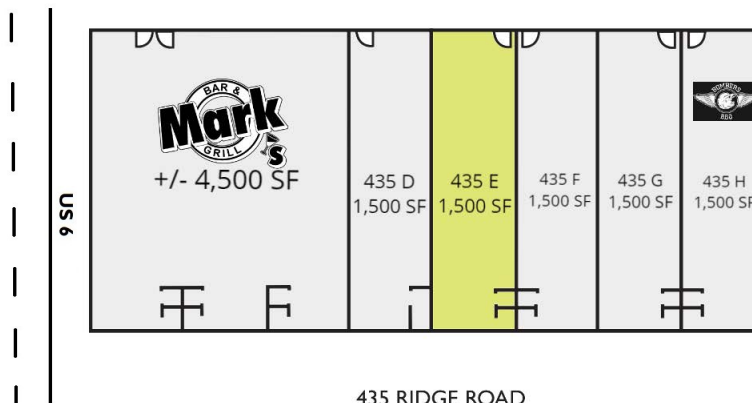
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417 RIDGE ROAD  
WEST BUILDING LOWER LEVEL



419 RIDGE ROAD  
WEST BUILDING UPPER LEVEL



435 RIDGE ROAD  
EAST BUILDING LOWER LEVEL

## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,250 - 4,620 SF	Lease Rate:	\$13-19.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
435E	Available	1,500 SF	Modified Gross	\$19.00 SF/yr
419 G-J	Available	1,300 - 2,700 SF	Modified Gross	\$15.00 SF/yr
419 B	Available	1,250 SF	Modified Gross	\$14.00 SF/yr
419 C-D	Available	2,250 - 3,500 SF	Modified Gross	\$13.00 SF/yr
417 A-C	Available	4,620 SF	Modified Gross	\$19.00 SF/yr

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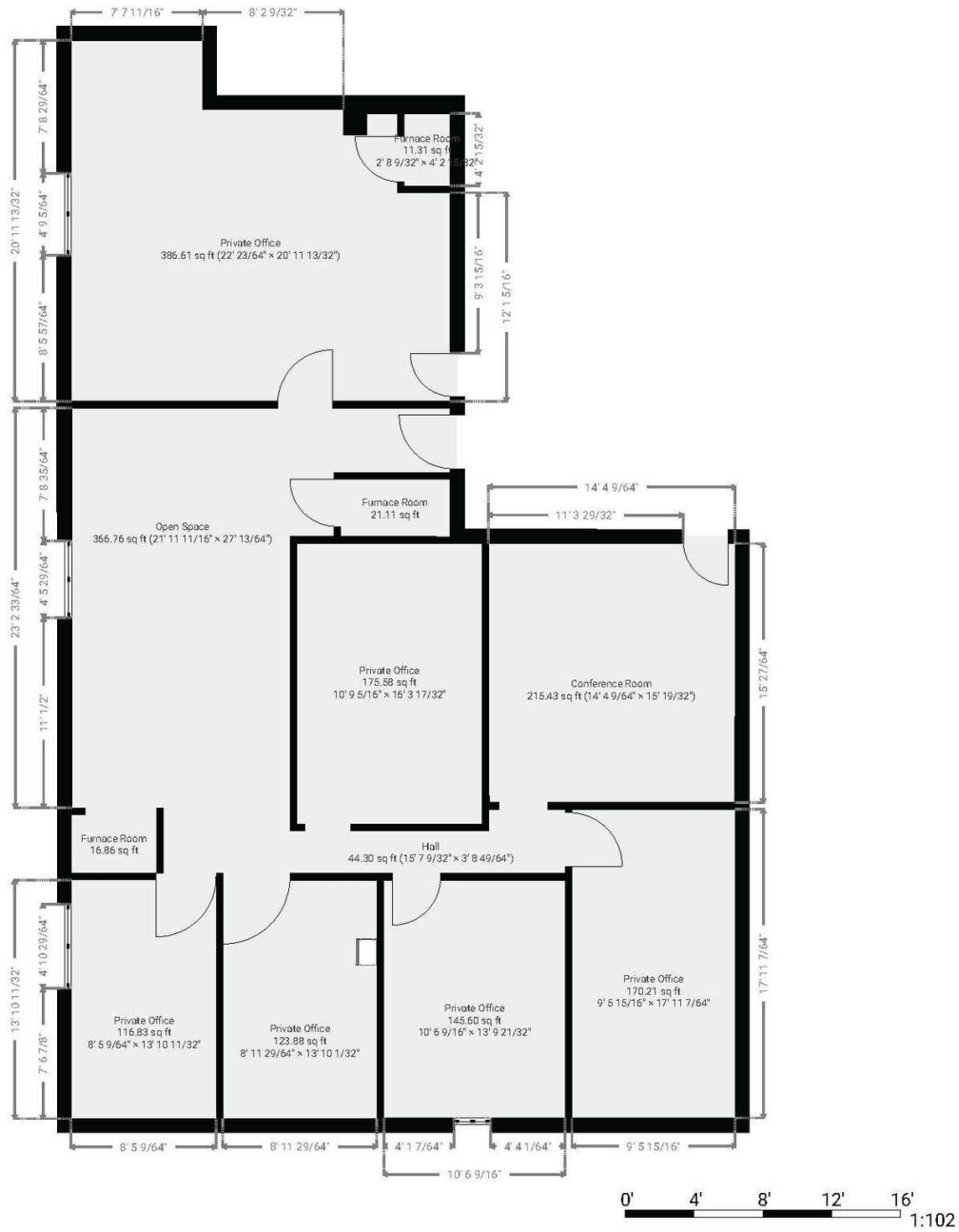
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### 419 GHJ

#### ▼ 2nd Floor

TOTAL AREA: 2040.39 sq ft • LIVING AREA: 2040.39 sq ft • ROOMS: 12



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