

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$22.00/SF
Available SF:	2,785 SF
Lease Type:	Mostly Gross
Expenses:	Electric/Lights/Outlets
Building Size:	12,579 SF
Lot Size:	1.94 Acres
Parking:	65 Cars
Zoning:	General Urban

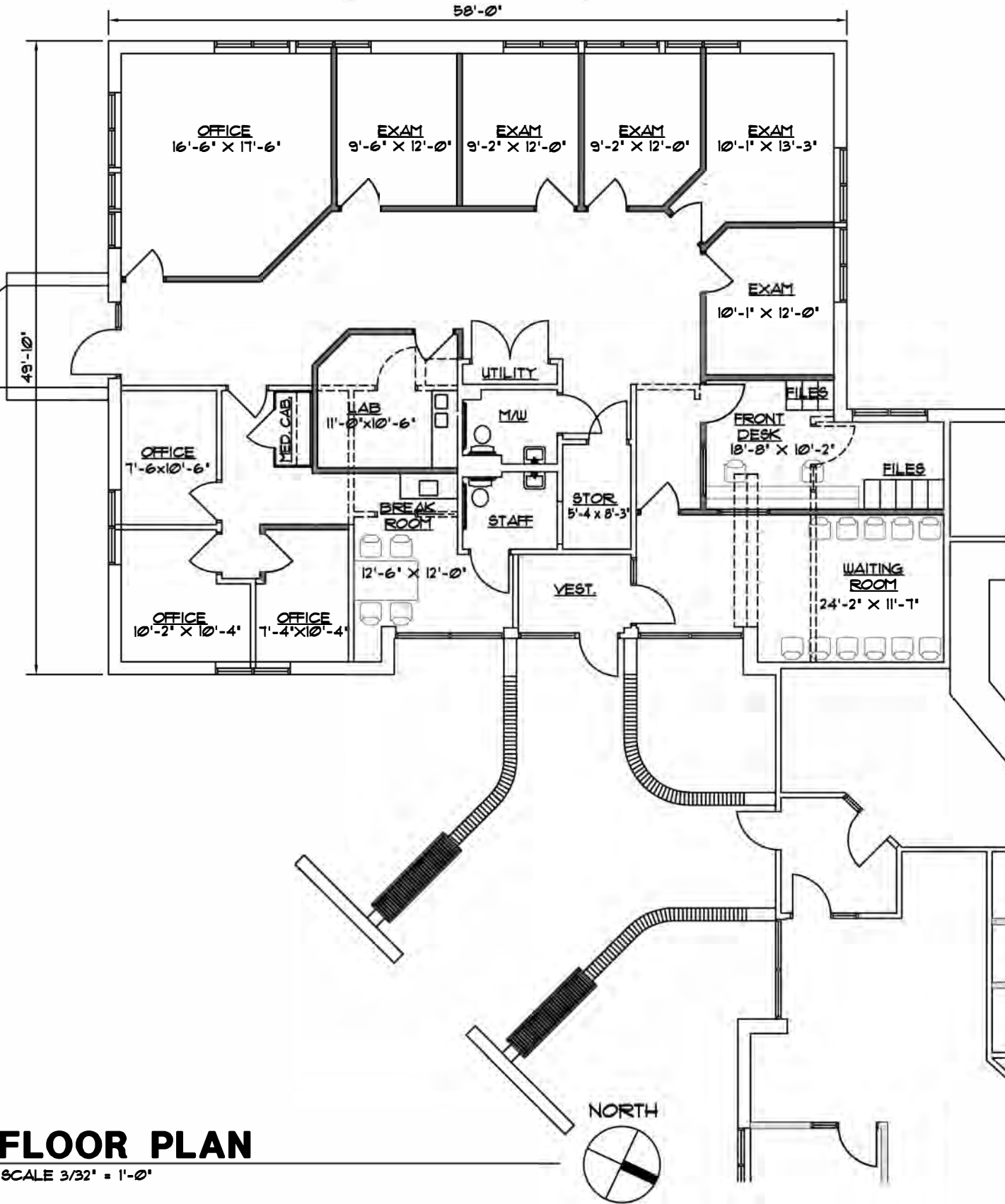
PROPERTY OVERVIEW

2,785 SF of medical office space with interior featuring reception area, 5 exam rooms, 4 offices, lab, breakroom, 2 ADA bathrooms, large open area with numerous windows looking out to the beautifully landscaped park like setting. See attached three alternative floor plans in which this space can be transformed into non-medical uses. This is a Modified Gross lease. Tenant pays for electric, separately metered lights and outlets.

LOCATION OVERVIEW

Located across from Centennial Park and very near to Fitness Point, Franciscan Munster Hospital, Hartsfield Village, Hospice of the Calumet Area, Orthopedic Specialists, Cafe Borgia, Three Floyds Brewery, Rosebud, Kitaro, Harvest Room, El Salto, Net Par, Springhill Suites, as well as numerous other restaurants, gas stations and banks. 2 1/2 miles south of I-80/I-94, 1 3/4 miles south of Ridge Road, 1 1/2 miles east of the Illinois border and 3 miles north of U.S. Highway 30.

EXISTING FLOOR PLAN



FLOOR PLAN

SCALE 3/32" = 1'-0"

MILLIES ENGINEERING GROUP
MILLIES • JANNEY • HROMADA

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Munster, Indiana 46321
Chicago, Illinois 60601
Fax (219) 924-5042

GATEWAY OFFICE
RENTAL SPACE

9711 VALPARAISO
EXISTING FLOOR PLAN

DRAWN BY:
MG

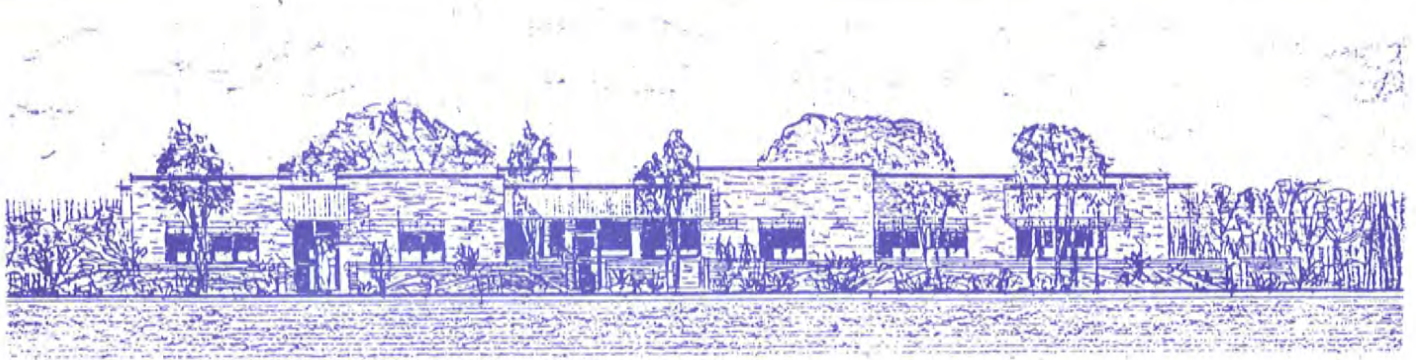
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3/32" = 1'-0"

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10/26/15

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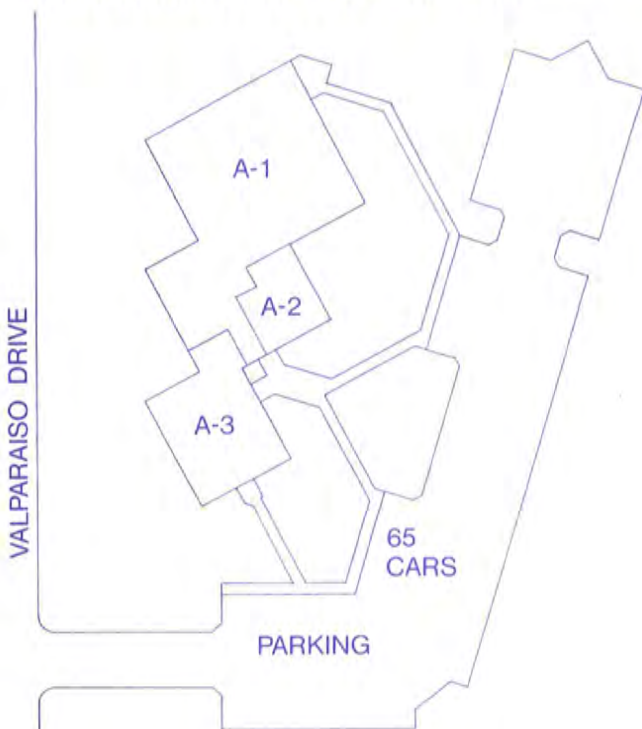
GATEWAY OFFICE CENTER

PROFESSIONAL • PARK LIKE LOCATION

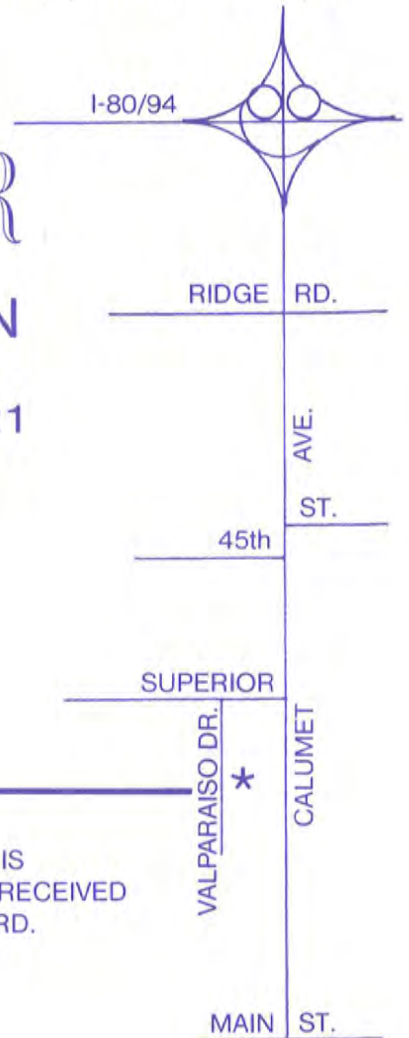
9711 VALPARAISO DRIVE - MUNSTER, IN 46321

THE UNIQUE DESIGN OF THIS SINGLE STORY OFFICE STRUCTURE HAS GREAT VISIBILITY FROM CALUMET AVENUE.

ALL RENTAL SPACES HAVE GENEROUS WINDOW AREAS WHICH LOOK OUT OVER THE EARTH BERMED PERIMETER TO THE SURROUNDING PARK-LIKE LANDSCAPE.

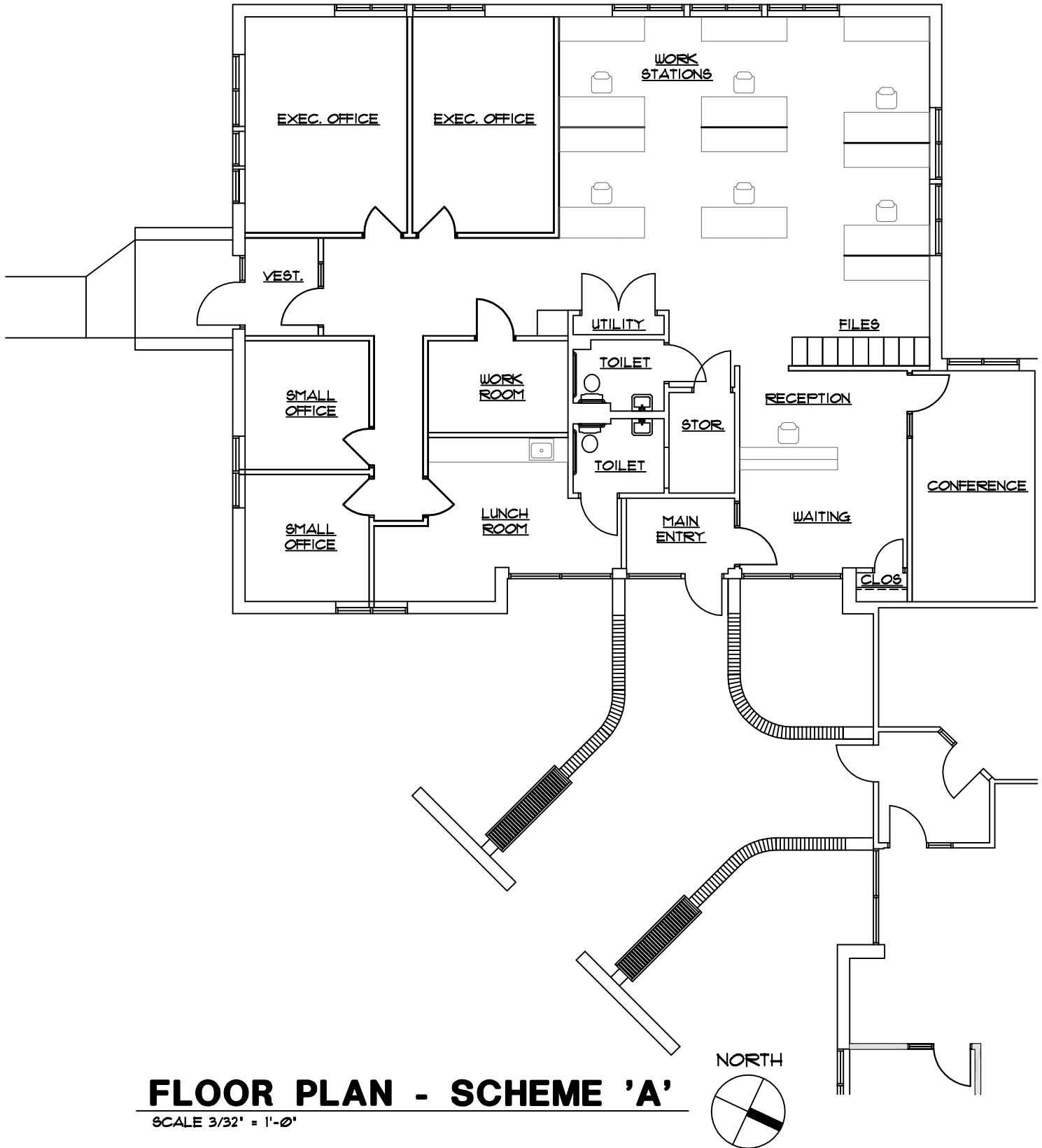


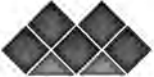
← THE CONSTRUCTION DESIGN IS ENERGY EFFICIENT AND HAS RECEIVED A NIPSCO GOOD CENTS AWARD.

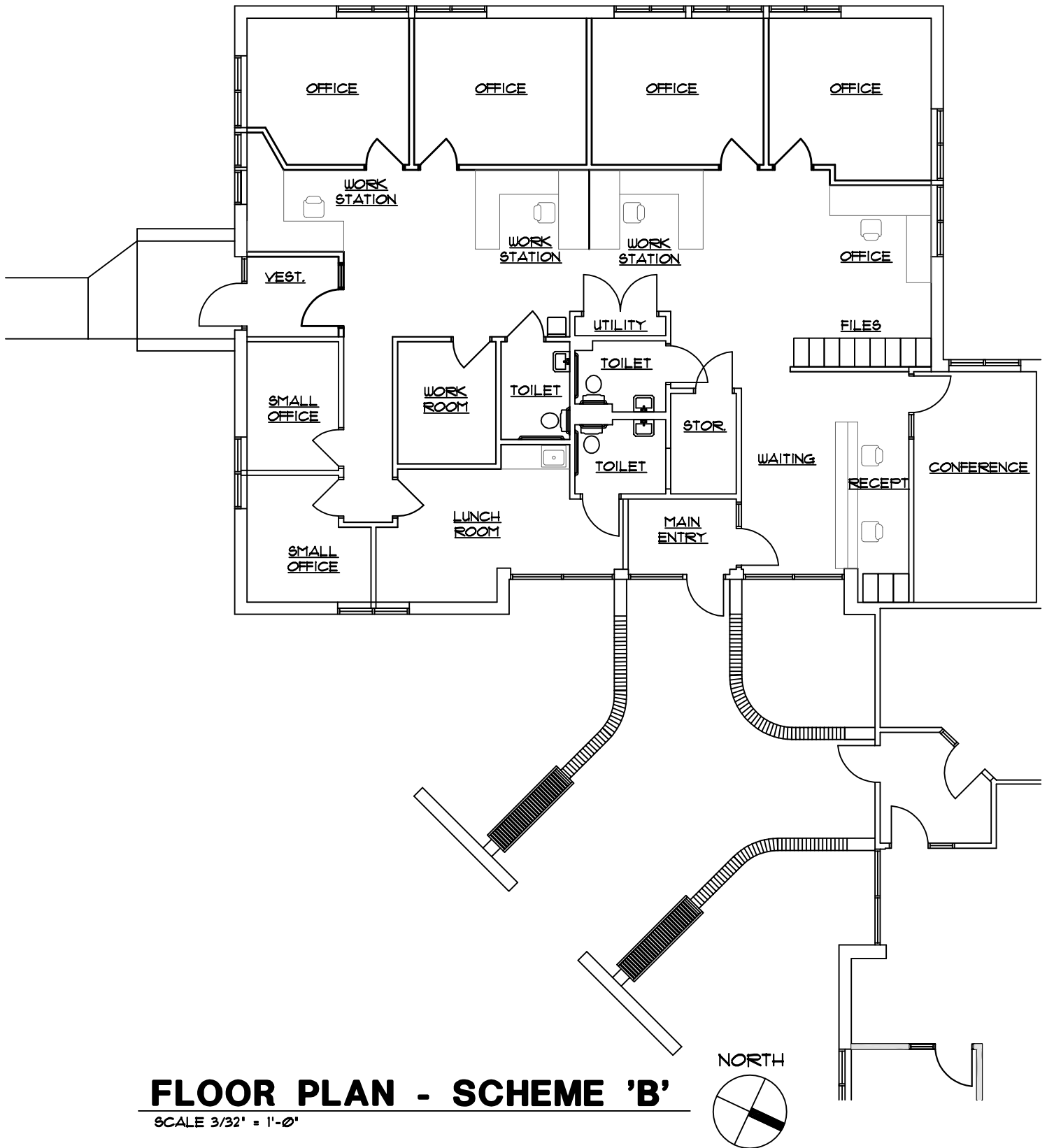


OFFICE PHOTOS





 MILLIES ENGINEERING GROUP MILLIES • JANNEY • HRGMADA <small>8711 Valparaiso Drive Munster, Indiana 46321 2214 Laskie Street Chicago, Illinois 60601 (219) 934-8400 (312) 332-8400 Fax (219) 934-5092 www.milliesengineeringgroup.com</small>	GATEWAY OFFICE RENTAL SPACE		DRAWN BY: MG	CHECKED BY: -
	PROPOSED FLOOR PLAN		SCALE: 3/32" = 1'-0"	DRAWING NO.: -
	- -		DATE: 11/21/14	-

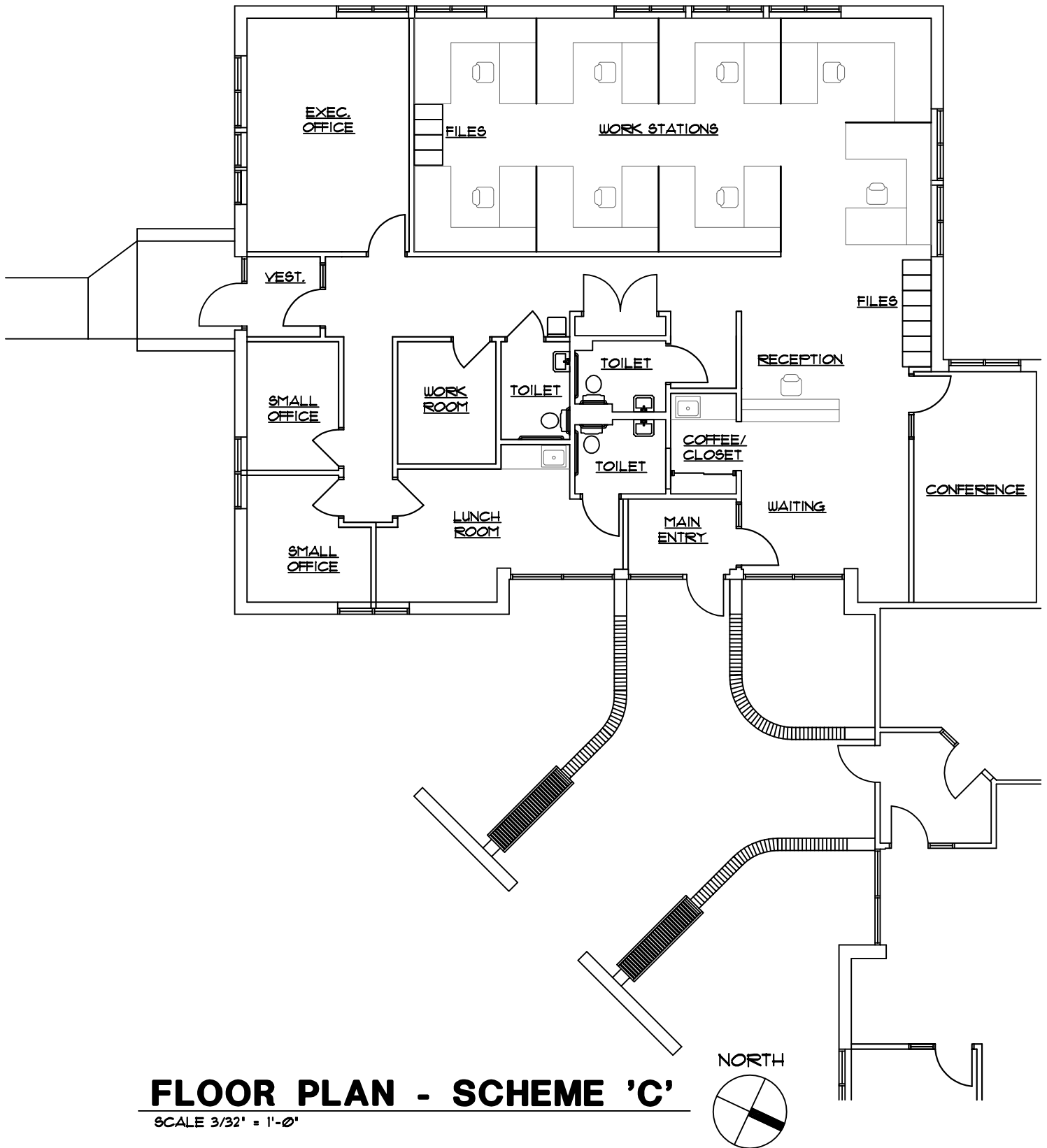


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GATEWAY OFFICE
 RENTAL SPACE

PROPOSED FLOOR PLAN

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DATE:	
11/21/14	

RETAILER MAP



For Information Contact:

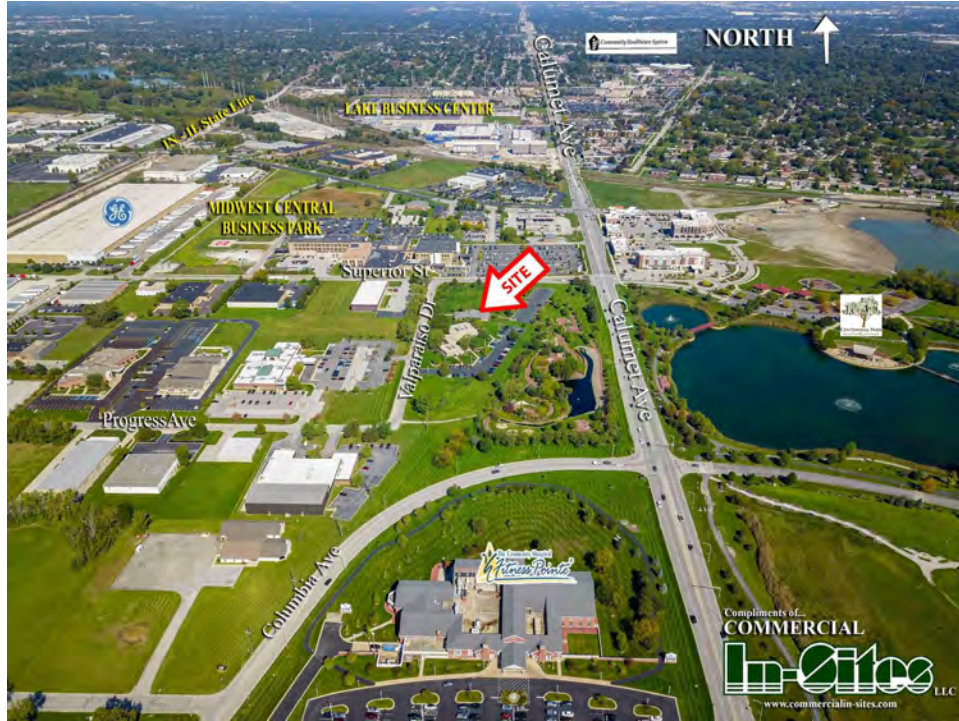
David Lasser, SIOR/CCIM

219.796.3935

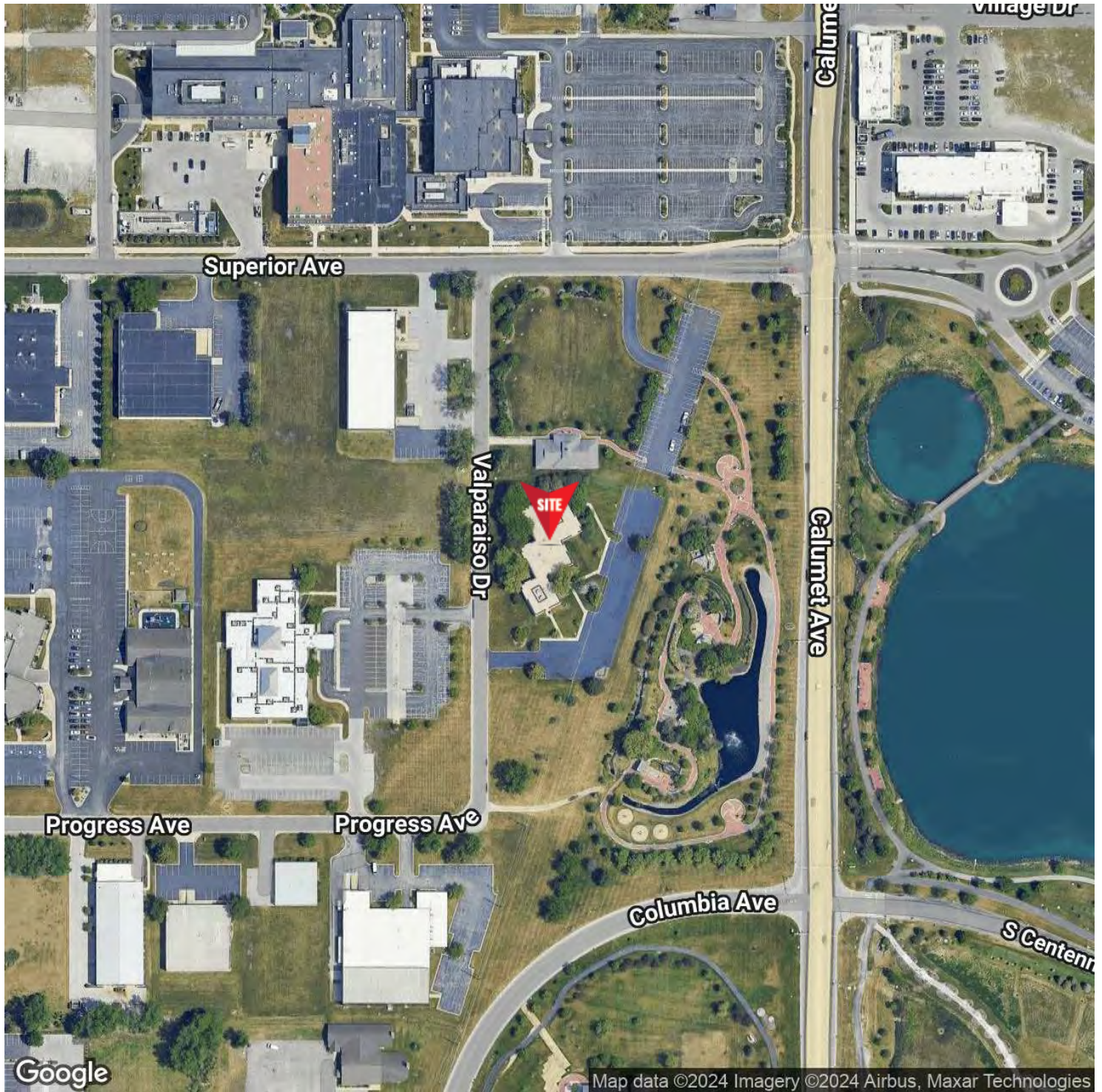
dlasser@commercialin-sites.com

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AERIAL PHOTOS



LOCATION MAP



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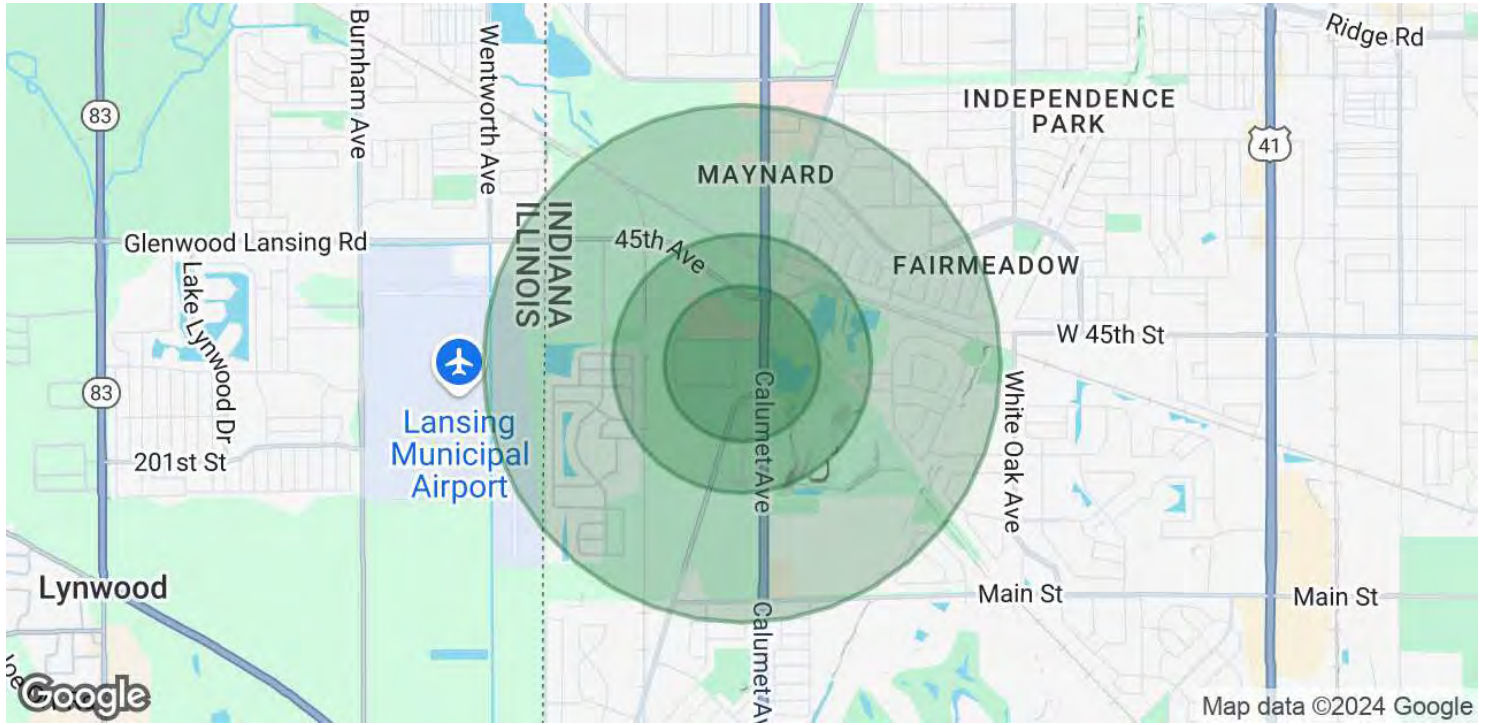
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	69	709	5,931
Average Age	44	44	44
Average Age (Male)	43	42	42
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	25	267	2,212
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$170,080	\$152,170	\$149,450
Average House Value	\$531,705	\$493,725	\$462,476

Demographics data derived from AlphaMap