

LEASE

OFFICE



HARRISON RIDGE



417-435 RIDGE RD., MUNSTER, IN 46321

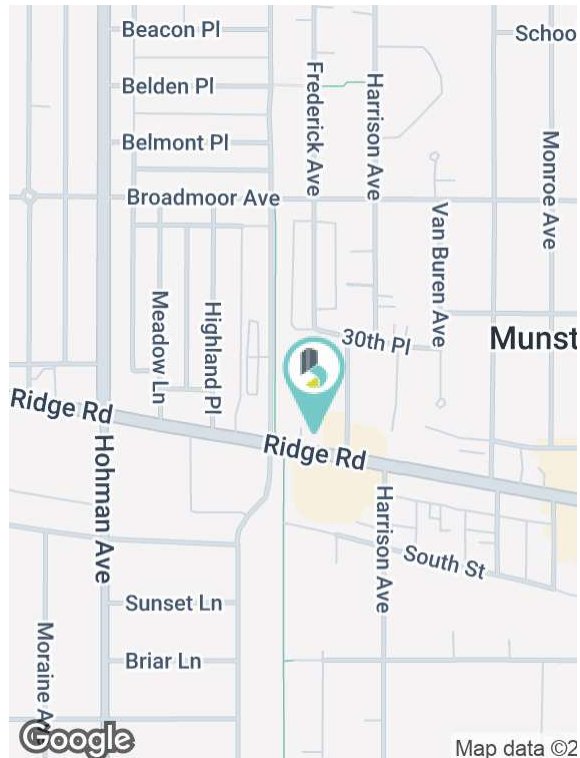
#### PROPERTY HIGHLIGHTS

- 6,200 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
- 1,500 SF of Salon space ready to occupy
- Steps from the recently completed South Shore Westlake Corridor Manor Ave Station

#### LEASE RATE

\$12.00 - 21.00 SF/YR (MG)

Available SF:	6,200 SF
Lot Size:	0.91 Acres
Building Size:	18,098 SF



BRADLEY COMPANY STEVE NICKSIC, CCIM JIM NICKSIC

359 W. 84th Dr.  
Merrillville, IN 46410  
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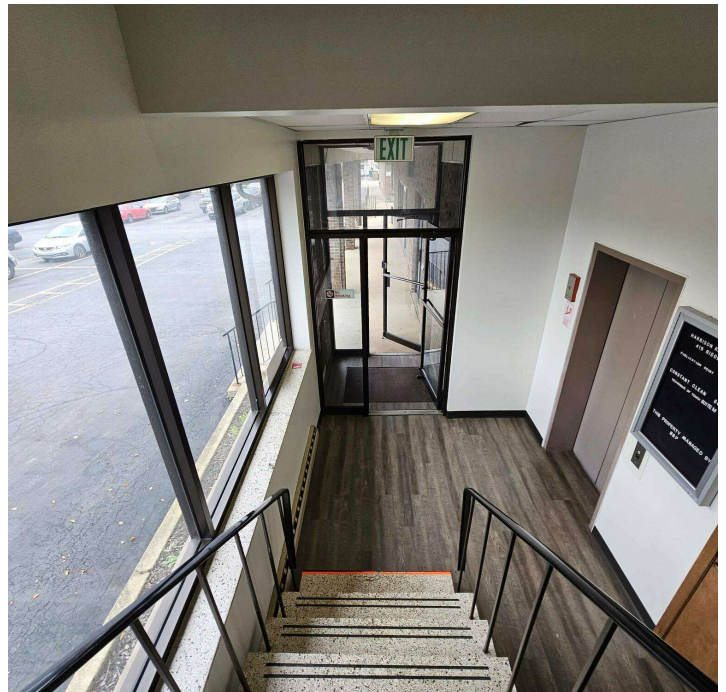
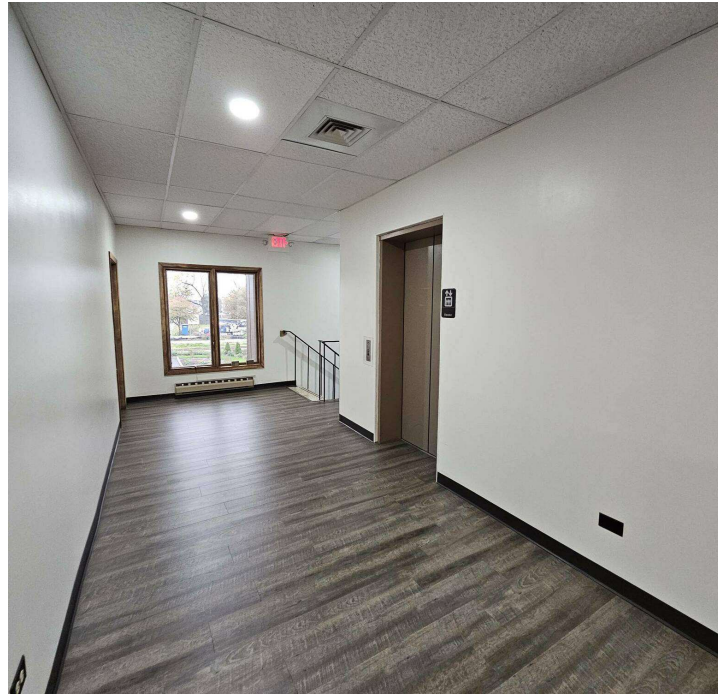


## ADDITIONAL PHOTOS

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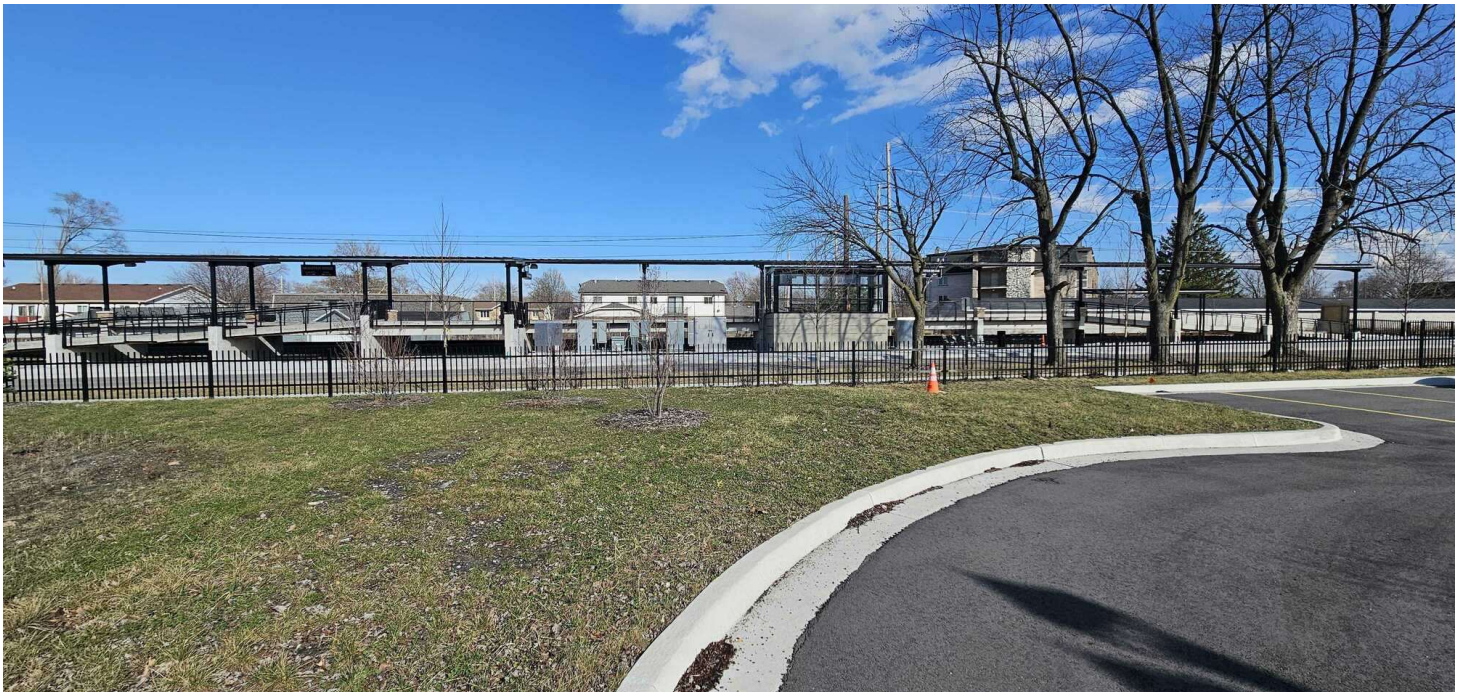




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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,250- 3,500 SF	Lease Rate:	\$13-21.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
419 G-J	Available	1,300 - 2,700 SF	Modified Gross	\$15.00 SF/yr
419B	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
435 F	Available	1,500 - 3,000 SF	Modified Gross	\$21.00 SF/yr

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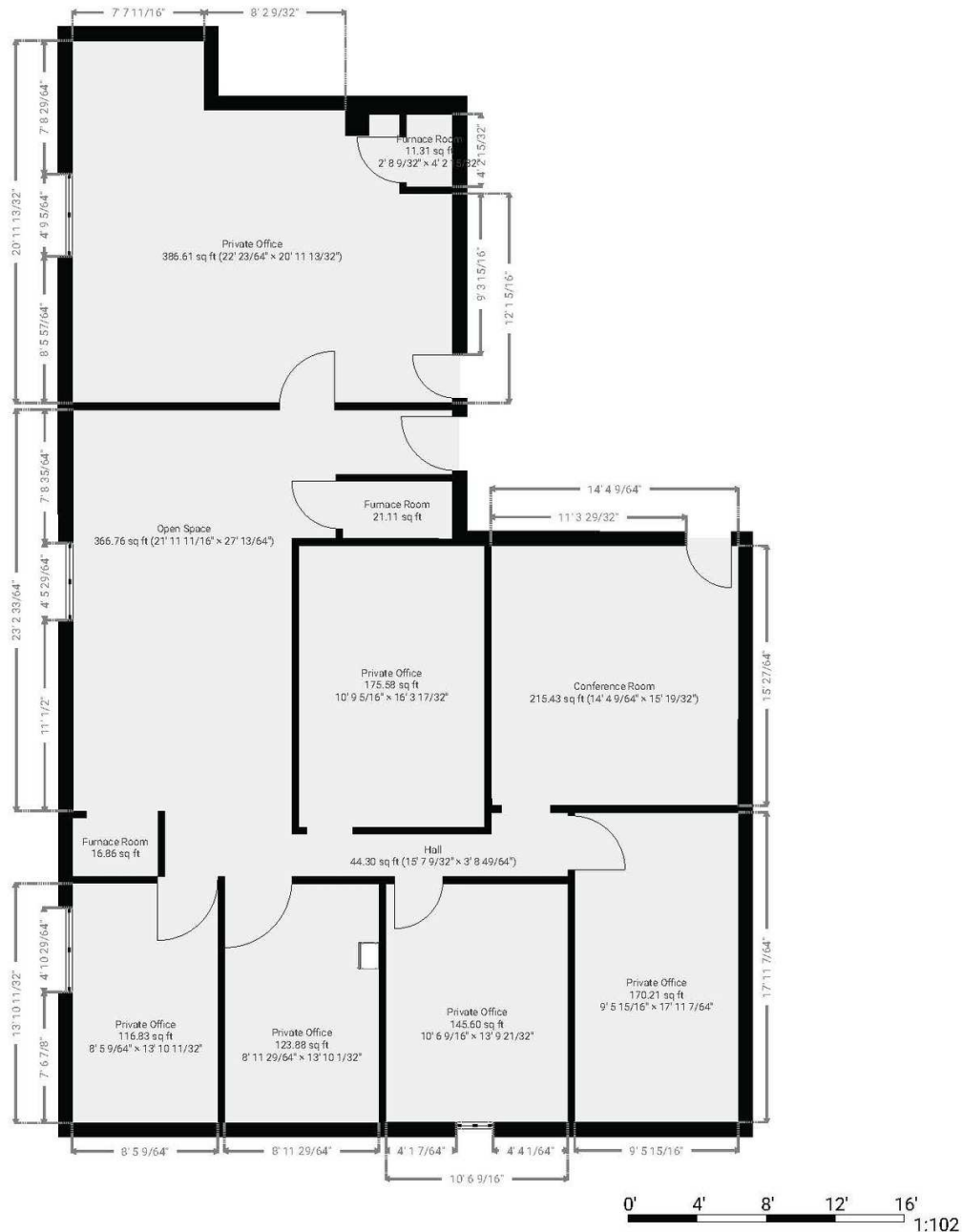
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419 GHJ

▼ 2nd Floor

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



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