



CP COWORKING ANNEX – SUITE RR

9111 BROADWAY MERRILLVILLE, IN 46410

OFFICE BUILDING FOR LEASE





LOCATION DESCRIPTION

The subject property is located on the East side of Broadway (SR53) +/- 1 mile south of U.S. Highway 30. The property is centrally located +/- 5 minutes to I-65 and just south of Methodist Hospital, with easy access to the Lake County Government Complex, the Ameriplex Industrial Park and the growing path of progress Crown Point Broadway Corridor to the south.

OFFERING SUMMARY

Lease Rate:	\$500.00 – \$800.00 per month
Available SF:	+/- 1,768 SF

PROPERTY DESCRIPTION

Broadfield Center is a two-building complex, consisting of +/- 41,000 SF. The well-maintained brick and aluminum façade provides a clean professional first impression. Parking is plentiful, and just a few feet from the individuals tenant's entrances. A central courtyard provides an outdoor area for lunch breaks. Come join the many professional tenants that have been part of Broadfield Center for over a decade. If you are looking for a solid real estate value, responsive property management, and a convenient central location to operate your business, please consider Broadfield Center.

CP Coworking community is designed to maximize your professional image and to fit all your unique professional needs and budget. CP Coworking offers 6 private offices with month to month or multi-year contracts. We have membership plans that fit you and your business needs. We offer a range of services which include secure high speed internet and copying services as well as many other great amenities.

Please call 219-769-0733 or email contact@coworking.com for more information.



MICHAEL LUNN, CCIM, SIOR
219.769.0733
mlunn@ccim.net

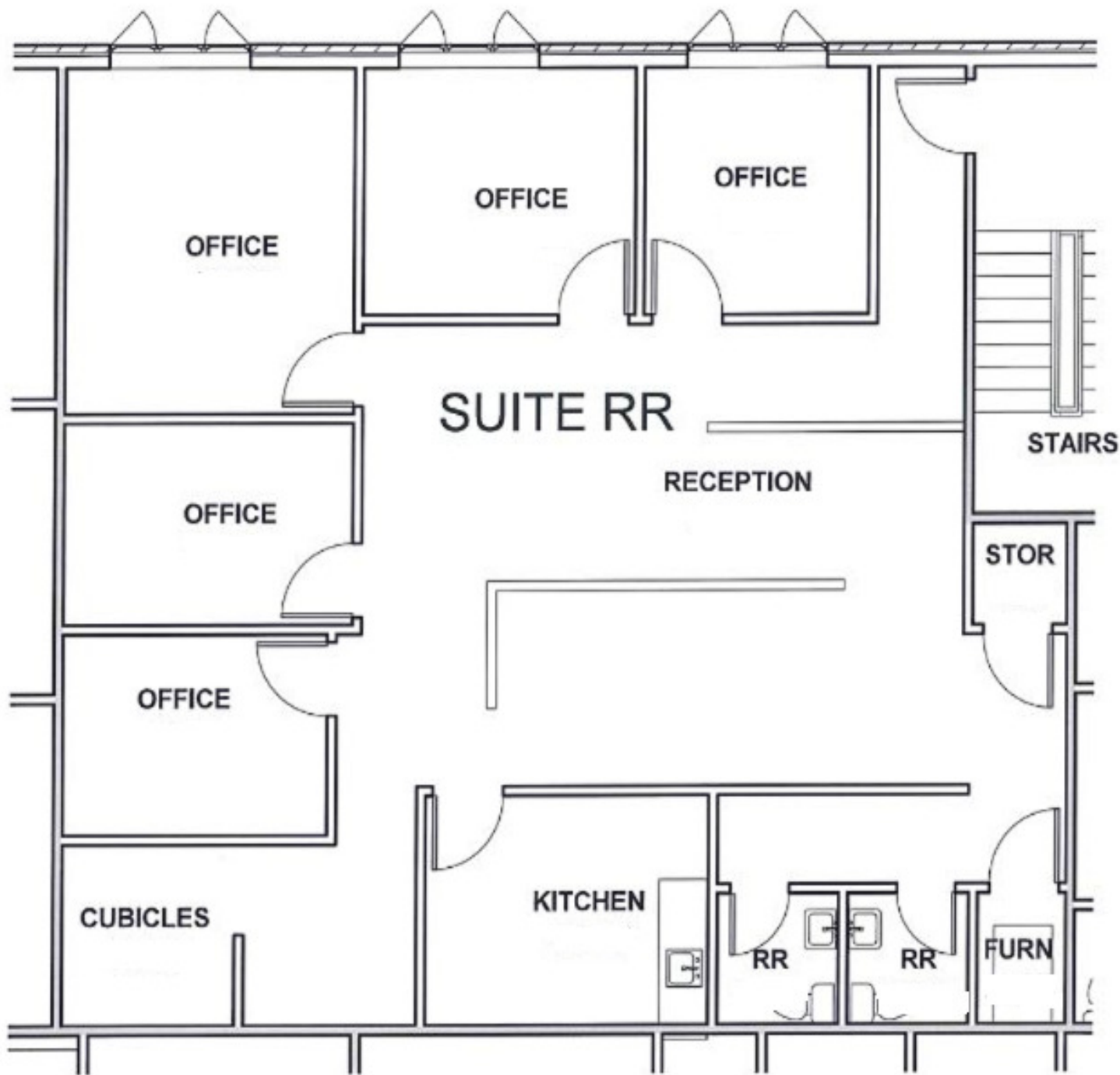


MICHAEL LUNN, CCIM, SIOR
219.769.0733
mlunn@ccim.net



MICHAEL LUNN, CCIM, SIOR

219.769.0733
mlunn@ccim.net

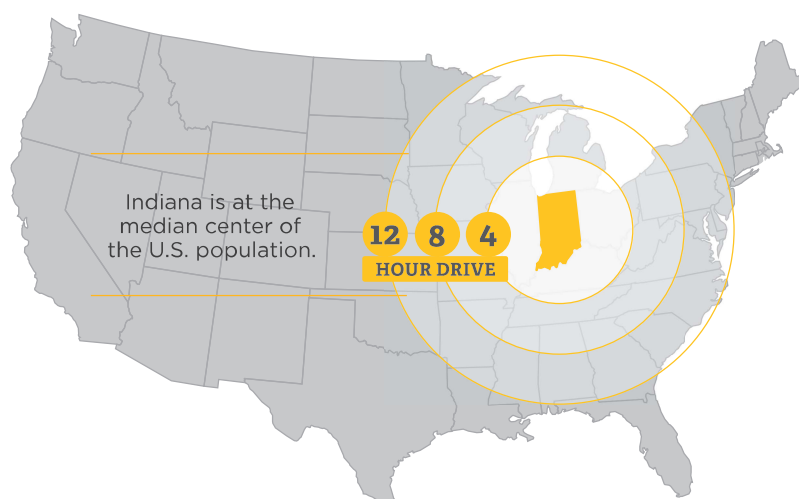
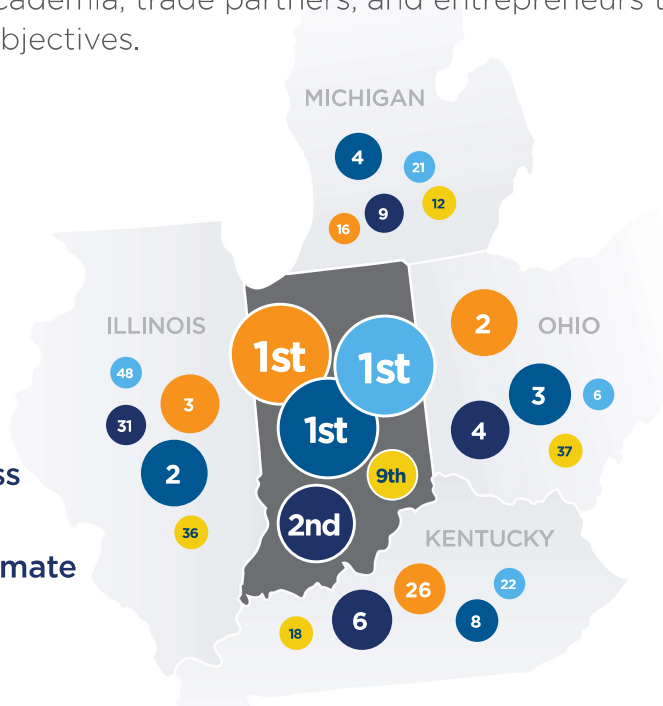


MICHAEL LUNN, CCIM, SIOR
219.769.0733
mlunn@ccim.net

INDIANA Business Climate

Indiana is more than the Crossroads of America — it's the center of intelligence that connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports business objectives.

- 1** **State Infrastructure**
(CNBC, 2022)
- 1** **Property Tax**
(Tax Foundation, 2022)
- 1** **Regional Workforce Development**
(Site Selection Magazine, 2022)
- 2** **Cost of Doing Business**
(America's Top States for Business, CNBC, 2022)
- 9** **State Business Tax Climate Index Score**
(Overall Rank, 2023)





Advantage Indiana

CORPORATE INCOME TAX: 4.9%

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

COMPETITIVE TAX RATES: 3%

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are capped at 3% in Indiana.

Individual Income Tax Rate: 3.23%

MI: 4.25% | OH: 4.79% | KY: 5% | IL: 4.95%

Property Tax Index Rank: 1

MI: 21 | OH: 6 | KY: 21 | IL: 48

AAA

Indiana
Bond Rating

Michigan: AA+ | Ohio: AAA | Kentucky: A+ | Illinois: BBB+
(Fitch, 2022)

UI RATES: 2.5%

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except NAICS code 23 is 3.23% or government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

MI: 2.7% | OH: 2.7% | KY: 2.7% | IL: 3.525%

UI Tax for New Employers: \$238

MI: \$257 | OH: \$243 | KY: \$300 | IL: \$525

WORKER'S COMPENSATION PREMIUM RATE RANK: 3

Indiana offers a competitive environment for business, with less red tape and higher rankings to impact your bottom line.

MI: 15 | OH: 12 | KY: 14 | IL: 28

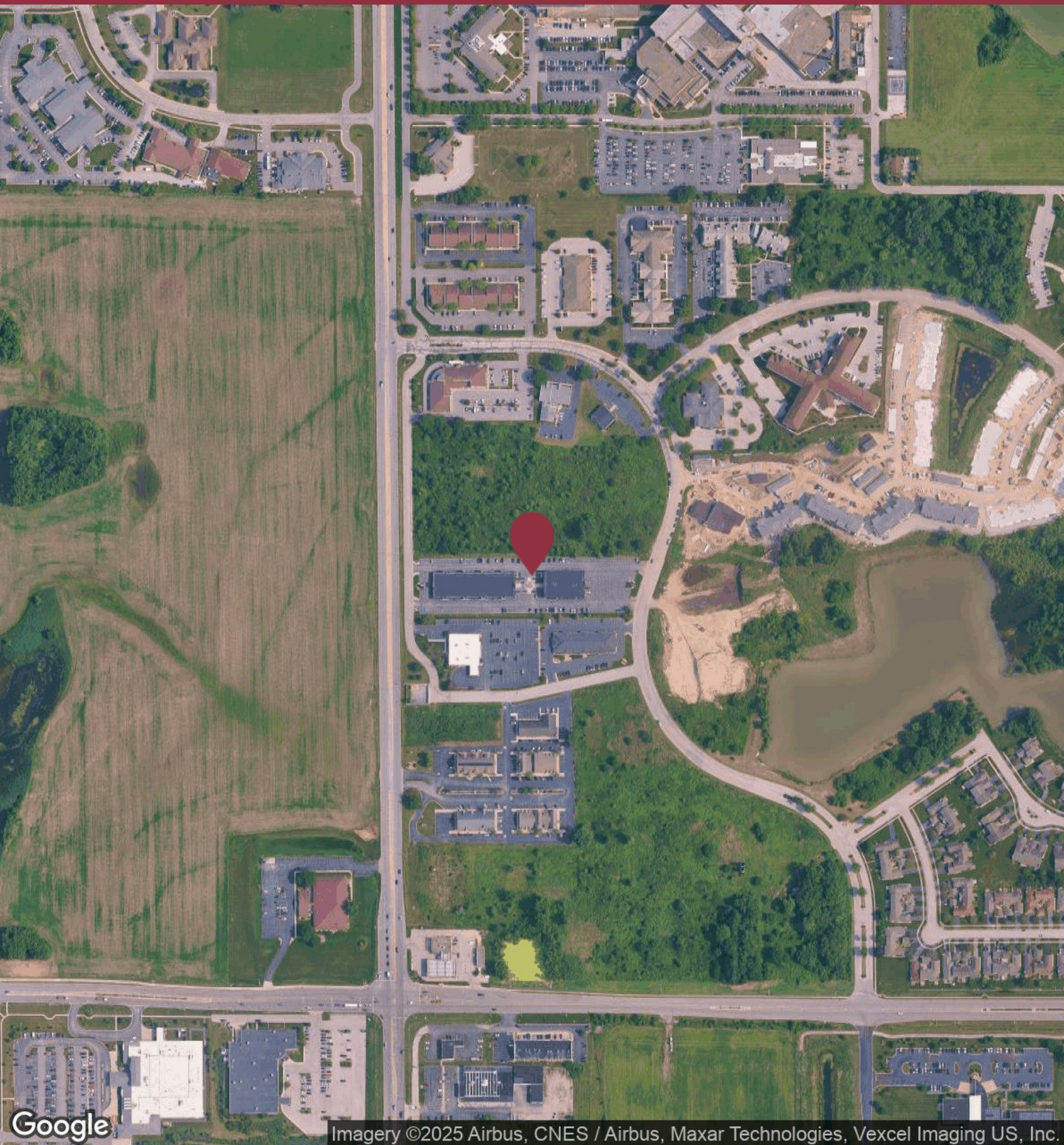
RIGHT TO WORK: YES

Indiana is a right to work state with a business-friendly environment.

MI: YES | OH: YES | KY: NO | IL: NO

Indiana
Economic Development Corp[®]

LOCATION MAP



Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, Vexcel Imaging US, Inc.



MICHAEL LUNN, CCIM, SIOR

219.769.0733
mlunn@ccim.net

NWI Commercial Property Solutions, LLC | 219.769.0733 | 115 S Court St Ste E, Crown Point, IN 46307