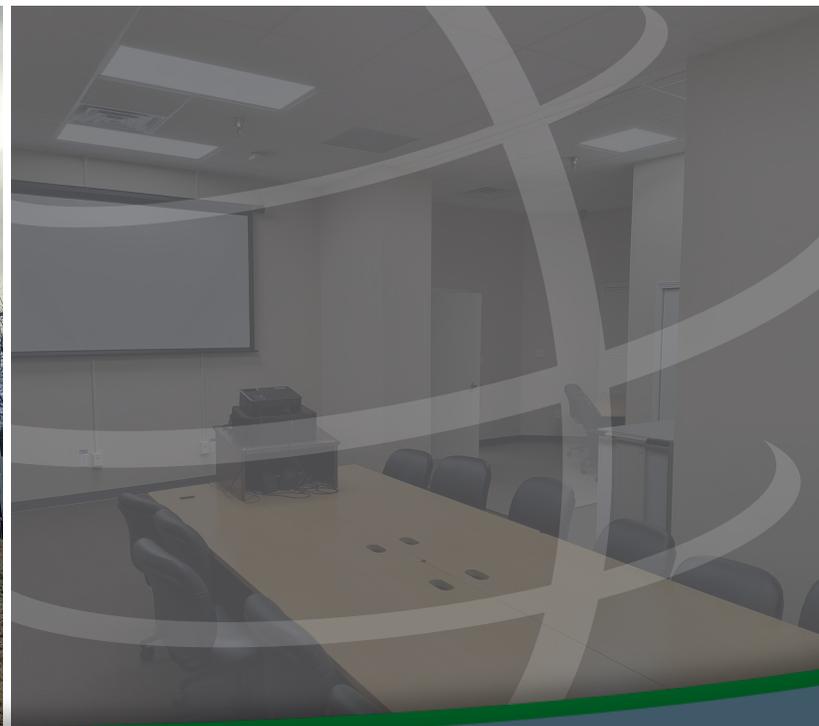


9143 INDIANAPOLIS BOULEVARD, HIGHLAND, IN 46322



For more information, please contact:

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SUBLEASING 9143 INDIANAPOLIS BLVD OFFICE BUILDING

9143 Indianapolis Boulevard, Highland, IN 46322



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	5,800 - 11,600 SF
Lease Rate:	\$15.00 - 20.00 SF/yr (MG)
Lot Size:	1.0 Acres
Year Built:	1979
Building Size:	11600 SF
Zoning:	B3

PROPERTY HIGHLIGHTS

- Over 10,000sf of turnkey newly renovated office space available
- Located on Indianapolis Blvd minutes from the expressway
- Can be demised down to 5,800sf
- Fully finished basement available for extra space
- Sublease with flexible leasing options



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9143 Indianapolis Boulevard, Highland, IN 46322



PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Introducing a prime subleasing opportunity at 9143 Indianapolis Boulevard in Highland, IN. This newly renovated office space offers over 10,000 square feet of turnkey efficiency, with the flexibility to be demised down to 5,800 square feet to suit your specific needs. A fully finished basement is also available, providing extra usable space. Conveniently located just minutes from the expressway, this property has ample parking and pylon signage on Indianapolis Boulevard. Sublease with flexible leasing options allows you to tailor the terms to best suit your business.

LOCATION DESCRIPTION

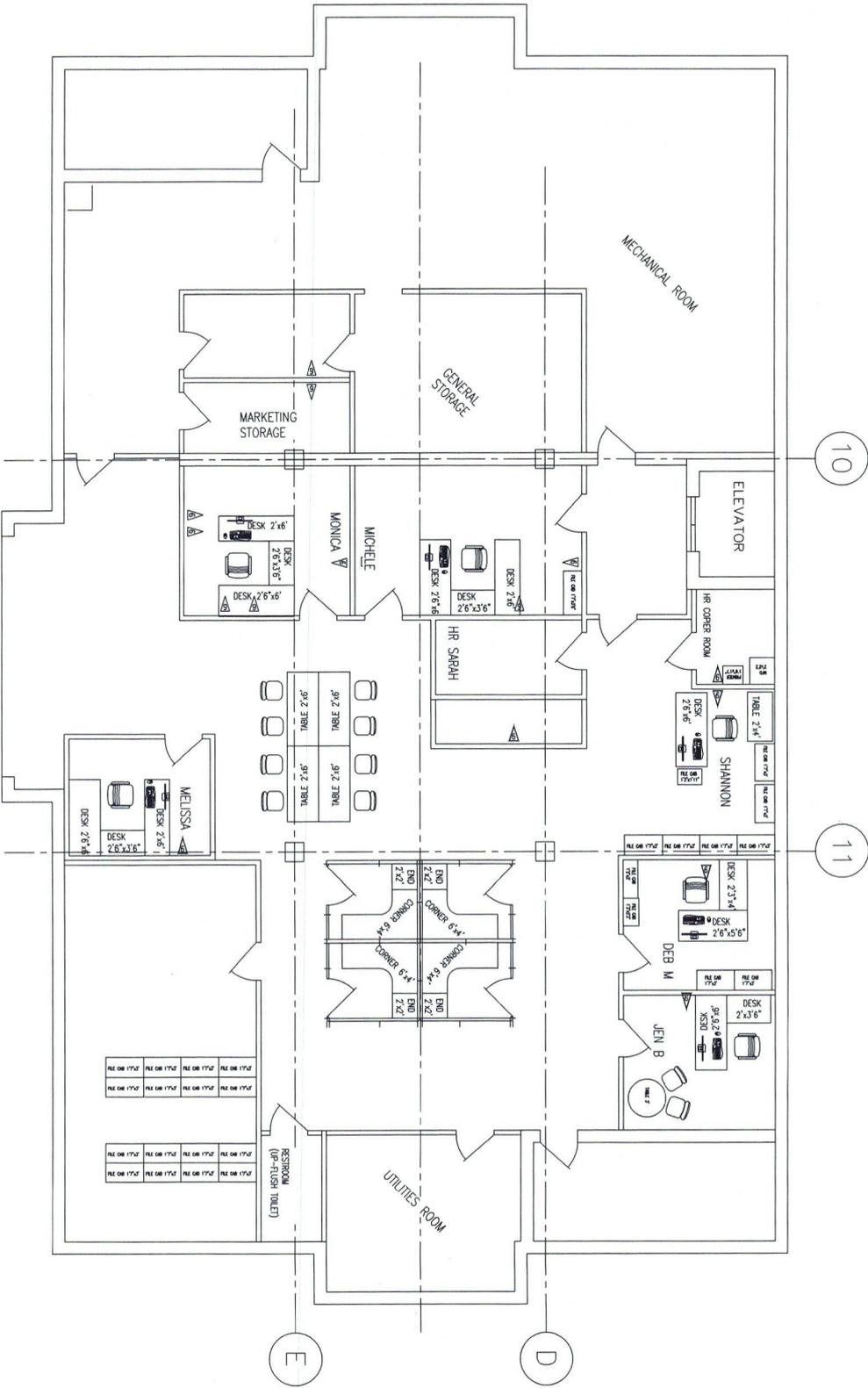
This property is located on Indianapolis Boulevard in Highland, Indiana, minutes from the expressway. Highland is a town in Lake County. The population was 23,984 at the 2020 census. It is a part of the Chicago metropolitan area and North Township, and is surrounded by Hammond to the north, Munster to the west, Schererville to the south and Griffith to the east.

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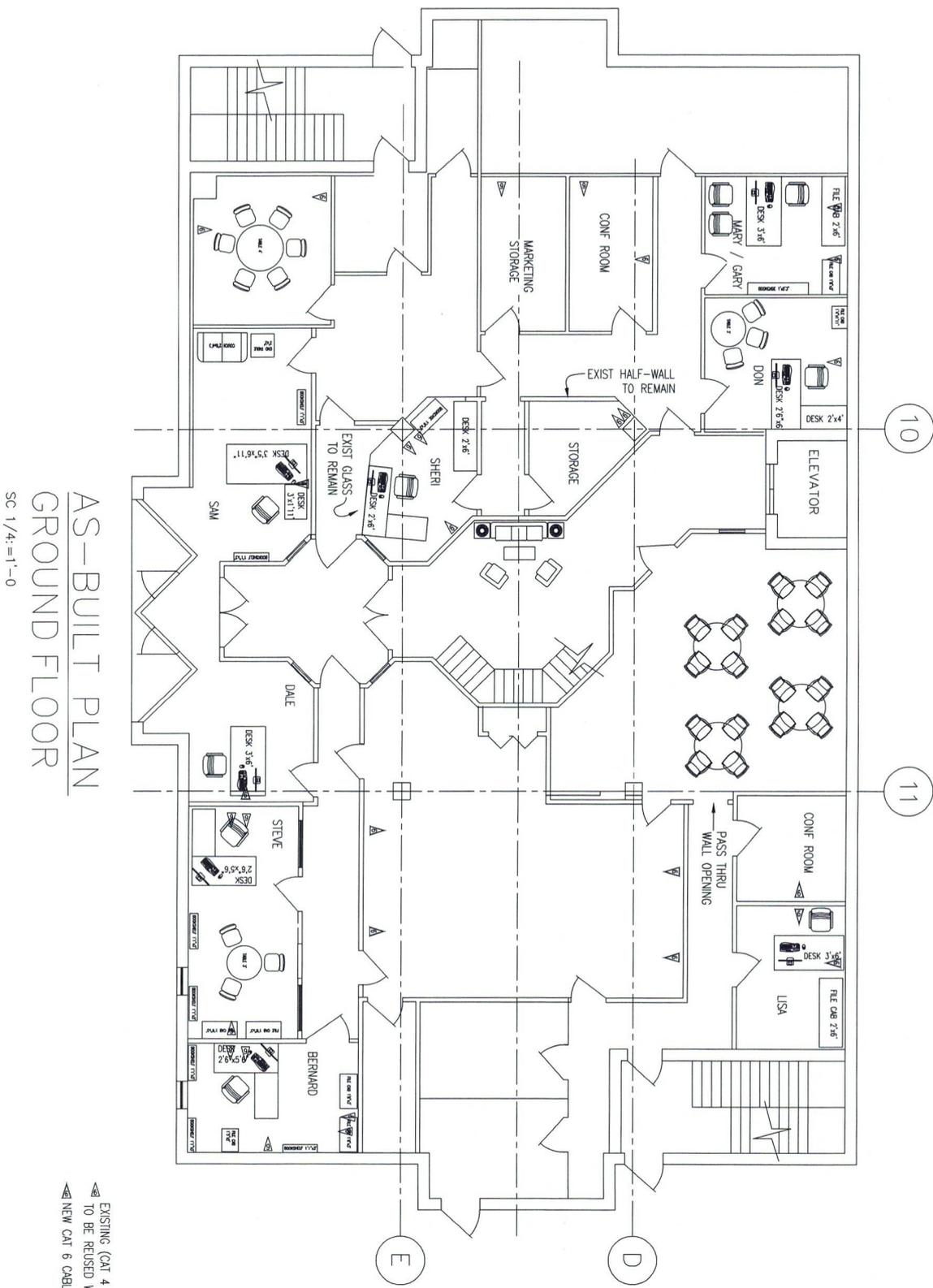
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AS-BUILT PLAN
LOWER LEVEL

SC 4'-1'-0"

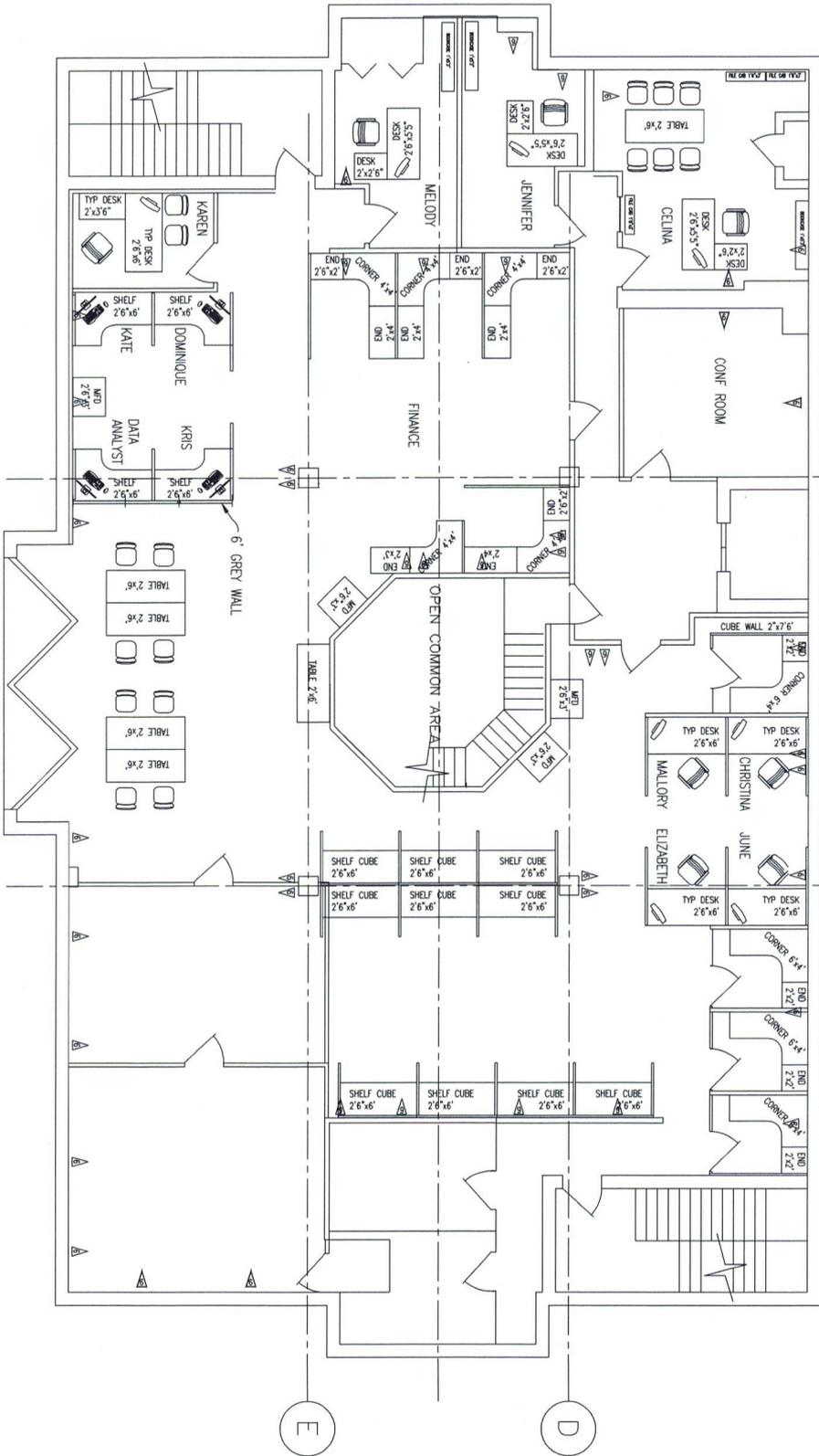
EXISTING (CAT 4 OR 5) DATA SOCKET
 TO BE REUSED WITH CAT 6 CABLE / SOCKETS
 NEW CAT 6 CABLE / SOCKETS



AS-BUILT PLAN
GROUND FLOOR

SC 1/4: = 1'-0

- ▲ EXISTING (CAT 4 OR 5) DATA SOCKET
- ▲ TO BE REUSED WITH CAT 6 CABLE / SOCKETS
- ▲ NEW CAT 6 CABLE / SOCKETS



AS-BUILT PLAN
2ND FLOOR

SC: 1/4"=1'-0"

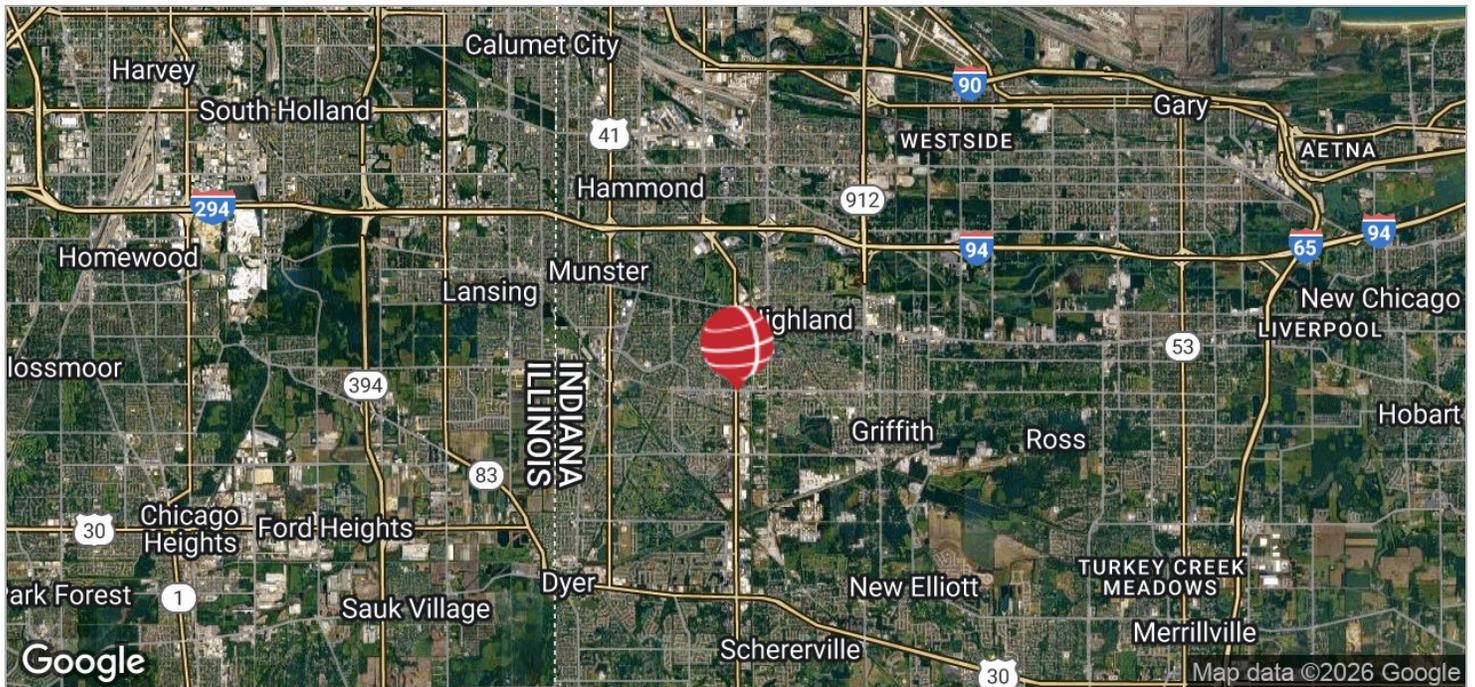
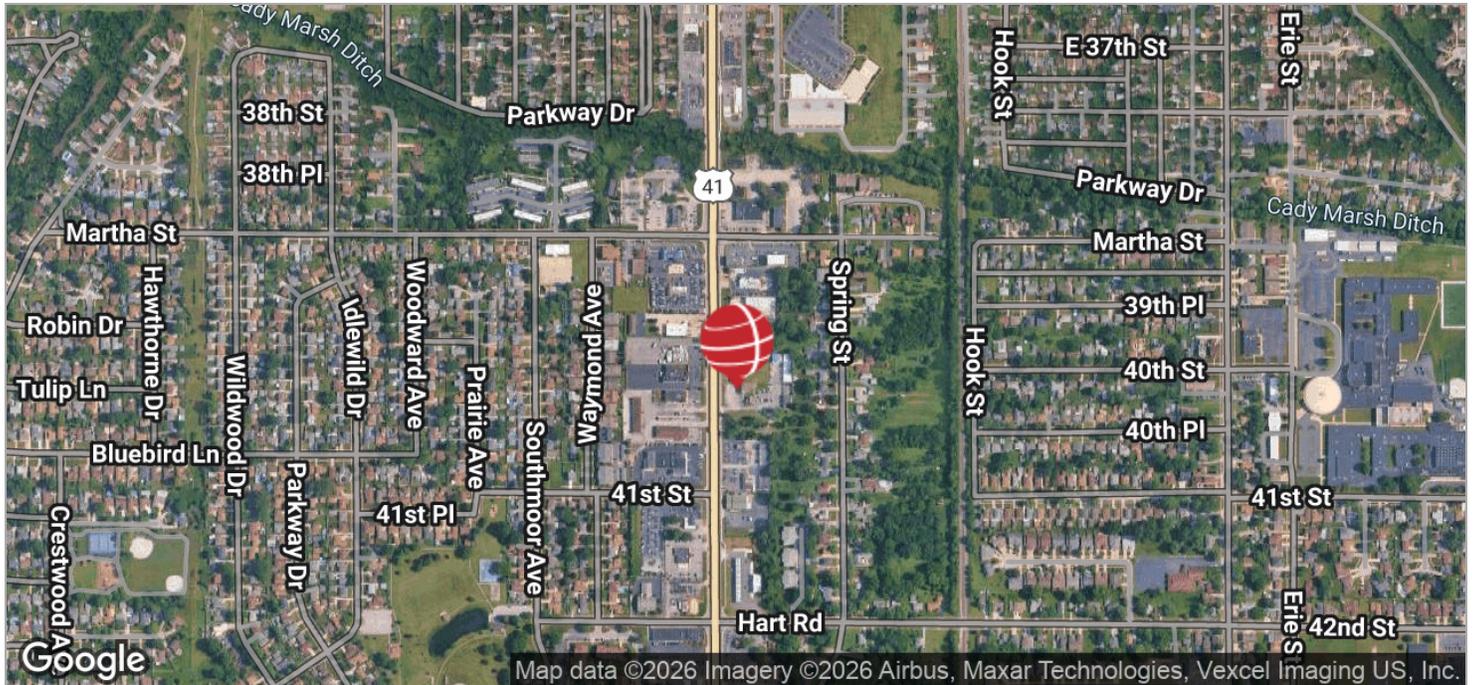
- ▲ EXISTING (CAT 4 OR 5) DATA SOCKET
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LOCATION MAPS



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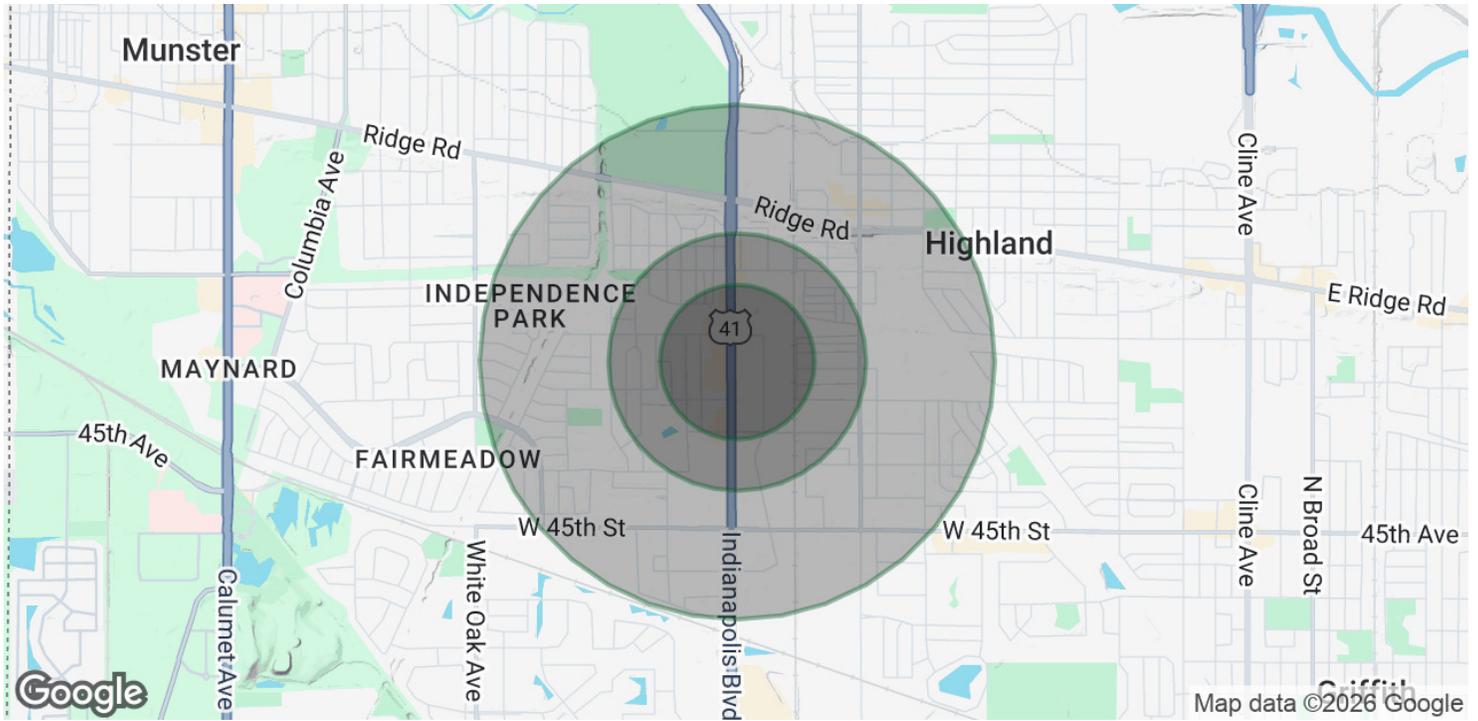
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	742	3,468	12,689
Average Age	44	43	43
Average Age (Male)	42	42	42
Average Age (Female)	45	44	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	298	1,509	5,578
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$91,915	\$87,533	\$98,663
Average House Value	\$288,963	\$265,605	\$274,715

Demographics data derived from AlphaMap

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