

LEASE



OFFICE

# COURT STREET CENTER



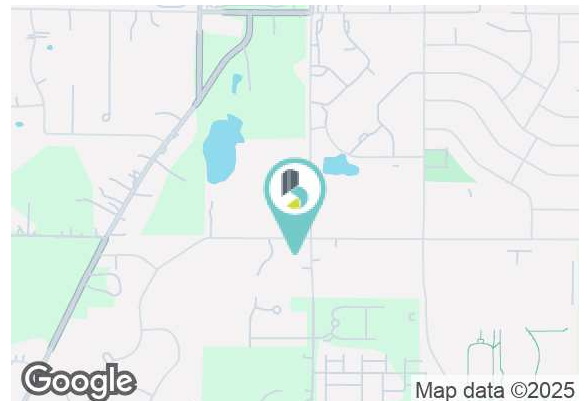
1501 S. COURT STREET, CROWN POINT, IN 46307

## PROPERTY HIGHLIGHTS

- First Floor +/- 6,083 usable (6,995 SF Rentable) square feet of Former Pediatric Office with 12 exams, large waiting area and staff lounge
- 2006 Vintage two-story 19,870 sf. masonry office building on 2.13 acres at the corner southwest corner of Burrell (125th) and Court Streets 1 mile south of the historic Crown Point square
- Award winning City of Crown Point 45 miles southeast of Chicago Loop in Low Tax Indiana
- Hi Identity Exterior featuring a Centier bank branch and other physician offices on the 2nd floor.
- Strong growing Neighborhood which features Crown Point High School, Southlake YMCA with a recent \$35 Million Expansion,
- Franciscan Medical Office Building, Franciscan Village senior living, Stacks Grocer, Walgreens, Taft Middle School, Fresenius Dialysis, Youche Country Club and Symphony Assisted Living.

LEASE RATE    \$22.50 SF/YR (NNN)

|                |  |
|----------------|--|
| Available SF:  | 6,695 SF (Rentable)<br>6,093 SF (Usable) |
| Lot Size:      | 2.13 Acres                               |
| Building Size: | 19,544 SF                                |



**BRADLEY COMPANY**  
359 W. 84th Dr.  
Merrillville, IN 46410  
219.650.6500

**JIM NICKSIC**  
Senior Broker  
219.552.1982  
jnicksic@bradleyco.com

**STEVE NICKSIC, CCIM**  
Senior Broker  
219.695.3160  
snicksic@bradleyco.com

**ROBERT KAMMERER**  
Broker  
219.552.1901 x531  
rkammerer@bradleyco.com



BRADLEYCO.COM



# ADDITIONAL PHOTOS

1501 S. COURT STREET, CROWN POINT, IN 46307

LEASE

OFFICE



**JIM NICKSIC**  
Senior Broker  
219.552.1982  
jnicksic@bradleyco.com

**STEVE NICKSIC, CCIM**  
Senior Broker  
219.695.3160  
snicksic@bradleyco.com

**ROBERT KAMMERER**  
Broker  
219.552.1901 x531  
rkammerer@bradleyco.com





# RETAILER MAP

1501 S. COURT STREET, CROWN POINT, IN 46307

LEASE

OFFICE



**JIM NICKSIC**  
Senior Broker  
219.552.1982  
jnicksic@bradleyco.com

**STEVE NICKSIC, CCIM**  
Senior Broker  
219.695.3160  
snicksic@bradleyco.com

**ROBERT KAMMERER**  
Broker  
219.552.1901 x531  
rkammerer@bradleyco.com