

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Suite 100-102:</b>	5,385 RSF
<b>Suite 200:</b>	12,176 RSF
<b>Suite 300-303:</b>	12,380 RSF
<b>Total Available SF:</b>	29,941 RSF
<b>Base Lease Rate/SF:</b>	\$15.00/SF
<b>Lease Type:</b>	NNN
<b>Estimated NNN/SF:</b>	\$10.45/SF
<b>Estimated Electric:</b>	\$1.00/SF
<b>Min/Max SF:</b>	5,385 - 29,941 SF
<b>Building Size:</b>	48,723 SF
<b>Parking:</b>	227
<b>Zoning:</b>	C-3

### PROPERTY OVERVIEW

Merrillville Corporate Lakes is a Class A four story office building. Stone and glass construction with saw tooth design offers full span, full height windows and many corner offices. Finish upgrades include LED lighting, vertical blinds and solid full height doors with lever handles. Fiber optic service available provided by AT&T and Comcast.

Common areas include ADA bathrooms and 2 elevators. Tenants occupying the building include Merrill Lynch, Reminger Law and Kuraray MonoSol. Estimated NNN is \$10.45/SF. (\$7.60/SF Cam/Ins, \$2.85/SF Taxes, includes 5 day janitorial) signage for larger tenants is visible to U.S. 30. Tenants pay separately metered NIPSCO electric for premises lights and outlets. Parking ratio is 4.8 spaces per 1,000 SF totaling 227 parking spaces. 2024 INDOT traffic count for Broadway north of U.S. Highway 30 16,325 cars/day and on US 30 is 51,672 cars/day.

### LOCATION OVERVIEW

Southeast corner of Connecticut and 80th Place just 1 block east of Broadway (S.R. 53); 1st stoplight north of U.S. Highway 30; Only 1/4 mile west of I-65; walking distance to Planet Fitness, Nutri Hub, Athletico, ImmediaDent, Catch Table & Tap, Gino's Steakhouse, Portillo's, Panera, Asparagus, Post Office and Merrillville Town Hall are all close by. In the center of the future 40 acre/redevelopment site of the former Radisson Star Plaza. In close proximity to 6 million square feet of retail including Home Depot, Target, Lowes, Costco, Sam's Club, Walmart and Southlake Mall. 50 minutes southeast of Chicago.

For Information Contact: David Lasser, SIOR/CCIM 219.796.3935 [dlasser@commercialin-sites.com](mailto:dlasser@commercialin-sites.com)

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## LEASE SPACES



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,385 - 12,380 SF	Lease Rate:	\$15.00 SF/yr

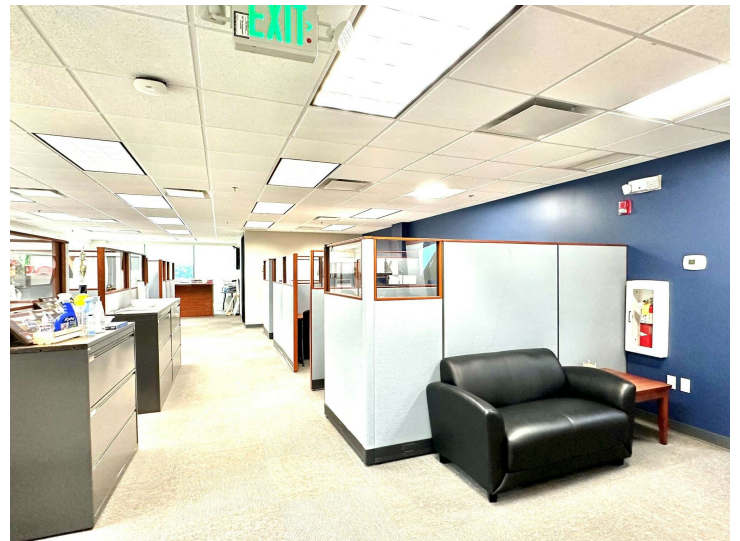
### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100-102	Available	5,385 SF	NNN	\$15.00 SF/yr	Estimated NNN is \$10.45/SF. (\$7.60/SF Cam/Ins, \$2.85/SF Taxes, includes 5 day janitorial)
Suite 200	Available	12,176 SF	NNN	\$15.00 SF/yr	Estimated NNN is \$10.45/SF. (\$7.60/SF Cam/Ins, \$2.85/SF Taxes, includes 5 day janitorial)
Suite 300-303	Available	12,380 SF	NNN	\$15.00 SF/yr	Estimated NNN is \$10.45/SF. (\$7.60/SF Cam/Ins, \$2.85/SF Taxes, includes 5 day janitorial)

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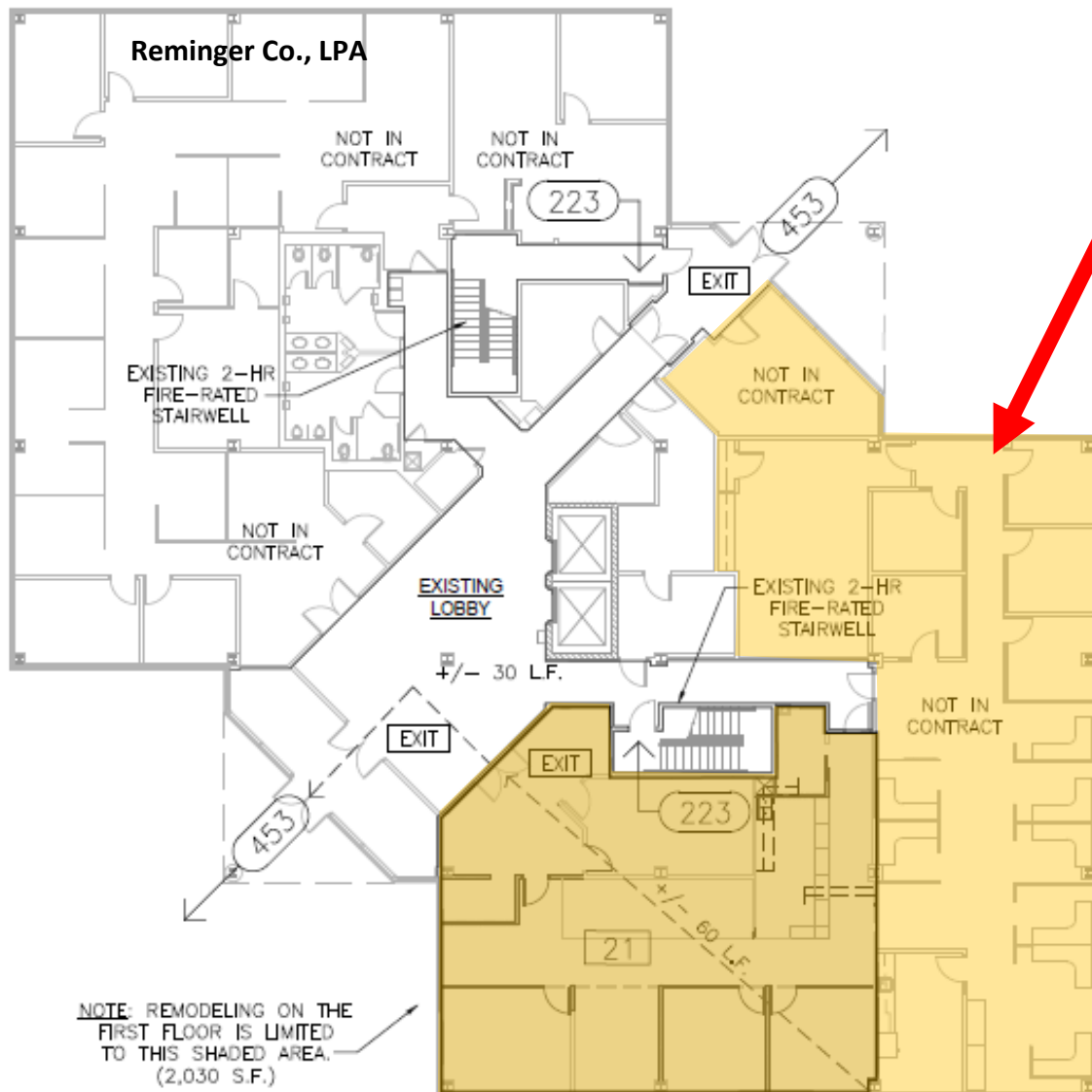
## 1ST FLOOR



1st Floor

Suites 100-102

5,385 rentable square feet



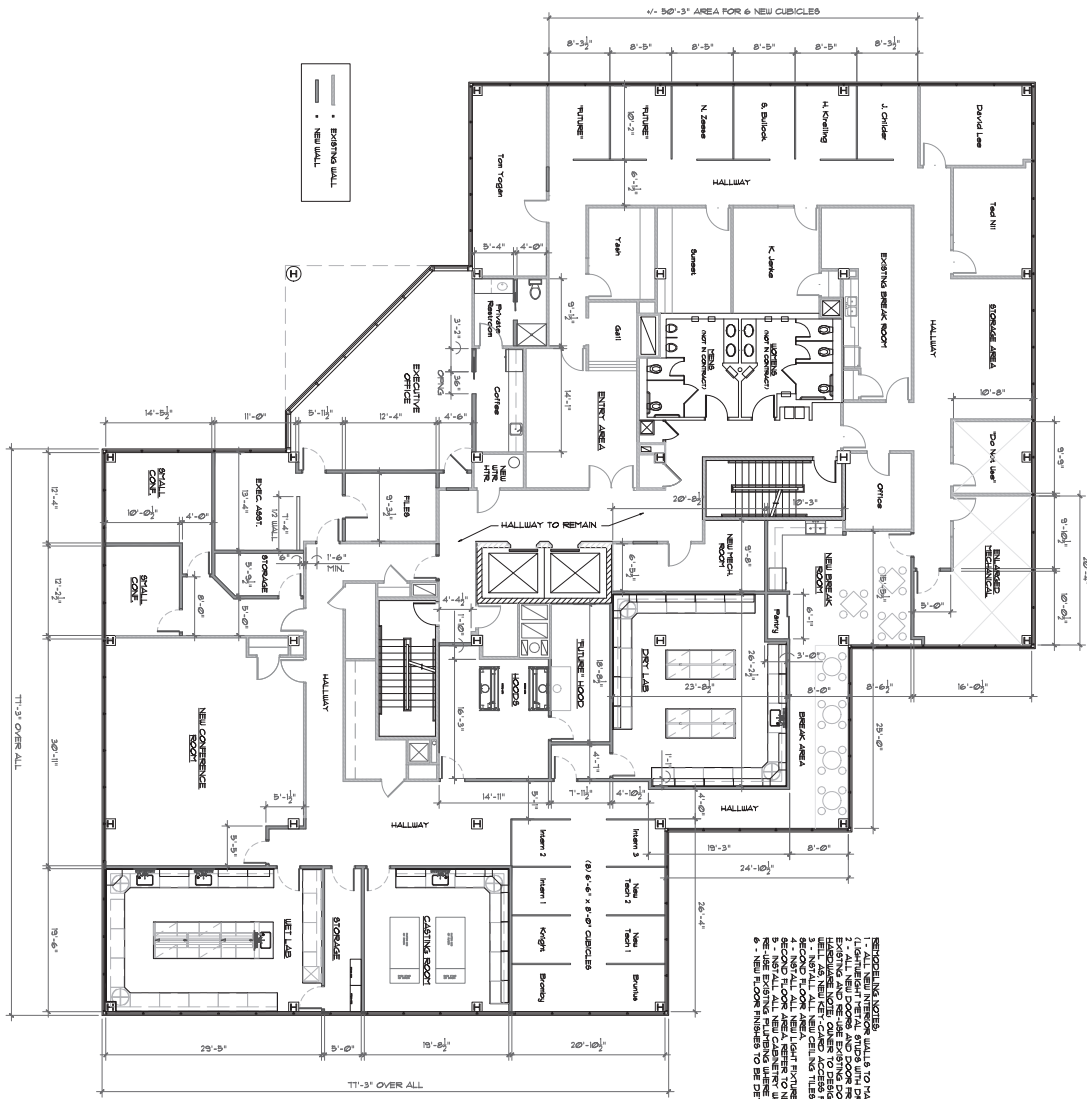
1st FLOOR LIFE SAFETY PLAN

SCALE: 1/8" = 1'-0"



## 2ND FLOOR





Proposed 2nd Floor Plan  
 SCALE: 1/8" = 1'-0"

EXISTING WALLS TO REMAIN  
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<p><b>VIRTUE ARCHITECTS</b>          300 WAVERLY ROAD          PORTER, INDIANA 46304          (317) 896-4395          WWW.VIRTUEARCHITECTS.COM</p>	<p>NEW OFFICE REMODEL for:  <b>MONOSOL, LLC</b>          101 E. 80th PLACE          MERRILLVILLE, IN 46410</p>	<p><b>GENERAL NOTES</b></p> <ol style="list-style-type: none"> <li>1. 10-16-22 FOR OWNER REVIEW</li> <li>2. 11-16-22 FOR LAB FURNITURE &amp; CUBICLES</li> <li>3. 1-11-23 DRY LAB LOCATION 4 DEMO.</li> <li>4. 3-21-23 FOR OWNER REVIEW</li> <li>5. 5-15-23 FOR STATE SUBMITTAL</li> </ol>	<p><b>CONTRACT</b></p> <p>THIS DRAWING AND ALL ATTACHED SHEETS ARE THE PROPERTY OF VIRTUE ARCHITECTS AND SHALL REMAIN THE PROPERTY OF VIRTUE ARCHITECTS. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VIRTUE ARCHITECTS.</p>

## 3RD FLOOR







## ADDITIONAL BUILDING PHOTOS



Exterior Picnic Tables



Common Bathrooms



Paver Entryway



Charging Stations

## BUILDING STANDARDS



Carpeting



Carpeting



Wood Door



Glass Door



Kitchen Cabinets



Kitchen Cabinets

## BUILDING STANDARDS



Hard Flooring



Hard Flooring



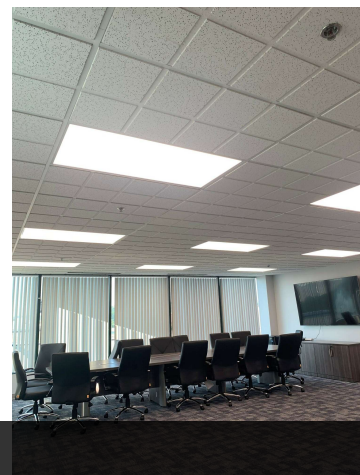
Window Blinds



Window Blinds



LED Lighting and Ceiling Tiles



Security desk

## AERIAL PHOTOS



For Information Contact:

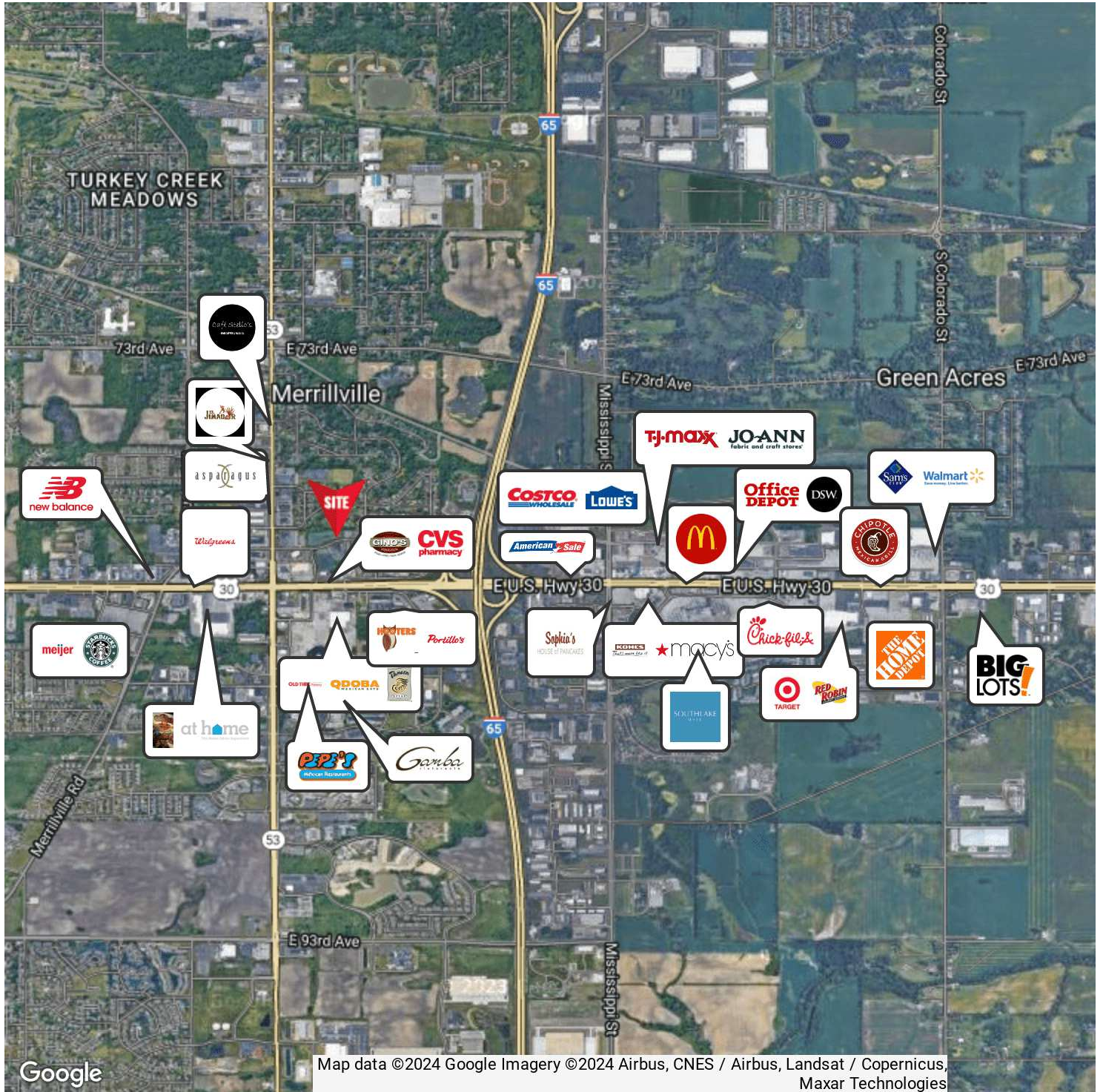
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**RETAILER MAP**



Google

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# MERRILLVILLE CORPORATE LAKES BUILDING FACTS & AMENITIES

## ADDRESS AND DIRECTIONS:

707 E. 80<sup>TH</sup> Place, Town of Merrillville, Lake County, Indiana 46410  
Southeast corner 80<sup>th</sup> Place and Delaware Street  
1 block North of US 30, 1 block East of Broadway (S.R. 53)  
½ mile West of I-65, 5 miles South of I-80/94  
1 ½ miles West of Southlake Mall  
45 minutes Southeast of Chicago  
TRAFFIC COUNTS: 2023 INDOT US 30 (Lincoln Highway) 56,754 and Broadway (S.R. 53) 16,764 cars per day

## LOCATION AMENITIES:

There are over 6 million square feet of retail shopping and restaurant developments within 2 miles, including numerous nearby restaurants, many hotel/motels, banks, and other convenient services. Within ½ mile of the building you will find a FedEx Store, a UPS Store, the Merrillville Post Office and the Merrillville Town Hall. Within 2 blocks easy walking distance are 3 hotels and 9 restaurants. This location offers nearby public transportation with a south Broadway Express bus stop located on Broadway at 80<sup>th</sup> Place adjoining Merrillville Corporate Center.

## OWNERSHIP AND MANAGEMENT:

Ownership: Merrillville Corporate Lakes Joint Venture  
473 Dunham Road, Suite 200  
St. Charles, IL 60174

Managed by: Murray Properties, Inc.  
with Local service providers and daily supervision.

## CONSTRUCTION:

48,723 total square feet.  
4 story precast concrete with glass paneling.  
Built in 2001.  
Saw tooth design offers 8 corners per floor.  
Poured concrete floors.

Developed by Southwick/Whiteco  
Rubber Roof  
Floor to finished ceiling height: 8'3"  
Height of ceiling plenum: 24"

## PARKING:

227 Parking spaces equates to 4.8 space per 1000 SF

## SPACE MEASUREMENT:

BOMA (Building Owners and Managers Association) standards for space measurement are utilized on a per floor actual basis. At the present time the usable/rentable factors are as follows:

4 <sup>th</sup> Floor:	5.67%
3 <sup>rd</sup> Floor:	15.88%
2 <sup>nd</sup> Floor:	15.06%
1 <sup>st</sup> Floor	9.71%

ELECTRICITY:

Primary feed 277/480 volt, 800 amp, 3 Phase, 4 wire.  
Typical premises service is 120 volt 200 amp. 3 phase available to lease premises, if needed.  
Electric for tenant premises lights and outlets are separately metered.  
No under floor duct system

TELEPHONE AND INTERNET:

Building offers availability to T1 and DSL lines offered by AT&T; Comcast. AT&T fiber optics service available in the building.

HEATING, VENTILATING, AND AIR CONDITIONING (HVAC):

Heat pump system with 2 ground floor gas fired Lochinvar boilers and roof top cooling tower, no perimeter baseboards.  
On average there are 13 thermostat zones and 13 pumps per floor.  
HVAC Normal Operation: 7:00 a.m. – 7:00 p.m. Monday-Friday and 8:00 a.m. – 12:00 p.m. Saturday  
Early or after hours service is available subject to fees of \$45.00 per hour.

ELEVATORS:

Two (2) 3,500 pound maximum OTIS elevators with smart phone fire department connect.

ADA:

The property currently complies with American Disabilities Act requirements with regard to parking, ramps, elevators, bathrooms and common areas.

LIFE SAFETY:

Notifier AFP-100 fire detection system.  
Full sprinkler system (ESFR: Early Suppression Fast Response wet system) with recessed sprinkler heads.  
2 ground floor entrances  
Smoke detectors.  
Two stairwells  
Non-smoking building

SECURITY SYSTEM:

Motion detector exterior and internal hallways (near elevators on each floor) and parking lot video surveillance camera system with PC storage. Tenants have 24/7 access  
Magnetic “swipe card” reader Kiosk in foyer for afterhours  
Building Access Hours of unlocked main doors:  
Mon.-Fri.: 6:30AM – 7:00PM  
Saturday: Locked  
Sunday: Locked

SIGNAGE:

1. Multi-tenant panel monument sign on 80<sup>th</sup> Place, subject to availability.
2. Main floor entry foyer and lobby elevator directories.
3. Suite entry door side panels or lettering.
4. All above mentioned signage and copy is subject to Landlord approval and at Landlord expense.
5. For larger tenants: on the building when possible, with back lit channel lettering, at Tenant expense.

## UTILITIES:

NIPSCO electric for tenant premises (lights and outlets separately metered).

Tenants should budget approximately \$1.00/RSF for this expense.

NIPSCO electric for air conditioning is included in triple net operating expenses.

NIPSCO gas for heat is included in triple net operating expenses.

Northwest Indiana Water Company water from fountains on each floor for drinking, lavatory and toilet purposes is included in triple net operating expenses.

## MAIL AND EXPRESS MAIL SERVICE:

Direct mail delivery/pick-up occurs daily at each tenant premises.

On site UPS drop box in lobby.

US Post Office is one block to the west on 80<sup>th</sup> Place.

Fed/Ex-Kinko's Store is located at 95 West 81st Street, ½ mile southeast.

UPS Store is located at 759 East 81st Place, ½ mile southeast facing US 30.

Electric Vehicle Charging Station with 3 parking spots and 2 charging cables.

## OTHER SERVICES INCLUDED IN OPERATING EXPENSES:

Real Estate Taxes

Fire Detection & Maintenance

Insurance Expenses

Snow removal, and lawn mowing

Landscape Expenses – Interior & Exterior

Maintenance & Repair – General, Electrical, HVAC, Parking Lot

Pest Control

Scavenger / Waste Removal

Property Management

Janitorial

Window Washing



## **JANITORIAL SPECIFICATIONS**

### **OFFICE AREAS**

#### FIVE DAYS A WEEK:

- Empty and replace all waste containers, inserting liners where required
- Spot clean tops of desks (papers on desks not to be disturbed)
- Fronts of all cabinets spot cleaned as needed
- Dust all furniture including desks, tables, bookcases, shelves, chairs, filing cabinets, cabinet tops and chrome floor lamps
- Spot clean windows and interior glass including inside and outside of entry doors, glass counters, shelving and dust window sills
- Vacuum carpeting in open areas and under chairs
- Dust mop with treated mop all tile floors
- Damp clean counter tops
- Damp mop tile areas
- Remove all trash from building to proper location
- Recheck cleaning areas and turn out lights and properly secure all doors that were locked upon entry

### **ENTRANCES AND LOBBY:**

#### FIVE DAYS A WEEK:

- Vacuum or sweep with stiff brush outside wall off mats
- Vacuum inside mats
- Vacuum carpets
- Spot clean all glass inside and out
- Dust all horizontal surfaces to reachable height
- Damp mop tile floors
- Remove fingerprints from doors, frames, light switches and walls
- Spot clean walls
- Sweep and police immediate exterior of all entrances
- All entrance door glass cleaned daily
- All windows spot cleaned and window sills dusted daily

#### WEEKLY:

- Clean and sanitize telephones
- Clean partition glass
- Dust all horizontal surfaces to reachable height including sills, ledges, moldings, shelves, picture frames, ducts, heating outlets and file cabinets
- Heavy vacuum all carpet areas
- Dust all lower portions of chairs and furnishings
- Damp wipe and polish chrome floor lamps and chair legs as needed
- Place all chairs, waste containers and other furnishings in proper places

#### MONTHLY:

- High dust walls, ceilings, blinds and horizontal surfaces
- Dust ceiling diffusers
- Damp wipe base board heating vents

#### QUARTERLY:

- Vacuum ceiling vents

#### TWICE PER YEAR:

- Scrub, seal and wax all tile floors
- Scrub and rinse all ceramic tile floors
- Windows washed

#### WEEKLY:

- Clean kickplates
- High dust walls, ceilings and horizontal surfaces including stairwells
- Dust above hand height all horizontal surfaces
- Wash lobby glass

## **HALLWAYS, LANDINGS, STAIRWELLS & ELEVATORS**

### **FIVE DAYS A WEEK:**

- Vacuum carpets and elevator door tracks
- Clean and polish all stainless steel in elevators
- Dust ceiling and lights in elevator cab
- Clean and polish exterior of cabs on each floor
- Empty and replace all waste containers, inserting liners where required
- Spot clean all glass inside and out
- Dust walls, handrails and window ledges
- Dust all horizontal surfaces to reachable height
- Damp mop tile and hard surface floors
- All floors and touch point areas will be cleaned with a germicidal chemical

## **WASHROOMS**

### **FIVE DAYS A WEEK:**

- Dust and spot clean metal partitions
- Clean and polish all chrome
- Clean all glass and mirrors
- Clean, sanitize, polish and dry all fixtures including toilet seats, stools, urinals, sinks, sanitize backs and fronts of toilet seats
- Refill all dispensers
- Empty and sanitize interior of sanitary containers
- Clean and sanitize exterior of all containers
- Empty all containers and disposals, replace liners as needed
- Sweep, damp mop and sanitize floors
- All floors and touch point areas will be cleaned with a germicidal chemical

### **WEEKLY:**

- Clean kickplates
- High dust walls, ceilings and horizontal surfaces, including stairwells
- Dust above hand height all horizontal surfaces
- Wash elevator tracks

### **WEEKLY:**

- Spot clean walls and partitions
- Remove fingerprints from doors, light switches
- High dust all horizontal surfaces including sills, ceiling diffusers
- High dust light fixtures as needed

### **MONTHLY:**

- Wash and sanitize metal partitions
- Clean baseboards
- Clean wall kicks and plates, ledges, shelves, ducts and heating outlets

### **QUARTERLY:**

- Scrub tile floors
- Wash ceramic tile walls
- Clean with phosphoric acid product for lime deposit around faucet bases, water fountain drain areas, washrooms, etc.