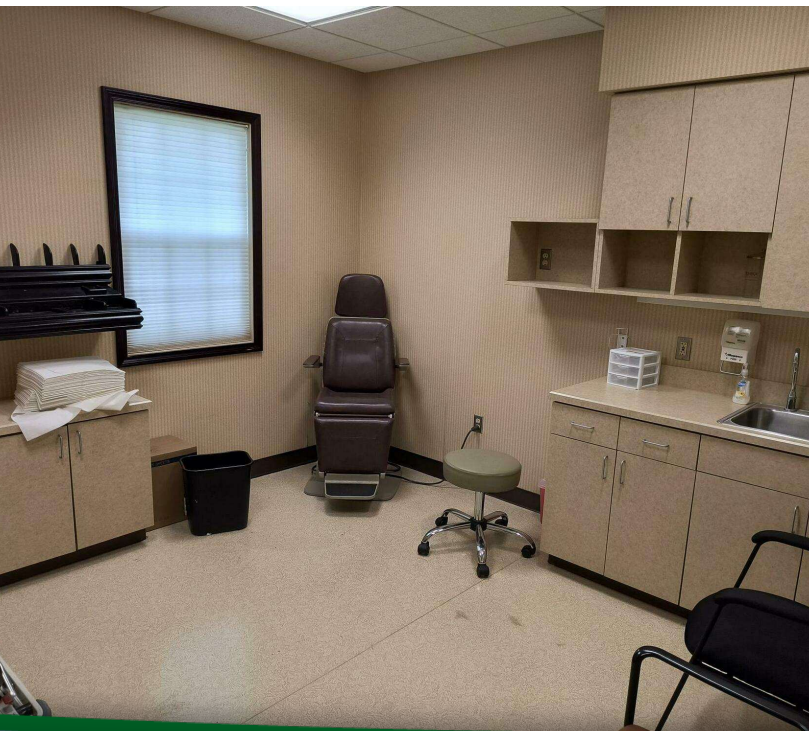


255 E 90TH DR, MERRILLVILLE, IN 46410



For more information, please contact:

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SUBLEASING MERRILLVILLE PLAZA SURGERY CENTER

255 e 90th Dr, Merrillville, IN 46410



EXECUTIVE SUMMARY

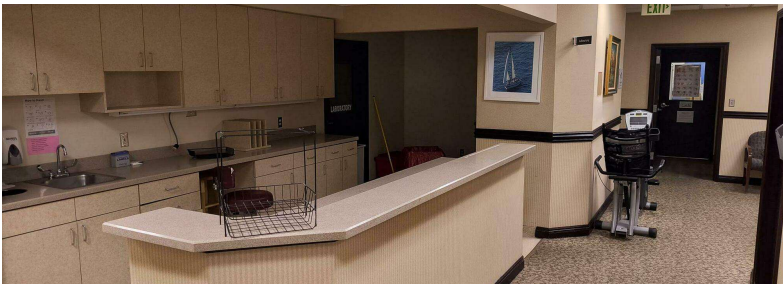


OFFERING SUMMARY

Available SF:	3,807 SF
Lease Rate:	\$16.00 SF/yr (MG)
Lot Size:	1.93 Acres
Year Built:	2003
Building Size:	13032 SF
Zoning:	C3

PROPERTY HIGHLIGHTS

- Approximately 4,000sf of medical office space available for sublet
- Located within a functioning surgery center
- The space consists of a reception area, approximately 7 potential exam rooms, nurses station, lab, conference room, consultation room, 2 doctors' offices, and equipment room, 2 restrooms, and a shared kitchenette area
- Current sublet runs until April 30, 2028, providing potential users with flexible leasing options



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PROPERTY DESCRIPTION

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Introducing an exceptional opportunity to lease approximately 4,000 square feet of prime medical office space within a fully operational surgery center. This versatile space features a spacious reception area, 7 potential exam rooms, a dedicated nurses station, a fully-equipped lab, a conference room, a consultation room, 2 private doctors' offices, and an equipment room. Additionally, the property includes 2 private restrooms and a shared kitchenette area. With a sublet in place until April 30, 2028, users have the advantage of flexible leasing options. This is a rare chance to elevate your medical practice in a thriving, professional environment.

LOCATION DESCRIPTION

This property is located in Merrillville near the intersection of East 90th Drive and Broadway. Merrillville is a town in Lake County and a suburb of Chicago. The population was 35,246 at the 2010 census. On January 1, 2015, Merrillville became the most populated town in Indiana, as Fishers in Hamilton County was converted from a town to a city. The town serves as a major shopping hub for Northwest Indiana.



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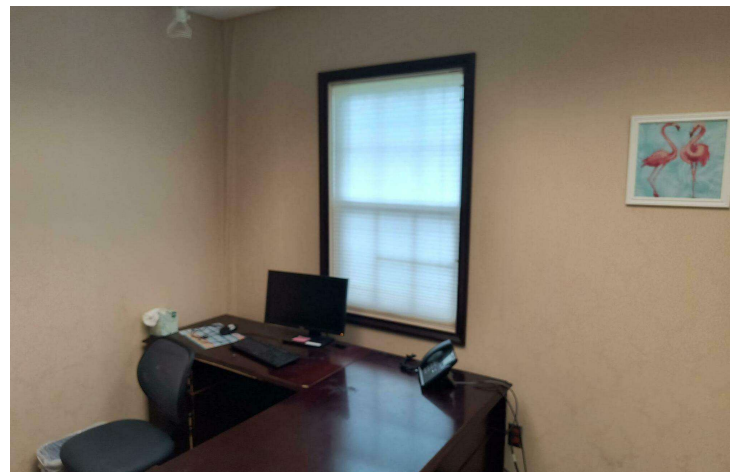
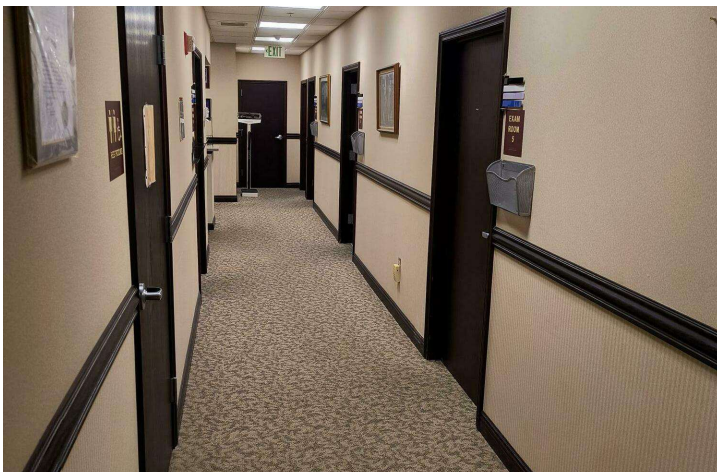
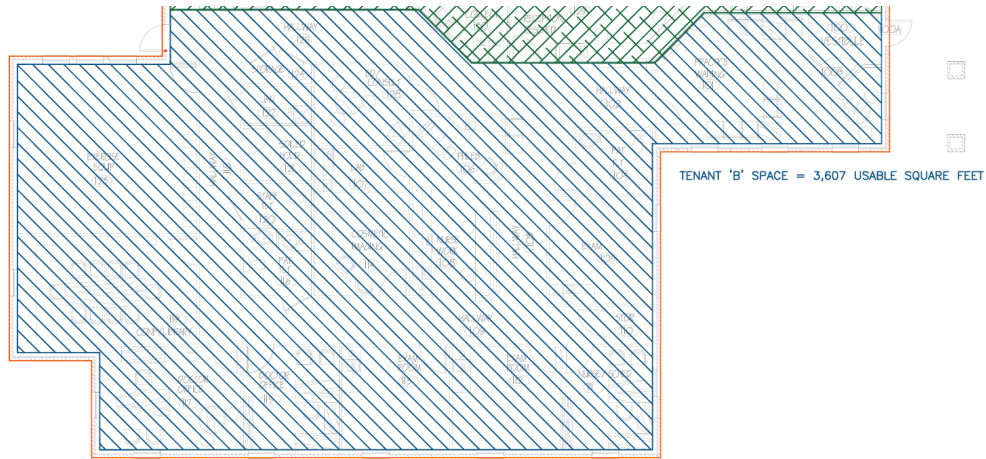
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ADDITIONAL PHOTOS



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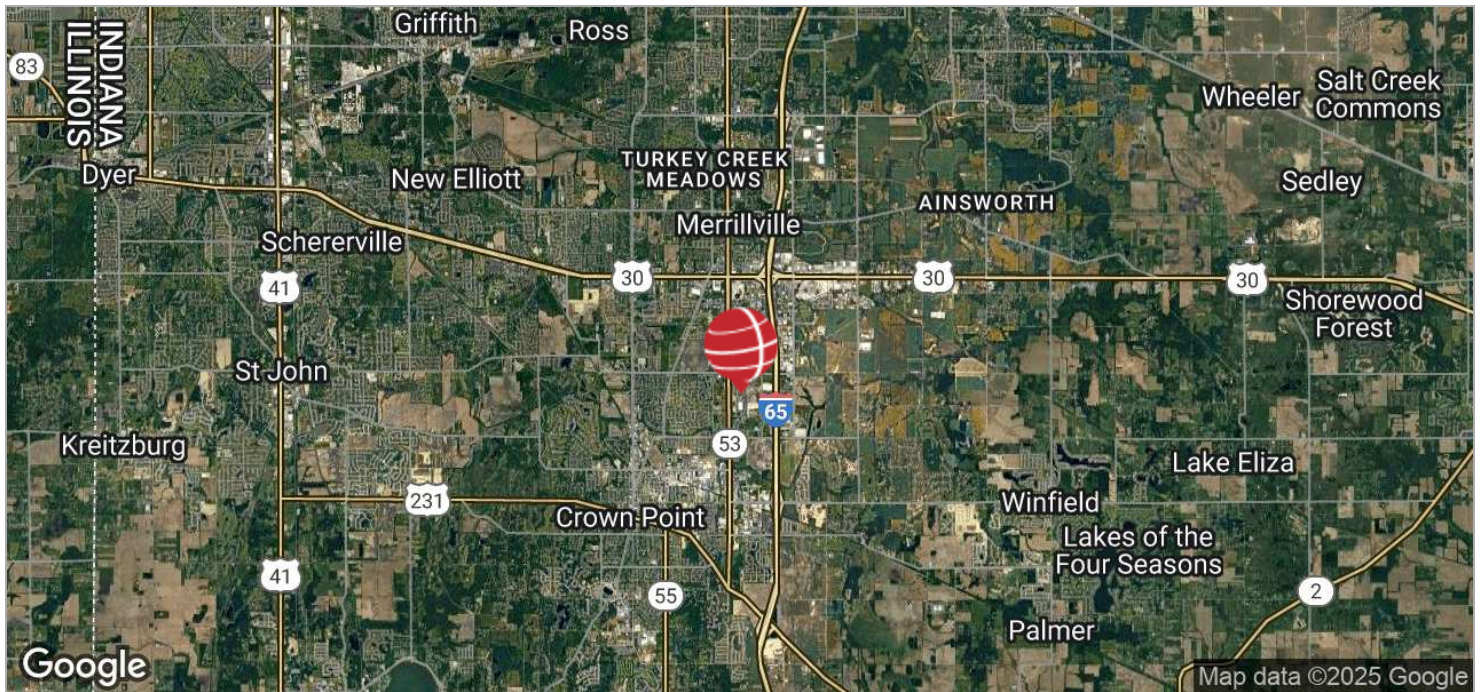
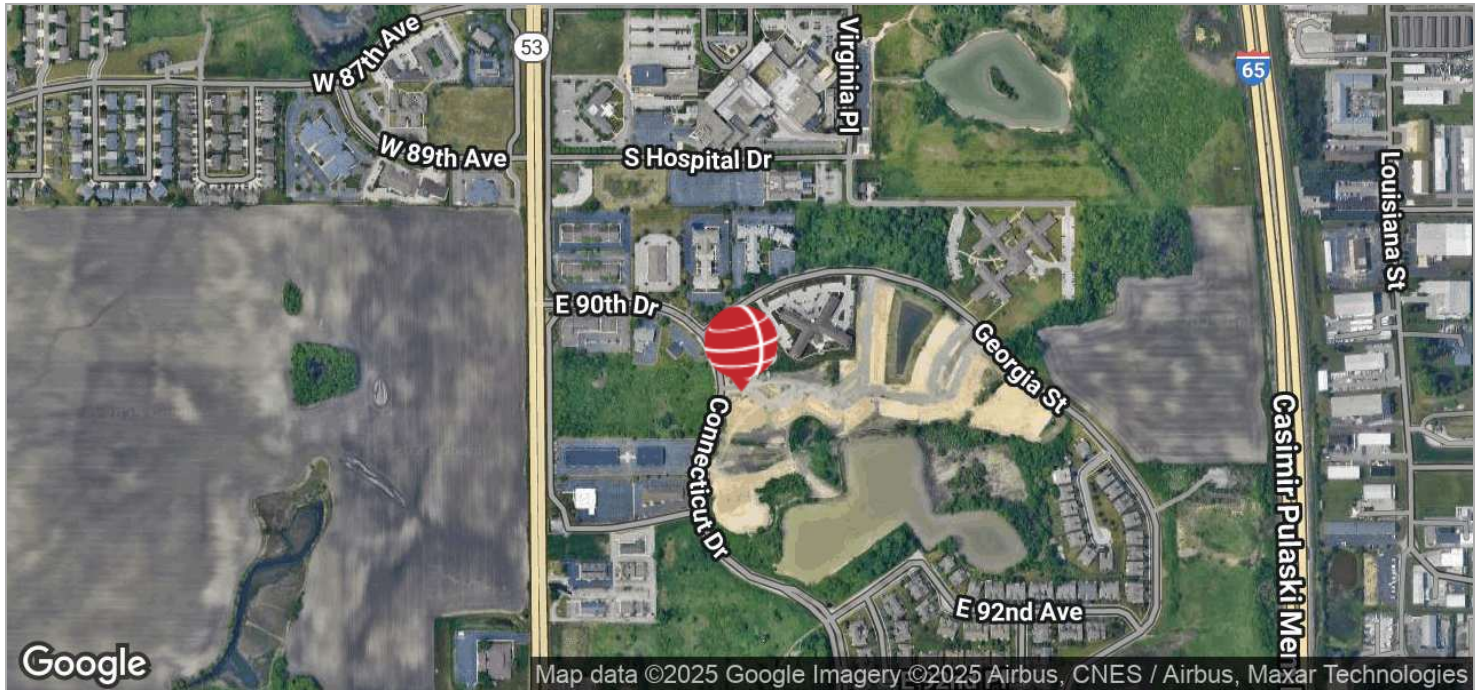
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LOCATION MAPS



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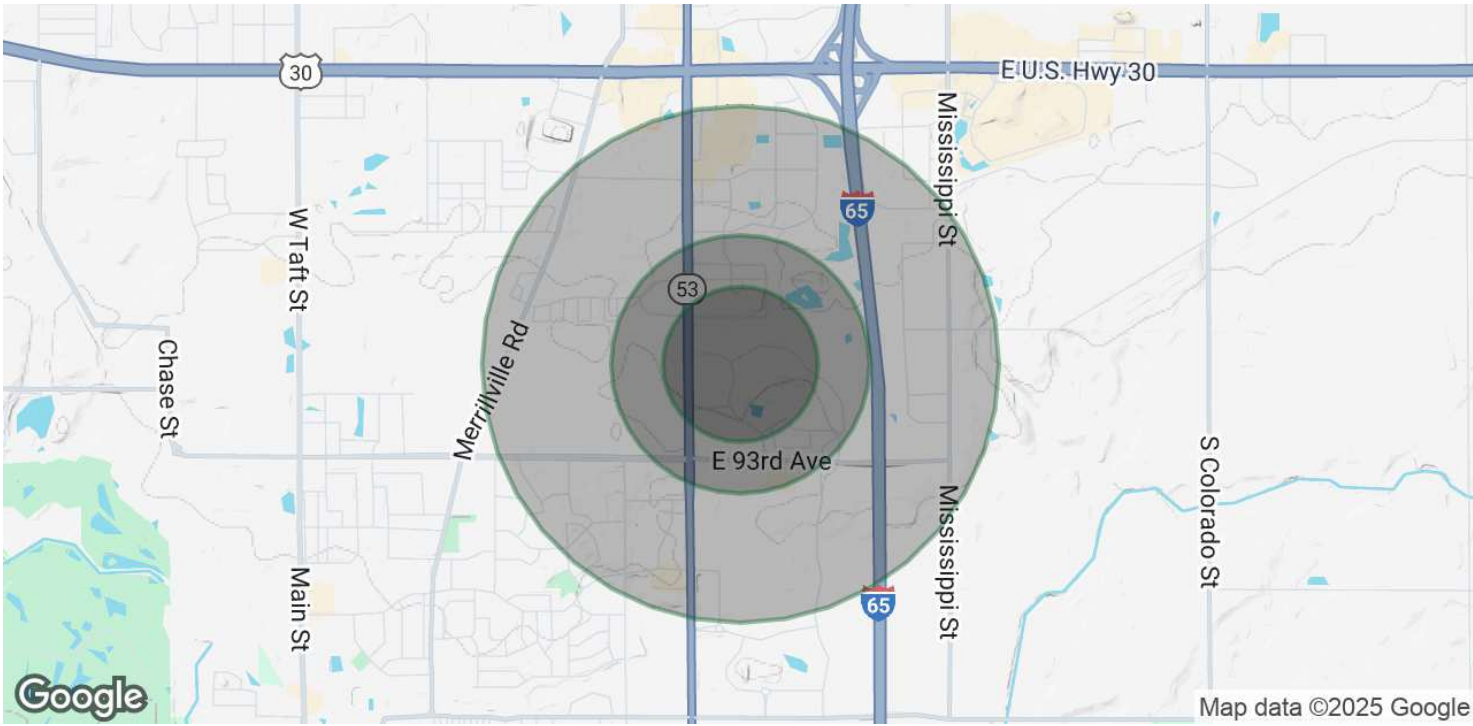
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	197	706	2,529
Average Age	60	60	53
Average Age (Male)	54	54	48
Average Age (Female)	64	64	55

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	73	263	1,081
# of Persons per HH	2.7	2.7	2.3
Average HH Income	\$65,009	\$65,115	\$92,213
Average House Value	\$309,418	\$309,380	\$277,543

Demographics data derived from AlphaMap

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