

LEASE



OFFICE

125 I EASTPORT CENTER DRIVE



125 I EASTPORT CENTER DRIVE, VALPARAISO, IN 46383

PROPERTY HIGHLIGHTS

- Former Medical office located in the Eastport Development on Valparaiso's eastside.
- Location provides very easy access to IN-49, IN-2 and US-30
- Less than a mile from The Porter County Airport, Ivy Tech and the heart of Valparaiso's retail center.
- Eastport is home to Ivy Tech College, Chester Inc., NIPSCO, Social Security Hearing Office and a host of other medical, office and light industrial users.
- Monument Signage Available
- Office consists of 6 exams, X-ray Room, Staff Room/Kitchenette w/ private restroom, nurses station, large therapy room and ample storage

LEASE RATE	\$19.00 - 43.27 SF/YR (MG)
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Available SF:	208 - 3,252 SF
Lot Size:	3.29 Acres
Building Size:	16,328 SF

SPACES	LEASE RATE	SPACE SIZE
Suite A	\$19.00 SF/yr	3,252 SF
Suite 109	\$19.00 SF/yr	2,344 SF
Suite 108	\$19.00 SF/yr	700 SF
Suite 105	\$750 per month	208 SF



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ADDITIONAL PHOTOS

1251 EASTPORT CENTER DRIVE, VALPARAISO, IN 46383

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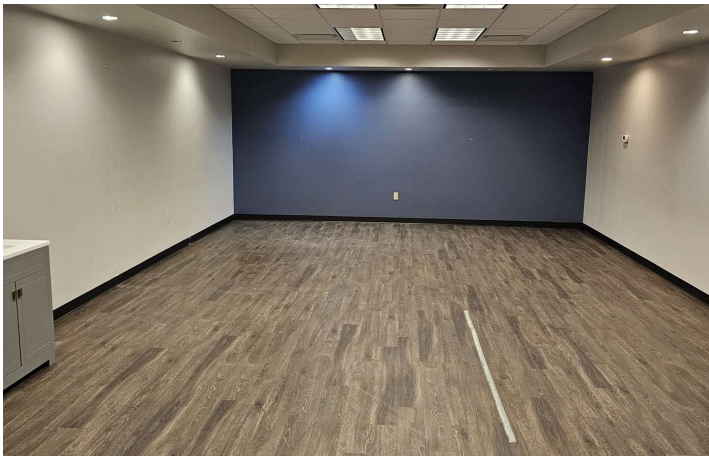
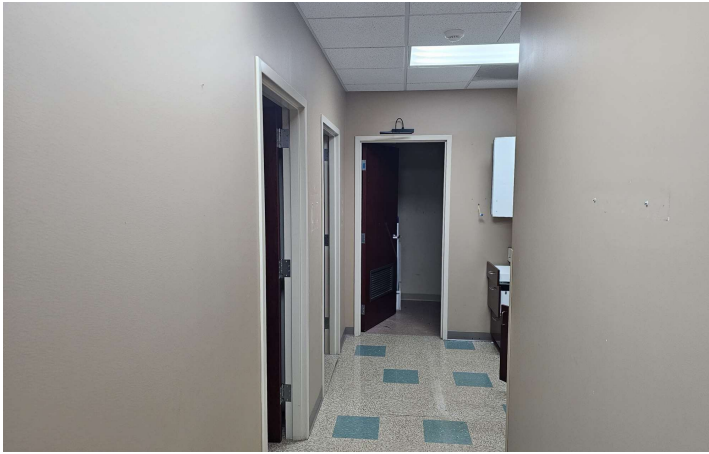


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DESIGN REVIEW AND APPROVAL

THE DESIGN SHOWN ON THIS PAGE IS APPROVED (INITIAL ONE)

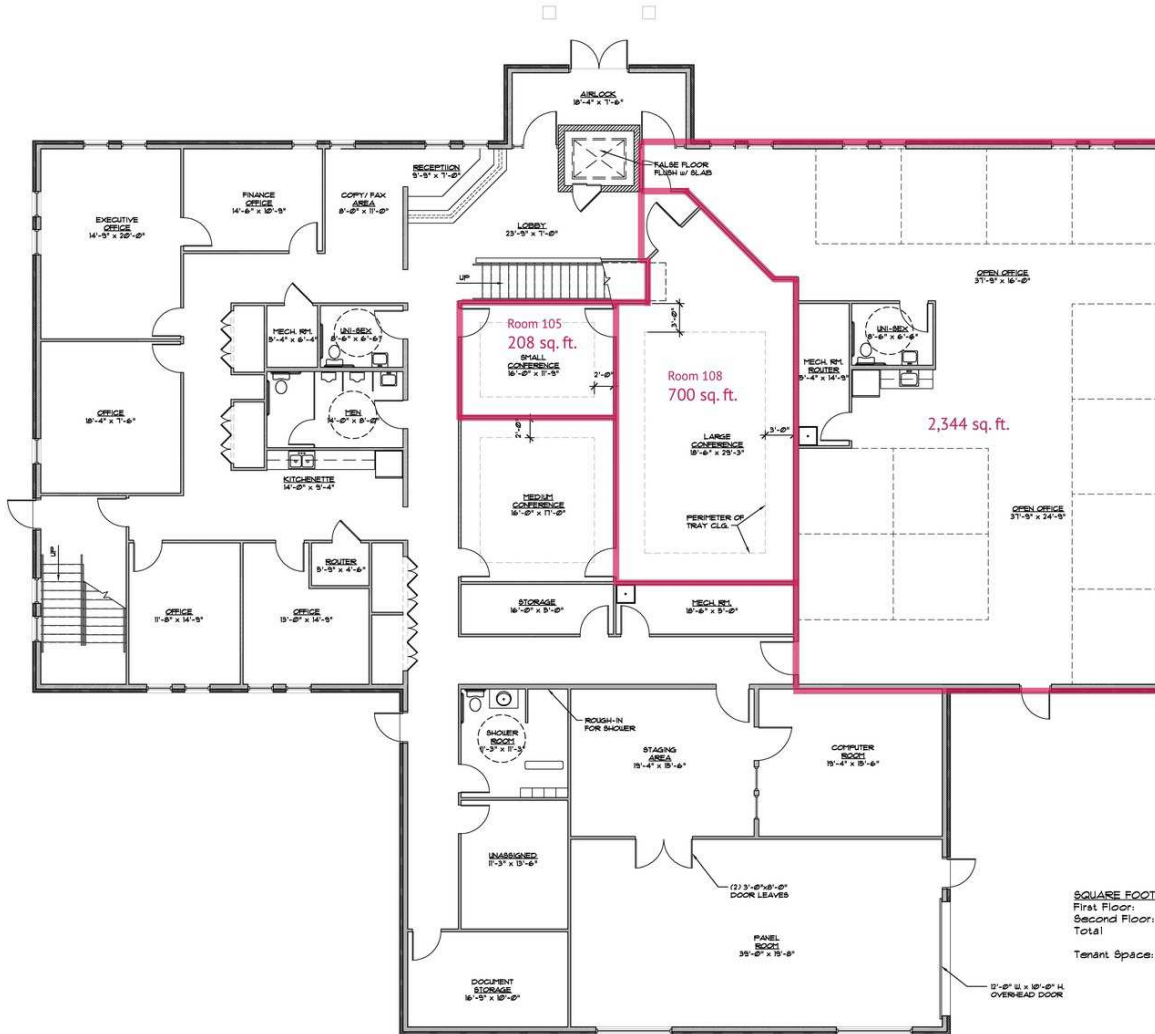
AS SHOWN

WITH MODIFICATIONS AS NOTED

CLIENT SIGNATURE

DATE

REVIEW AND APPROVAL OF THIS DRAWING EITHER AS SHOWN OR WITH MODIFICATIONS NOTED IS REQUIRED BEFORE TENANT PLACEMENT OF DESKES. DESKES CAN BE PLACED. PLEASE REVIEW IT IN DETAIL AND CONTACT OUR OFFICE WITH ANY QUESTIONS.



SQUARE FOOTAGE ANALYSIS

First Floor: 3,169 sq. ft.

Second Floor: 1,281 sq. ft.

Total: 4,450 sq. ft.

Tenant Space: 2,414 sq. ft.

PROPOSED FIRST FLOOR PLAN

SCALE: 3/8" = 1'-0"

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