

LEASE

OFFICE



WESTGATE PLACE



1333 W STATE ROAD 2, LA PORTE, IN 46350

PROPERTY HIGHLIGHTS

- New contemporary build to suit Med-tail site plan
- Suite sizes available from 1,000 - 5,640 SF
- Join Wingstop, Jet's Pizza, and UPS, delivered with 5 ton HVAC, perimeter demising walls with drywall and insulation, 200 amp electrical, plumbing stubs, and concrete floors
- Base Rents ranging from \$22-\$24 PSF NNN (Additional tenant improvements may be amortized over the term for qualifying prospects)
- Broken ground, under construction with March 2025 delivery
- Located at the West gateway into LaPorte with high exposure frontage on State Road Hwy 2
- Situated less than 1 mile from Northwest Health Hospital, adjacent to Kabelin Ace and across from the Redeveloped Maple Land Mall
- Ideal for medical, retail or professional office users
- Robust volume of traffic at 14,500 vehicles per day along Lincolnway

LEASE RATE	\$22.00 - 24.00 SF/YR (NNN)
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Available SF:	1,000 - 5,640 SF
Lot Size:	1.2 Acres
Building Size:	8,640 SF



BRADLEY COMPANY
 359 W. 84th Dr.
 Merrillville, IN 46410
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BRADLEYCO.COM



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Lease Rate **\$22.00 - 24.00 SF/YR**

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	Commercial
Lot Size	1.2 Acres
APN #	46-10-02-153-004.000-000

LOCATION INFORMATION

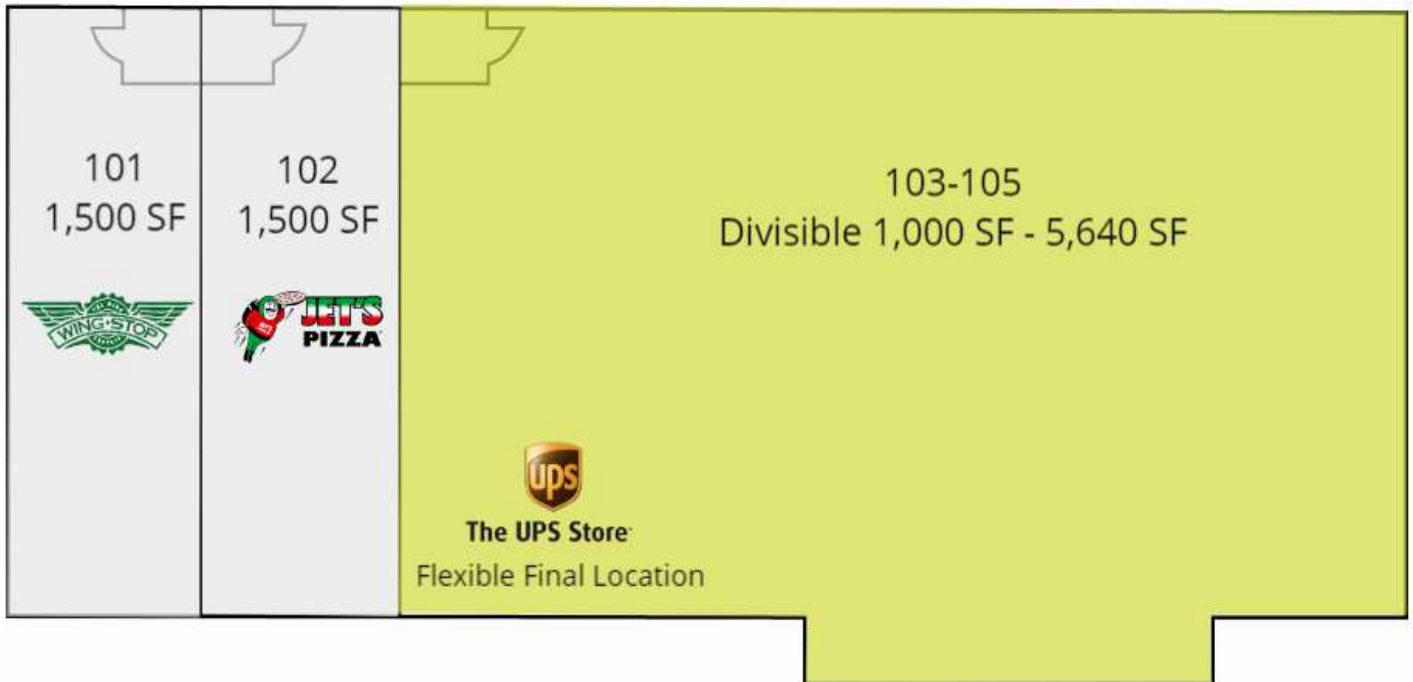
Building Name	Westgate Place
Street Address	1333 W State Road 2
City, State, Zip	La Porte, IN 46350
County	LaPorte

AVAILABLE SPACES

Suite 103	1,000-5,640 SF
Suite 104	1,000-5,640 SF
Suite 105	1,000-5,640 SF

BUILDING INFORMATION

Building Size	8,640 SF
Building Class	A
Number of Floors	1
Year Built	2024
Construction Status	Under construction
Number of Buildings	1



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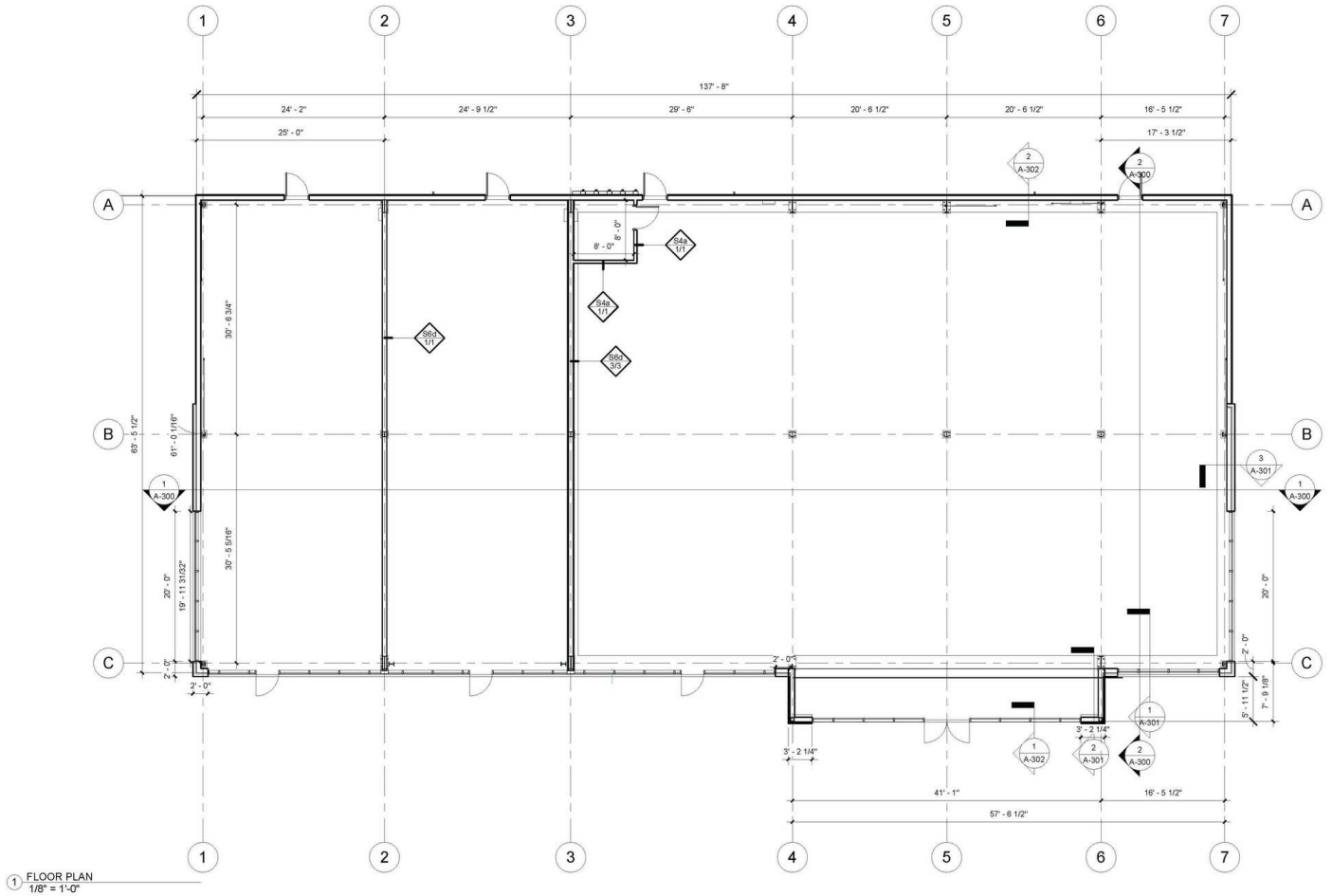
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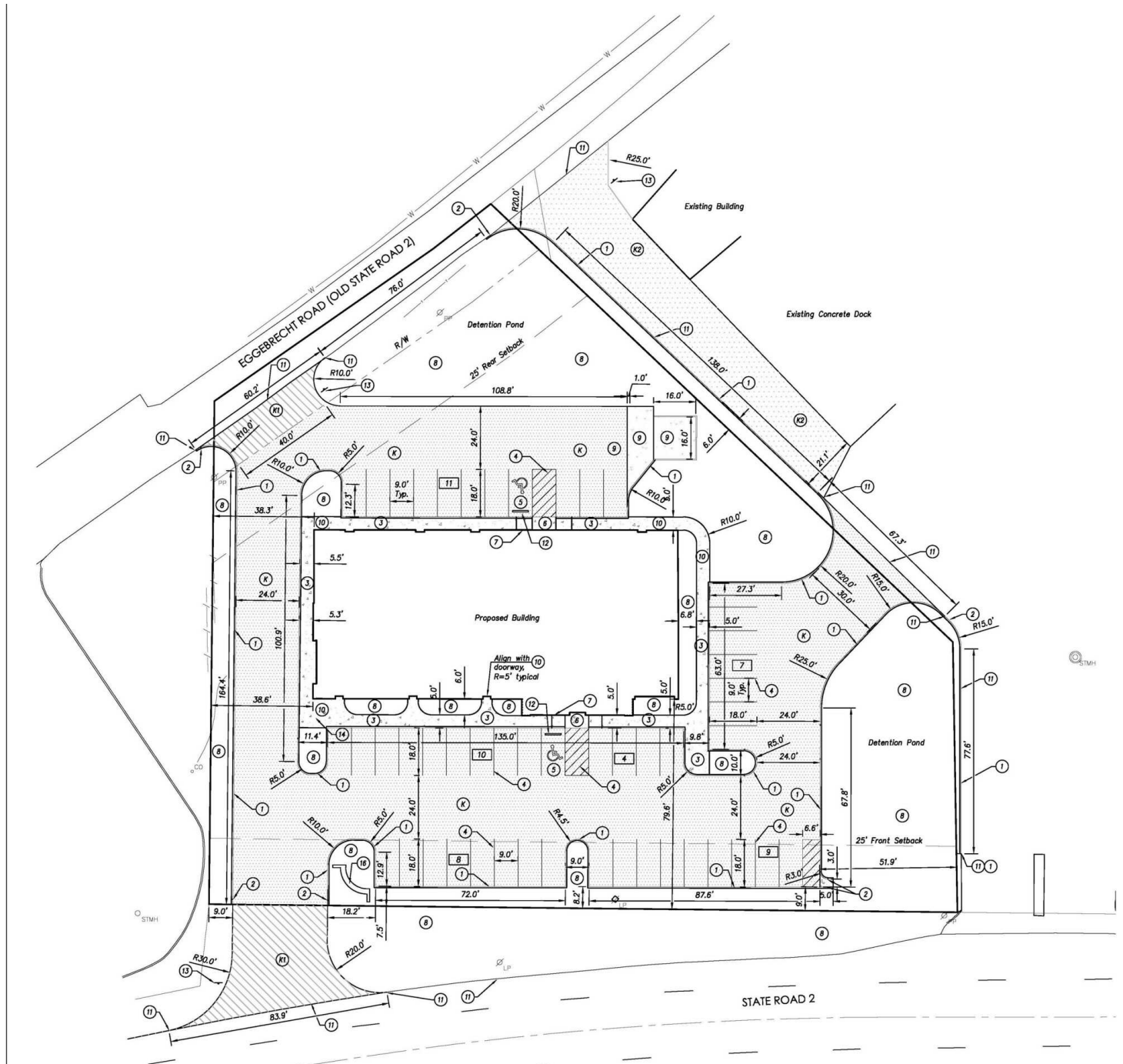
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