COMMERCIAL In-Sites LLC

FOR LEASE | OFFICE SPACE
322 Indianapolis Boulevard
Schererville, IN 46375

EXECUTIVE SUMMARY

OFFERING SUMMARY

Lease Rate:	$21.00/SF
Available SF:	2,540 - 3,204 RSF
Lease Type:	NNN
Expenses:	$11.29/SF
Building Size:	32,103 SF
Parking:	175
Zoning:	Professional Office

PROPERTY OVERVIEW

Join Jay Platt, D.D.S., Hinshaw & Culbertson, Edward Jones, O'Donnell Law, Proper Title, and more in this elegant two-story open lobby building. 2 suites 2,540 or 3,202 RSF are available on the second floor. Heated exterior walks, fully sprinkled 24-hour electronic building security, covered entry, satellite/cable access, ATT fiber and Comcast phone/data. CAM: $5.15/RSF, Real Estate Taxes: $2.27/RSF, Utilities: $3.17/RSF, (Optional) Office Cleaning: $0.70/RSF, total net $11.29/RSF.

Suite 203 interior features include: 2,540 SF with 4 offices, reception area, conference room and open concept area.

Suite 204 interior features include: 3,204 SF with 7 offices, reception area, conference room, open office area and staff lounge.

LOCATION OVERVIEW

Located on the northeast corner of Woodhollow Drive and Holly Lane. 1/2 block West of U.S. Highway 41 Indianapolis Blvd. Close to the Highland Grove Retail shopping area which includes Target, Best Buy, Kohl's, Petco, OfficeMax and the Shoppes on Main anchored by Whole Foods, Dick's Sporting Goods, Barnes and Noble, Nordstrom Rack, DSW, WHBM, Albert's Jewelers, Walgreens, Meijer and walking distance to Jalapeños', Panera, Buona Beef, Steak and Shake and more! ½ mile west of Kennedy Avenue, 2 ¾ miles south of Ridge Road, 3 ½ miles southwest of I-80/94 and less than 2 miles north of U.S. Highway 30. 2023 INDOT traffic counts 34,654 cars/day.

For Information Contact: David Lasser, SIOR/CCIM 219.796.3935 dlasser@commercialin-sites.com

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All information furnished is from sources deemed reliable and is subjected to errors, omissions, change of other terms and conditions, prior sale, lease or financing or withdrawn without notice.

LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,540 - 3,204 SF	Lease Rate:	$21.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 203	Available	2,540 SF	NNN	$21.00 SF/yr	CAM: $5.15/RSF, Real Estate Taxes: $2.27/RSF, Utilities: $3.17/RSF, (Optional) Office Cleaning: $0.70/RSF, total net $11.29/RSF.
Suite 204	Available	3,204 SF	NNN	$21.00 SF/yr	CAM: $5.15/RSF, Real Estate Taxes: $2.27/RSF, Utilities: $3.17/RSF, (Optional) Office Cleaning: $0.70/RSF, total net $11.29/RSF.

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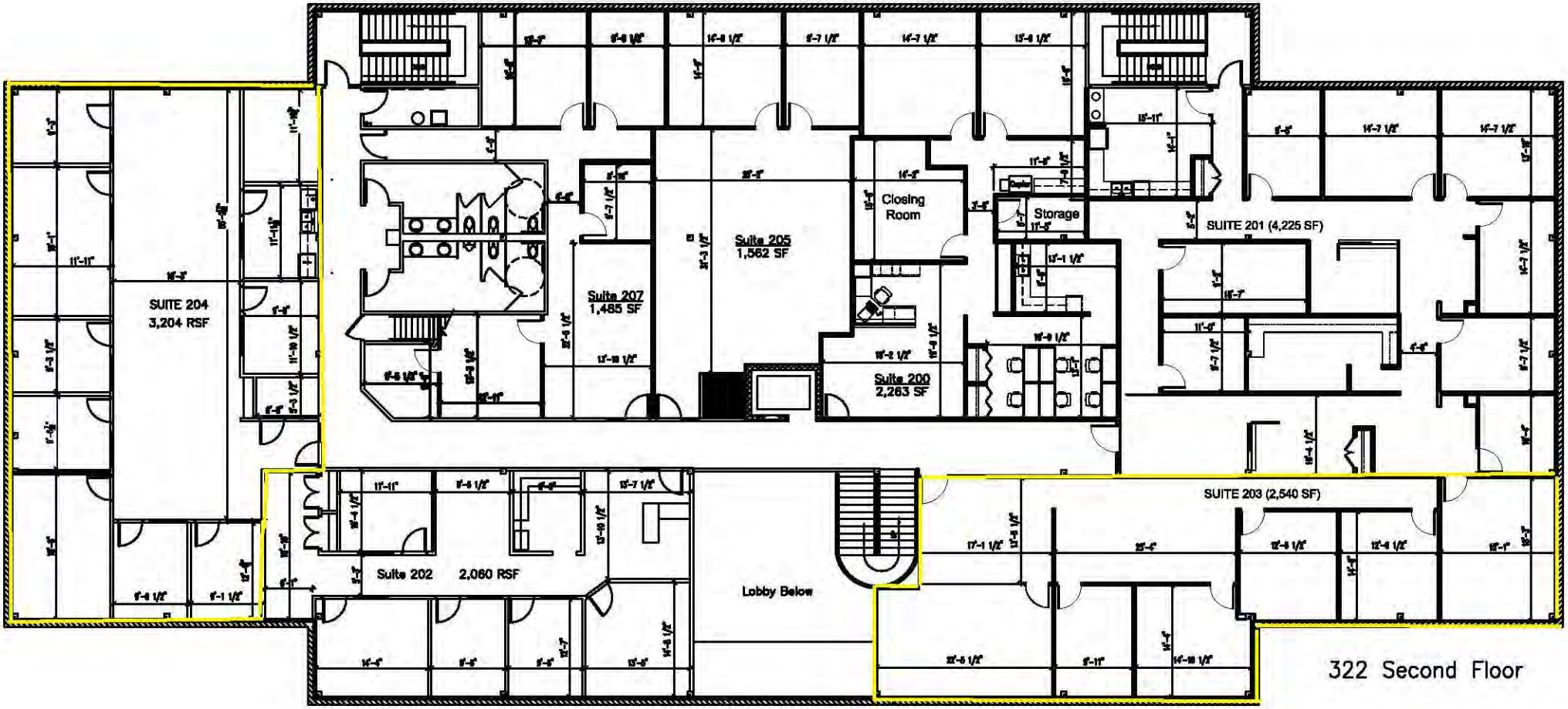

322 Second Floor

SUITE 203

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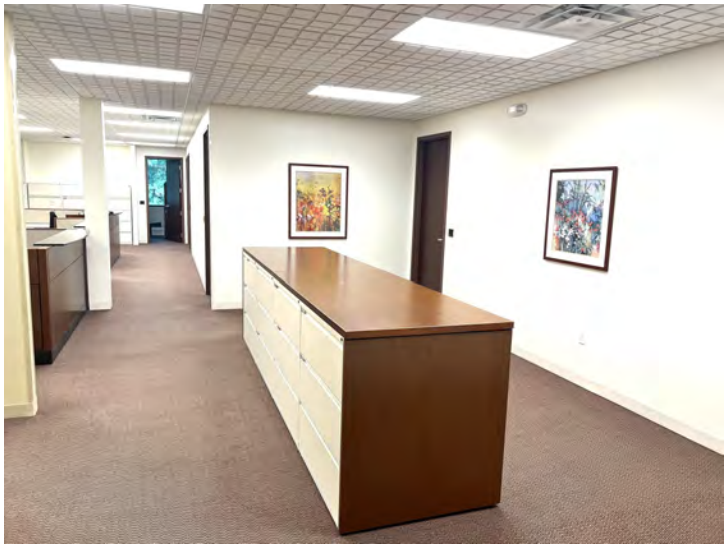
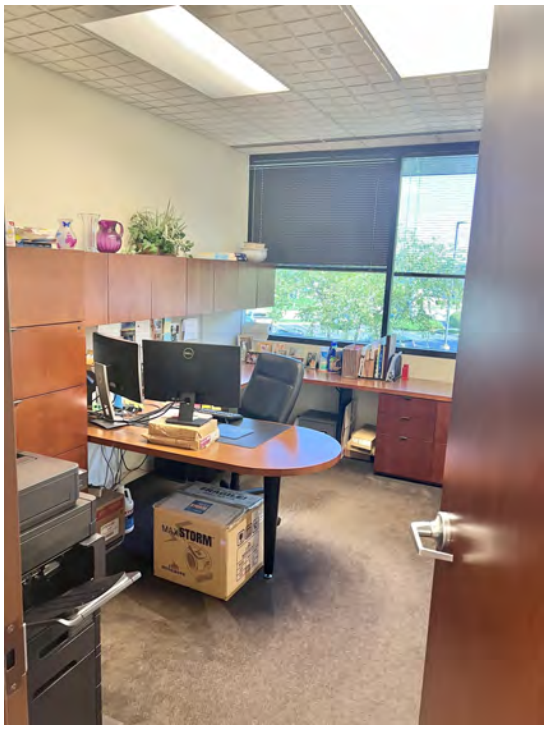
SUITE 203





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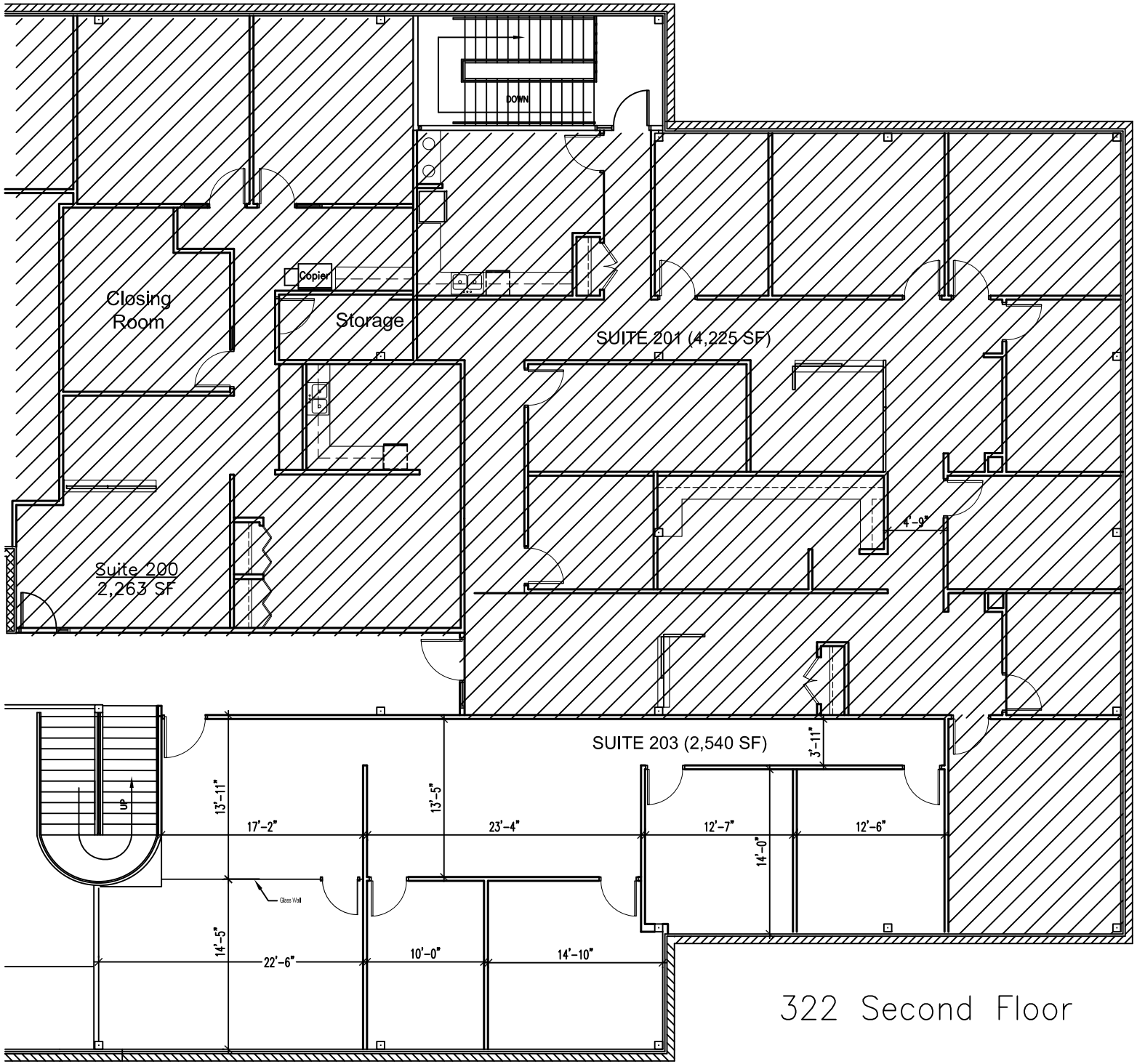
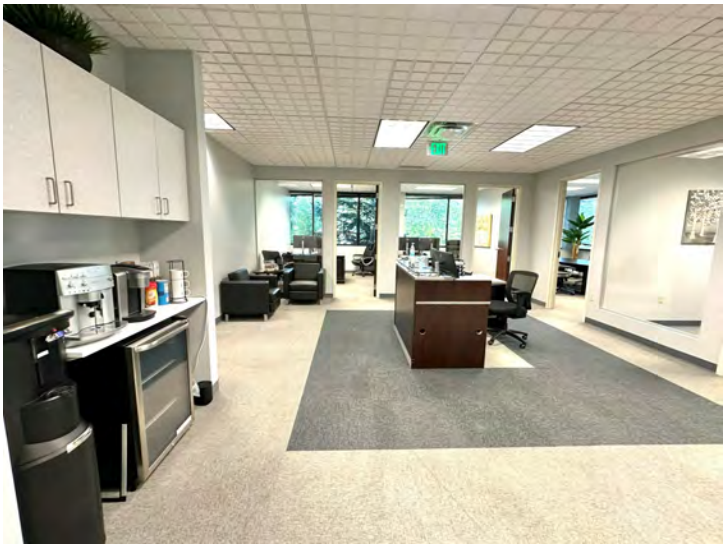
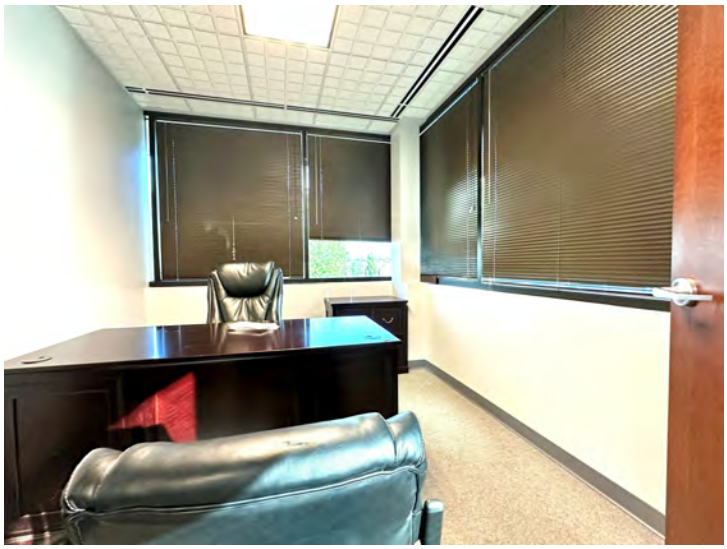
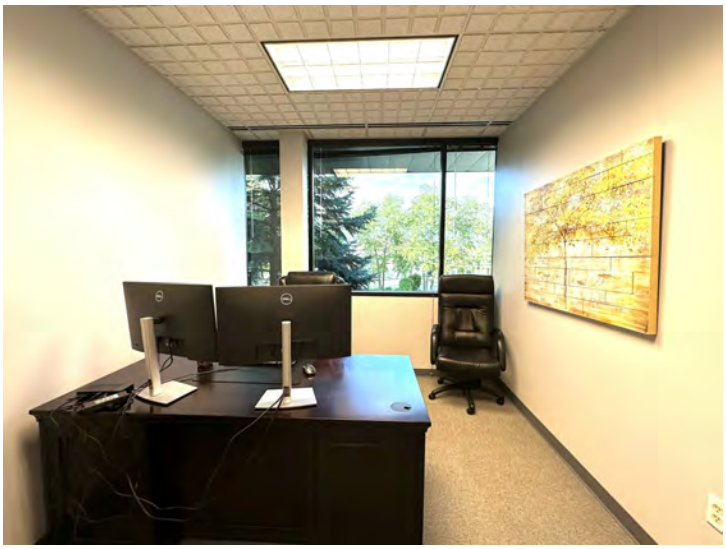


322 Second Floor

SUITE 204 OFFICE PHOTOS







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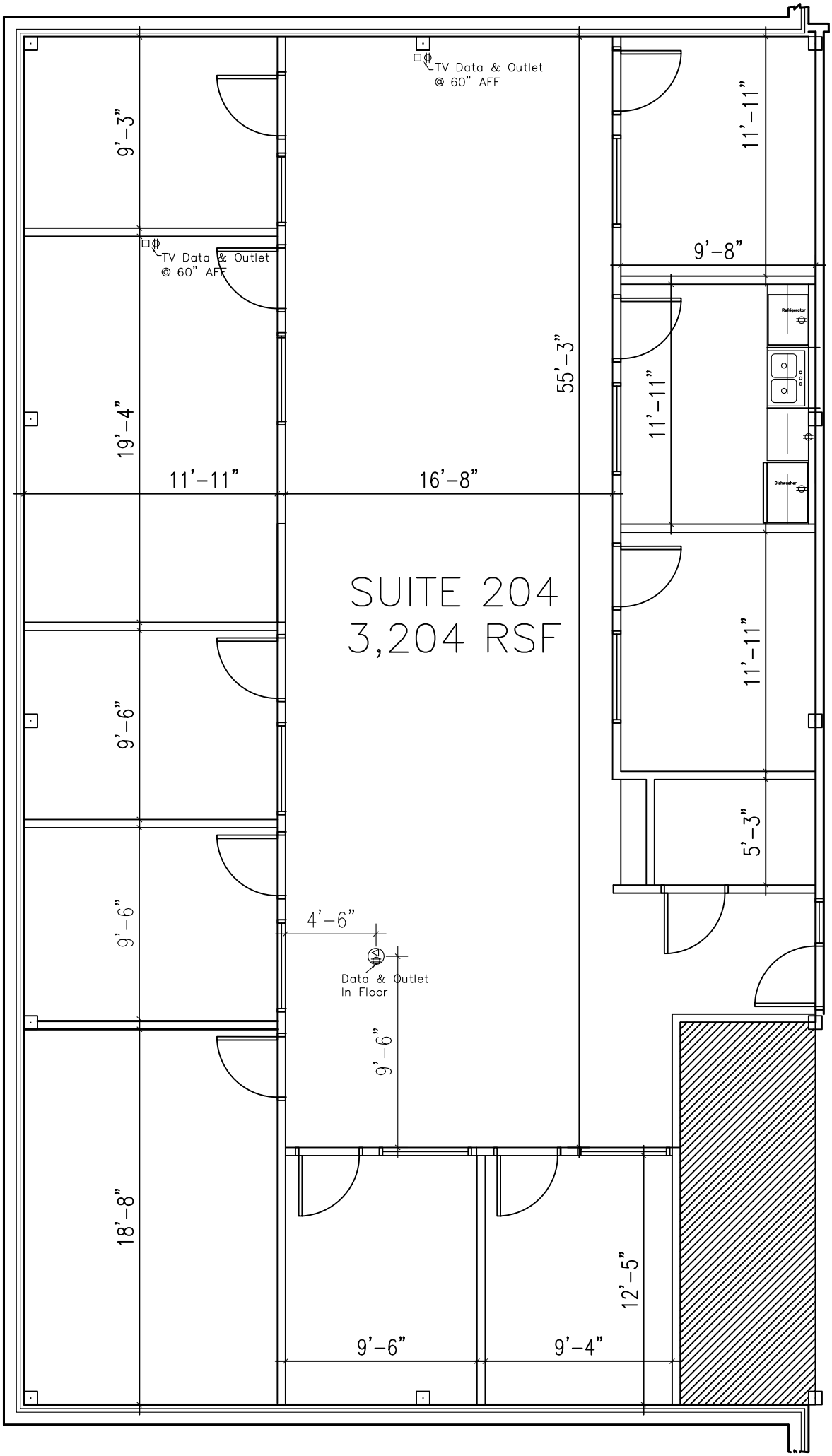
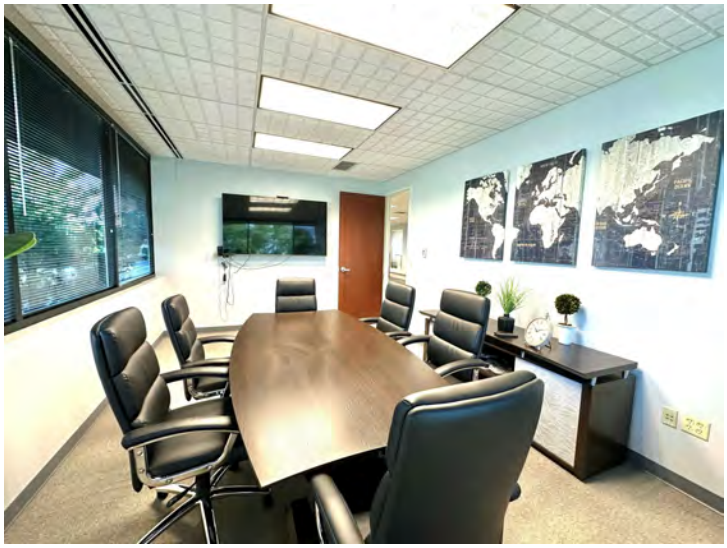

TV Data & Outlet
@ 60" AFF
TV Data & Outlet
@ 60" AFF
9'-3"
19'-4"
11'-11"
16'-8"
55'-3"
11'-11"
9'-8"
11'-11"
Refrigerator
Dishwasher
SUITE 204
3,204 RSF
11'-11"
9'-6"
5'-3"
9'-6"
4'-6"
Data & Outlet
In Floor
9'-6"
18'-8"
12'-5"
9'-6"
9'-4"

SUITE 204 OFFICE PHOTOS



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EXTERIOR BUILDING PHOTOS

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AERIAL PHOTOS

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RETAILER MAP

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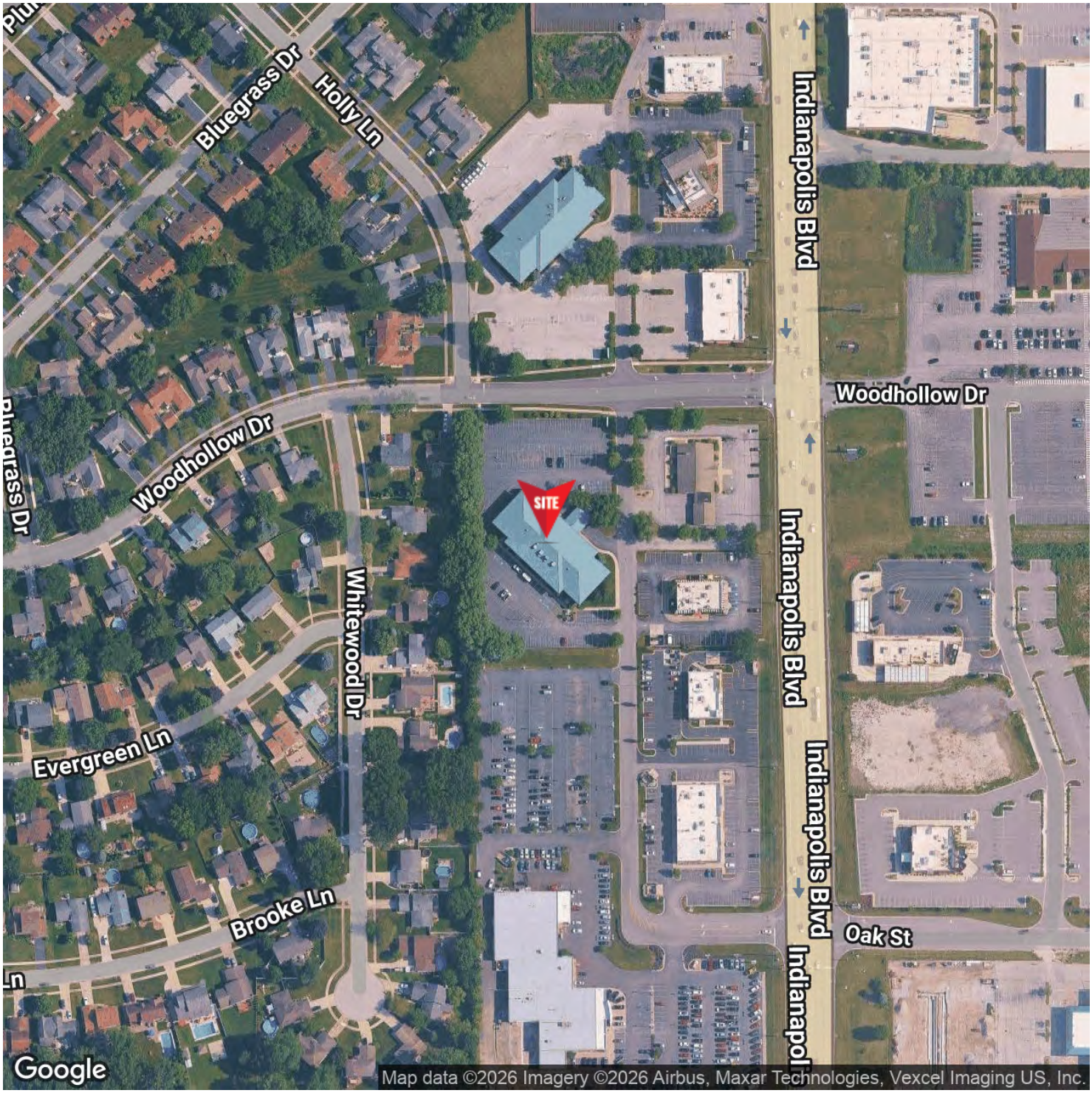
LOCATION MAP



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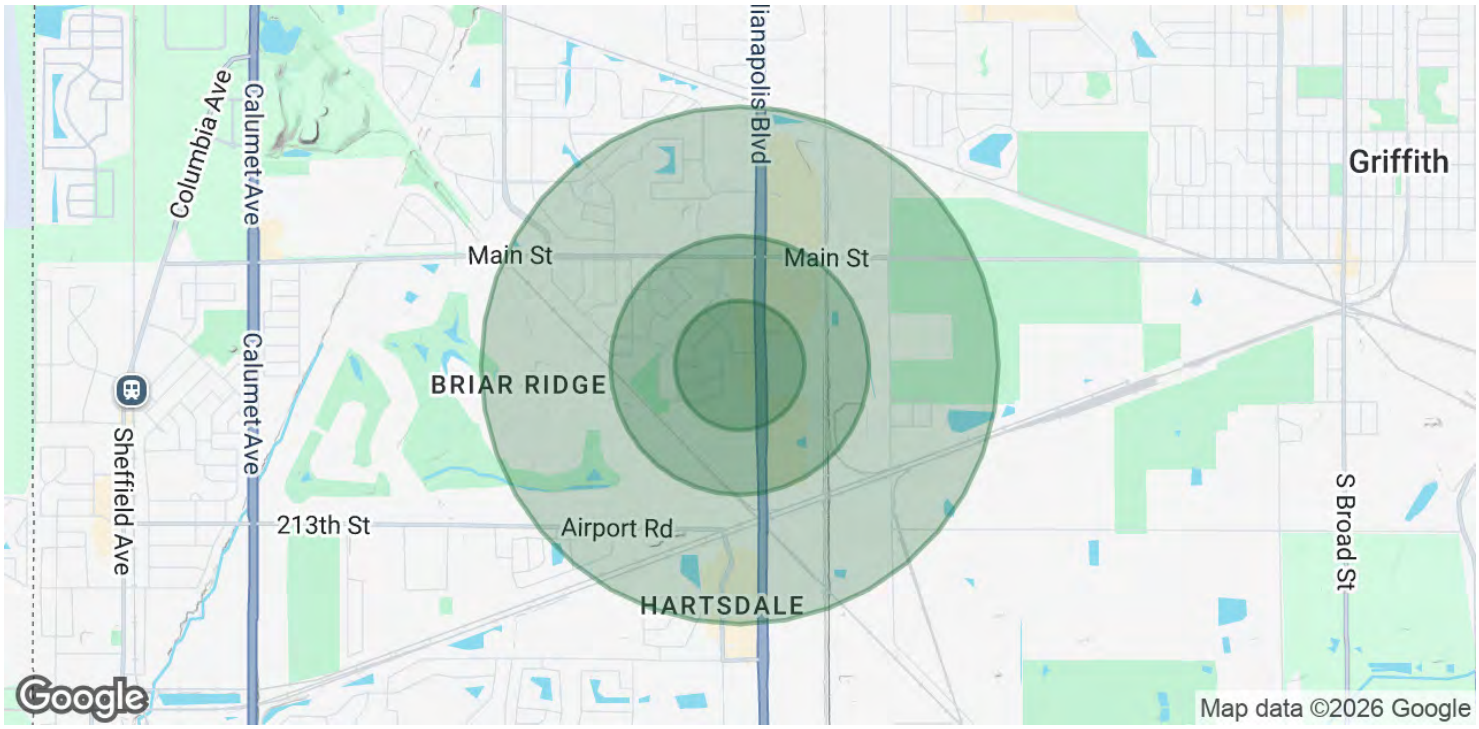
DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	559	1,872	5,618
Average Age	44.4	47.3	51.9
Average Age (Male)	41.2	43.9	48.5
Average Age (Female)	44.8	48.2	54.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	222	770	2,625
# of Persons per HH	2.5	2.4	2.1
Average HH Income	$93,548	$101,526	$110,560
Average House Value	$190,375	$219,474	$263,755

2020 American Community Survey (ACS)

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