

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$14.00/SF
Available SF:	6,700 SF
Min/Max SF:	3,550/6,700 SF
Lease Type:	NNN
NNN:	\$7.28/SF
Building Size:	6,700 SF
Lot Size:	1.26 Acres
Parking:	50
Zoning:	CD4A

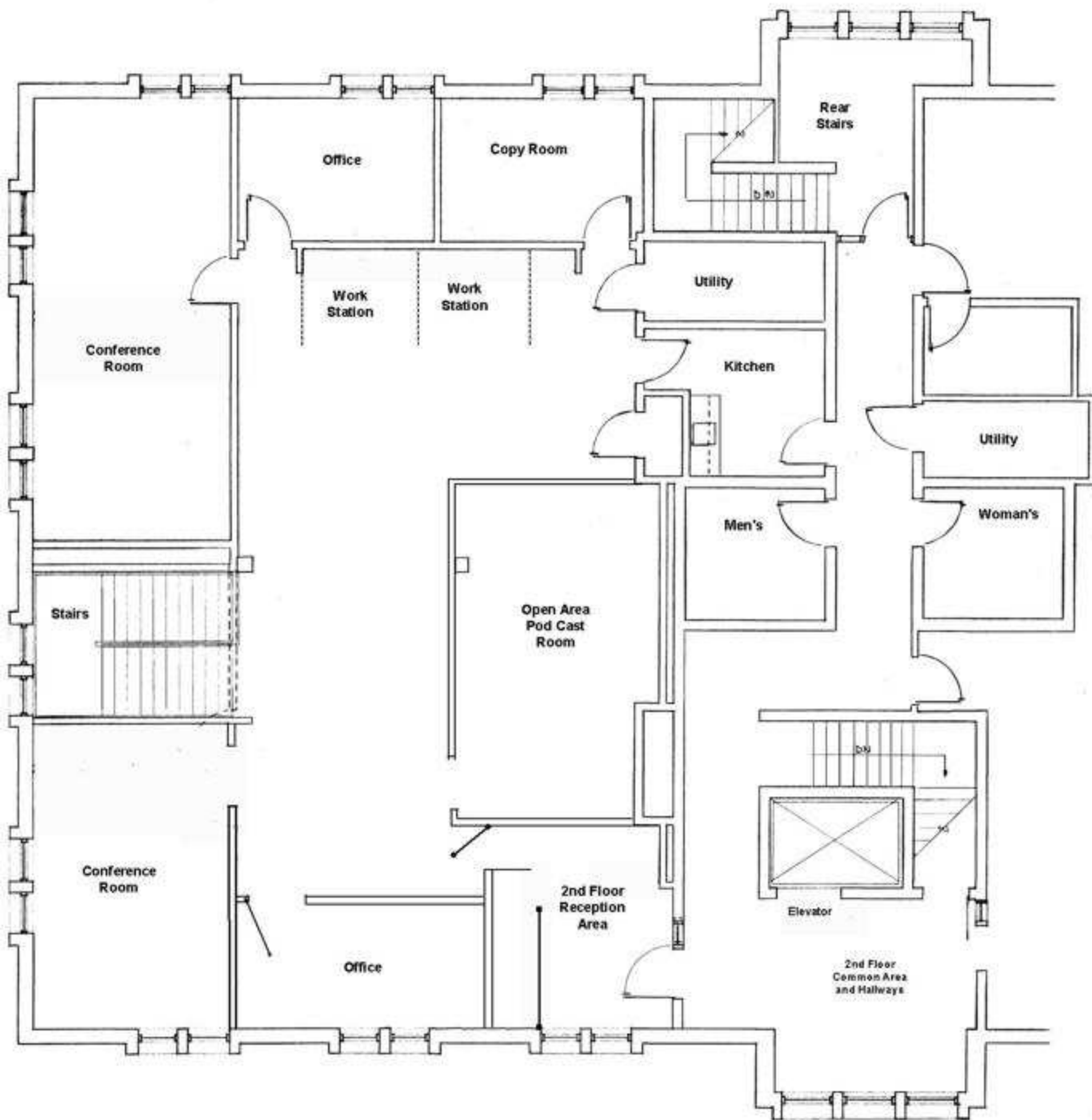
PROPERTY OVERVIEW

Well established office building that is ½ mile south of Community Hospital in the medial and professional district. Turn-key space is currently built-out for a law firm. The available space is on two floors that are currently being used as one tenant space. The units are connected internally with a private stairway. Each floor is +/- 3,350 SF which includes its share of the common area hallways, elevator, bathrooms, etc. Each floor has its own reception area. First Floor has 4 offices, 5 workstations, men's and women's bathrooms, copy room and kitchen. Second floor has a reception area, 3 offices, 2 oversized conference rooms and a kitchen area. NNN expense includes tenant's pro rata share of utilities, maintenance, landscaping, snow removal, etc. Tenant responsible for its own janitorial expenses. Utilities are included in NNN expenses

LOCATION OVERVIEW

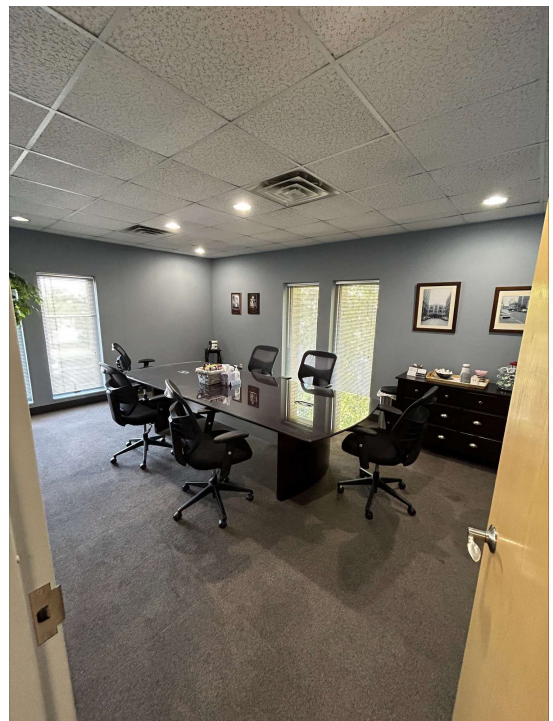
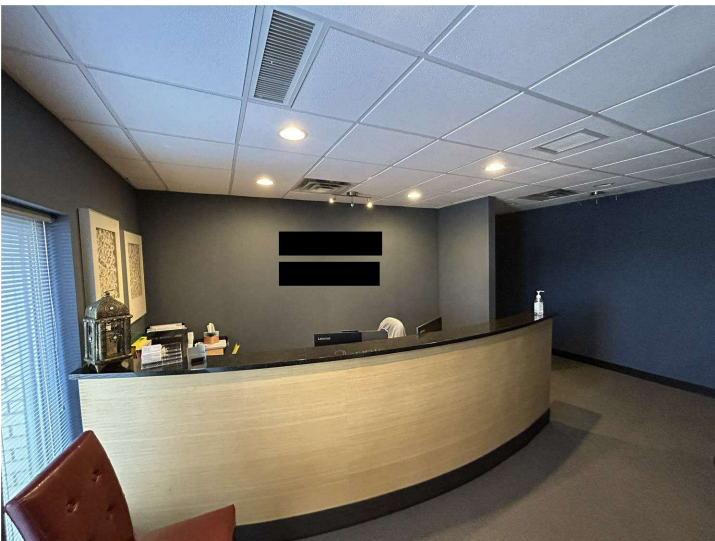
Property is located on the east side of Calumet Ave, 2 miles south of Calumet Ave I-80/94 highway exit. Located ½ mile south of Community hospital. This property is centrally located for any tenant in the medical and professional industry. INDOT traffic counts +/- 34,411 cars/day. Across the street is Lake Business Center which is occupied by medical and professional tenants. ¼ mile south is Maple Leaf Crossing which is a new construction professional office and retail development. Just a bit further south is the Centennial Village which is a mix of high end retail and office space. 28 miles from Chicago.





SECOND FLOOR PLAN

OFFICE PHOTOS



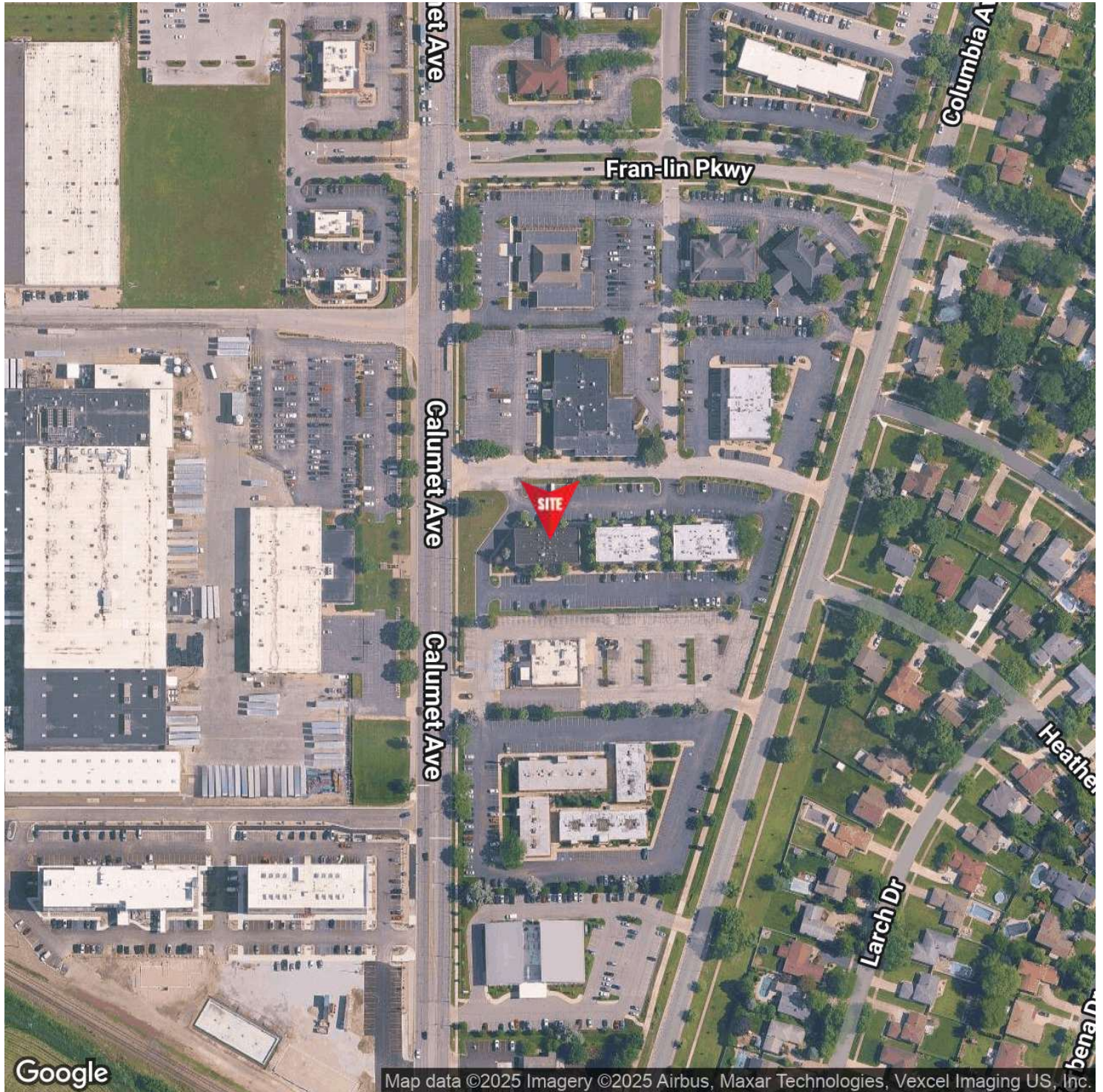
ADDITIONAL PHOTOS



RETAILER MAP



LOCATION MAP



For Information Contact:

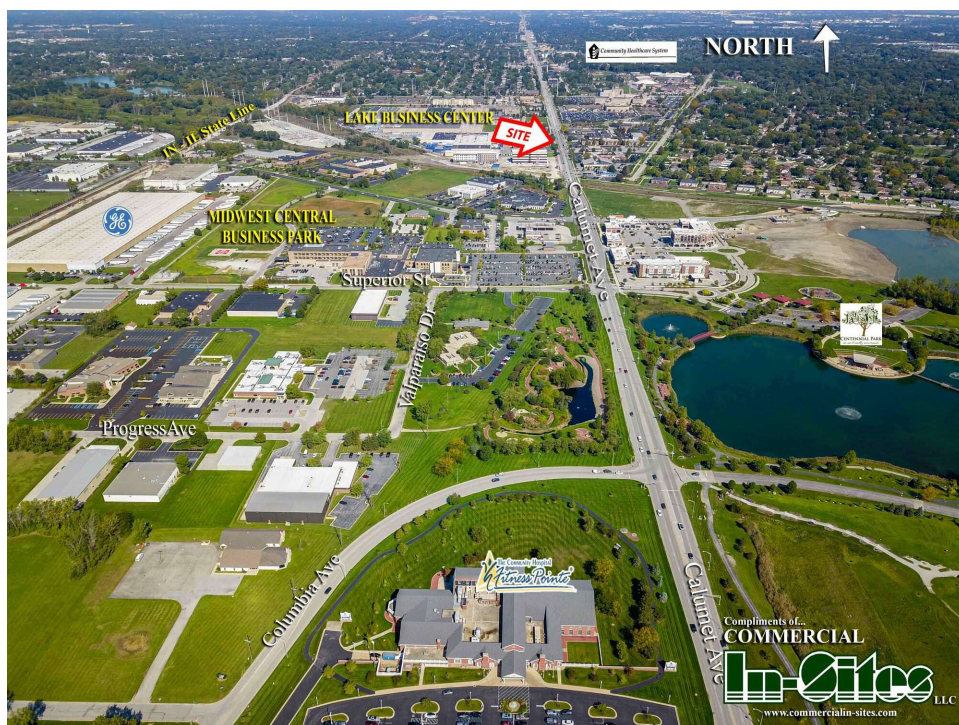
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AERIAL IMAGES



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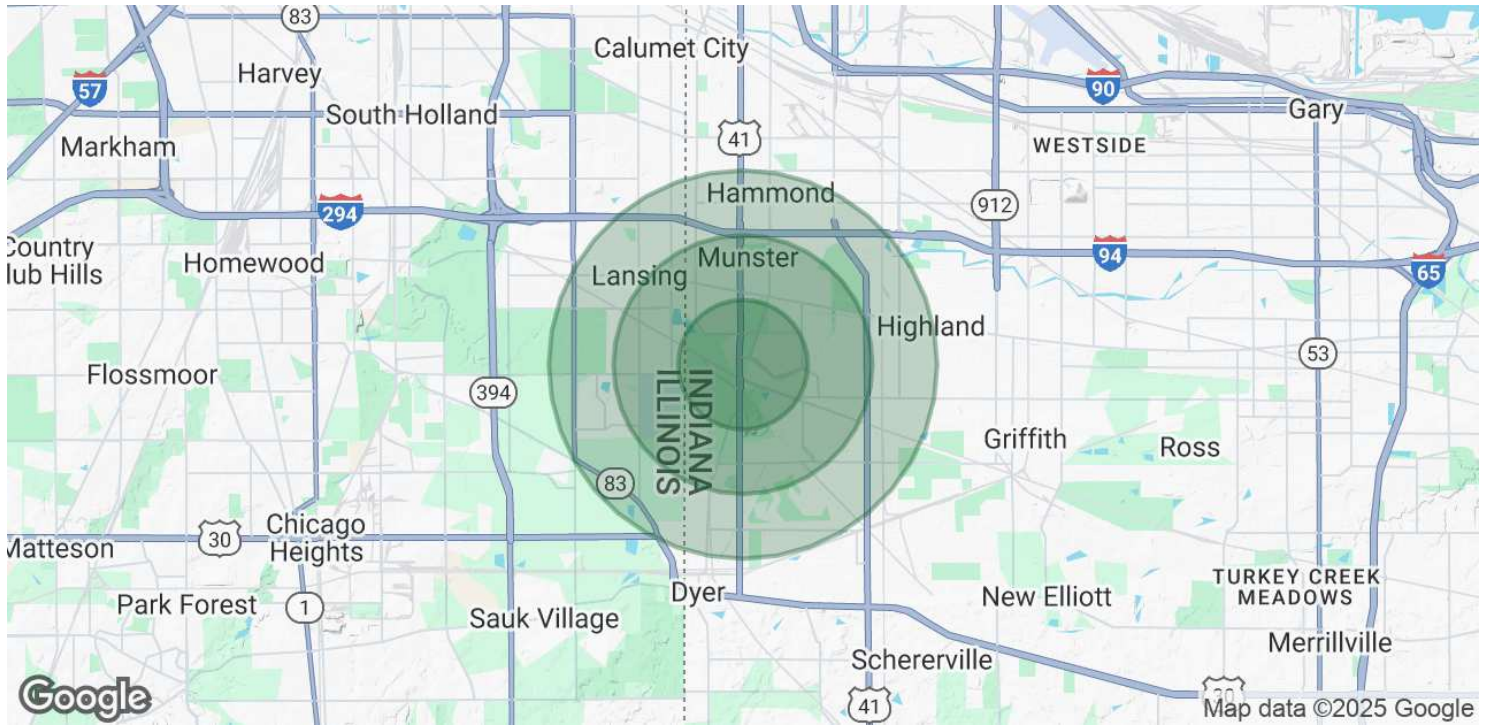
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,650	40,329	89,475
Average Age	47.3	44.9	42.4
Average Age (Male)	45.0	41.6	40.1
Average Age (Female)	49.0	46.1	43.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,353	16,827	37,495
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$107,614	\$91,966	\$81,016
Average House Value	\$255,589	\$205,266	\$175,456

2020 American Community Survey (ACS)