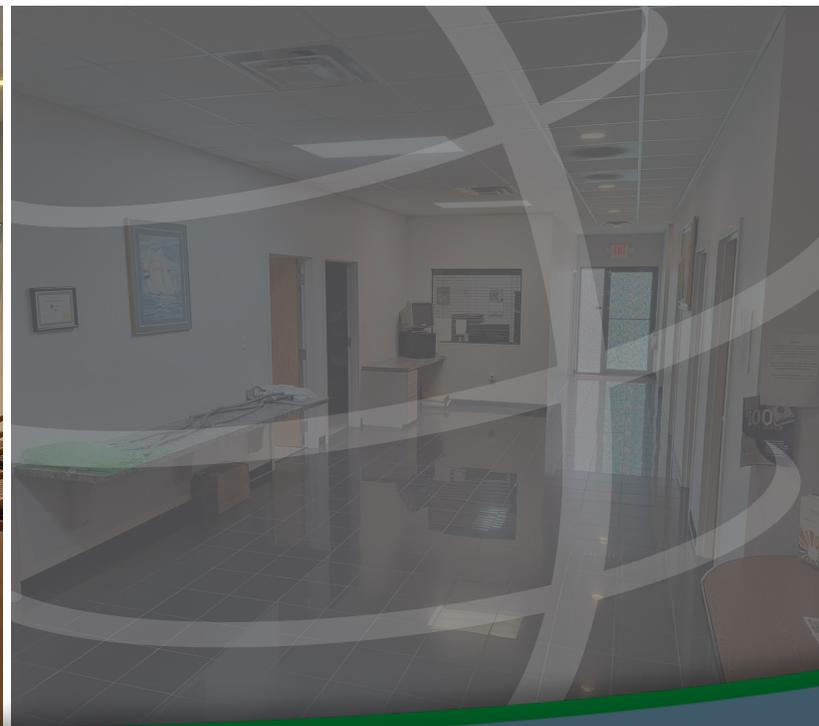


9801 - 9805 PRAIRIE AVE, HIGHLAND, IN 46322



For more information, please contact:

ANTONY MIOCIC
Director of Office Group
219.864.0200
amiocic@latitudeco.com

CHANDLER KIMMEL
219.864.0200
ckimmel@latitudeco.com



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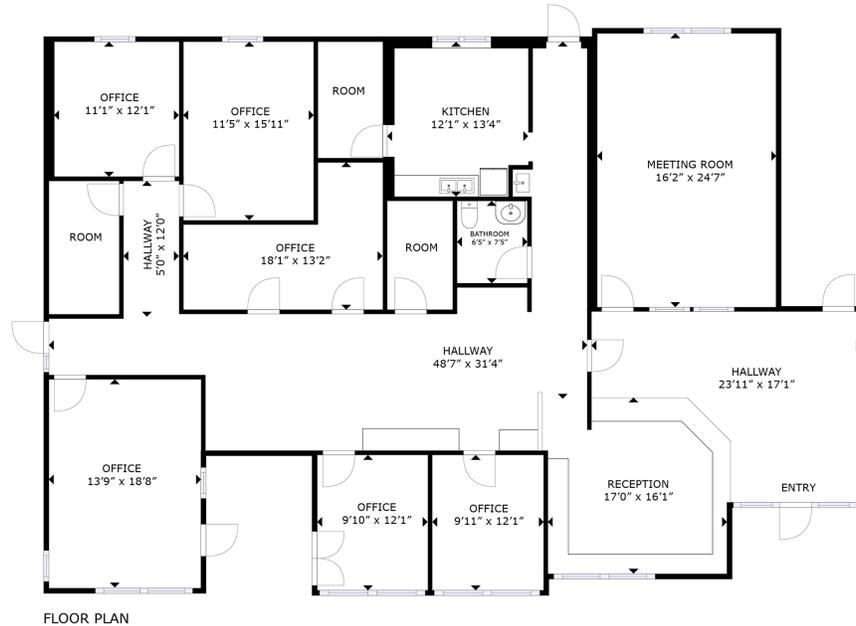
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LEASING HIGHLAND OFFICES

9801 - 9805 Prairie Ave, Highland, IN 46322



EXECUTIVE SUMMARY



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 3,025 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



OFFERING SUMMARY

Available SF: 1,220 - 3,580 SF

Lease Rate: \$16.00 - 18.00 SF/yr
(MG)

Lot Size: 0.75 Acres

Year Built: 2007

Building Size: 6300 SF

Zoning: B-1

PROPERTY HIGHLIGHTS

- - Turnkey 3,600sf professional office space available
- - Ample parking in well-maintained building
- - Convenient location near Indianapolis Boulevard and 45th Street
- - Highly visible end cap space
- - Spacious layout with bright, naturally lit interior
- - 1,200sf office unit also available



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PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Turnkey 3,600 square foot professional office space available within a well-maintained building, offering ample parking and an advantageous end cap positioning for high visibility. Additionally, a 1,200-square-foot office inline office unit is also available. These spaces can be combined for approximately 4,800sf. Enjoy a bright, naturally lit interior and a spacious layout, perfect for creating an inviting and productive work environment. With its prime location near Indianapolis Boulevard and 45th Street, this property delivers convenience and accessibility, making it an ideal choice for businesses seeking a modern and accommodating office space in Highland, IN.

3D Video Tour: <https://my.matterport.com/show/?m=hVLw6s6GCy8>

LOCATION DESCRIPTION

This property is located approximately a block south of 45th Street and less than a mile west of Indianapolis Boulevard in Highland, Indiana. Highland is a town in Lake County, Indiana, United States. The population was 23,727 at the 2010 census. The town was incorporated on April 4, 1910. It is a part of the Chicago metropolitan area and North Township, and is surrounded by Hammond to the north, Munster to the west, Schererville to the south and Griffith to the east.



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LEASE SPACES



LEASE INFORMATION

Lease Type: MG Lease Term: Negotiable
Total Space: 1,220 - 3,580 SF Lease Rate: \$16.00 - \$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
9801 Prairie Avenue	Available	3,580 SF	Modified Gross	\$16.00 SF/yr	-
9805 Prairie Avenue	-	1,500 SF	Modified Gross	\$18.00 SF/yr	-
9803 Prairie Avenue	Available	1,220 SF	Modified Gross	\$18.00 SF/yr	-

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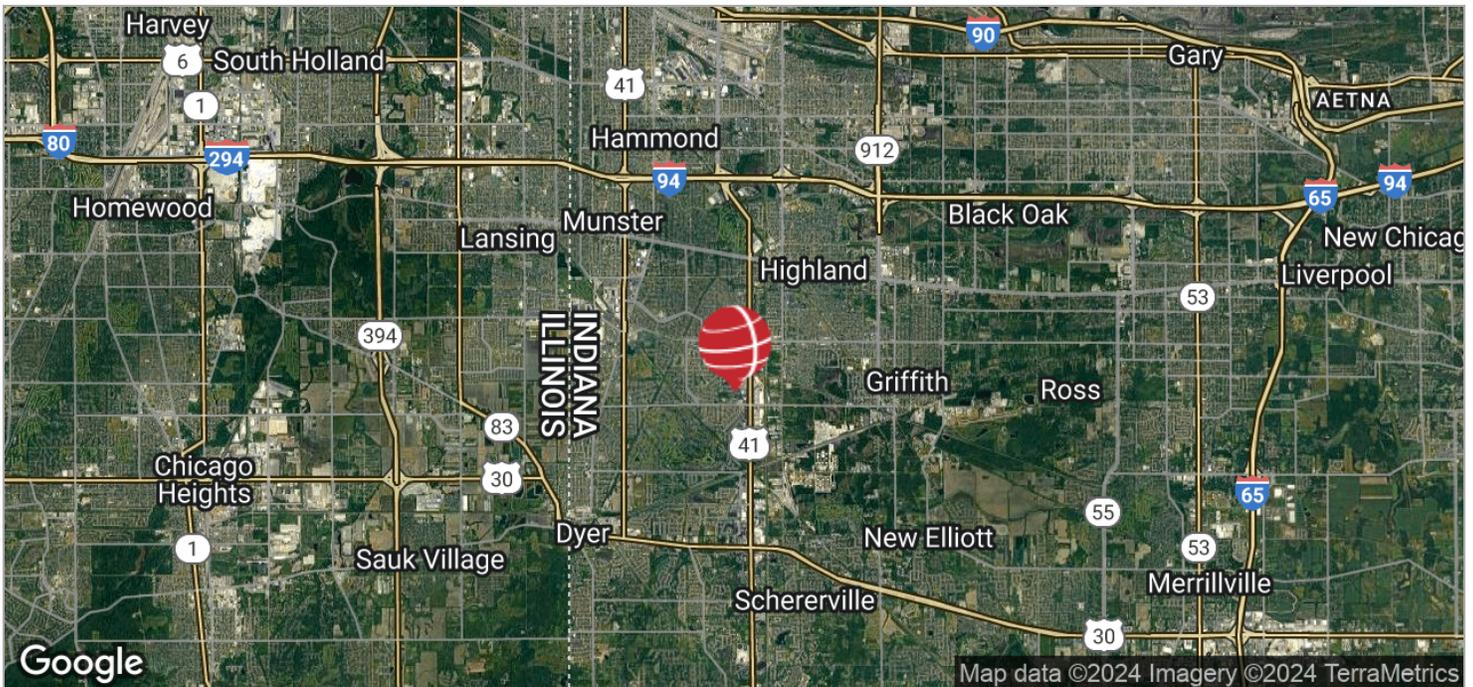
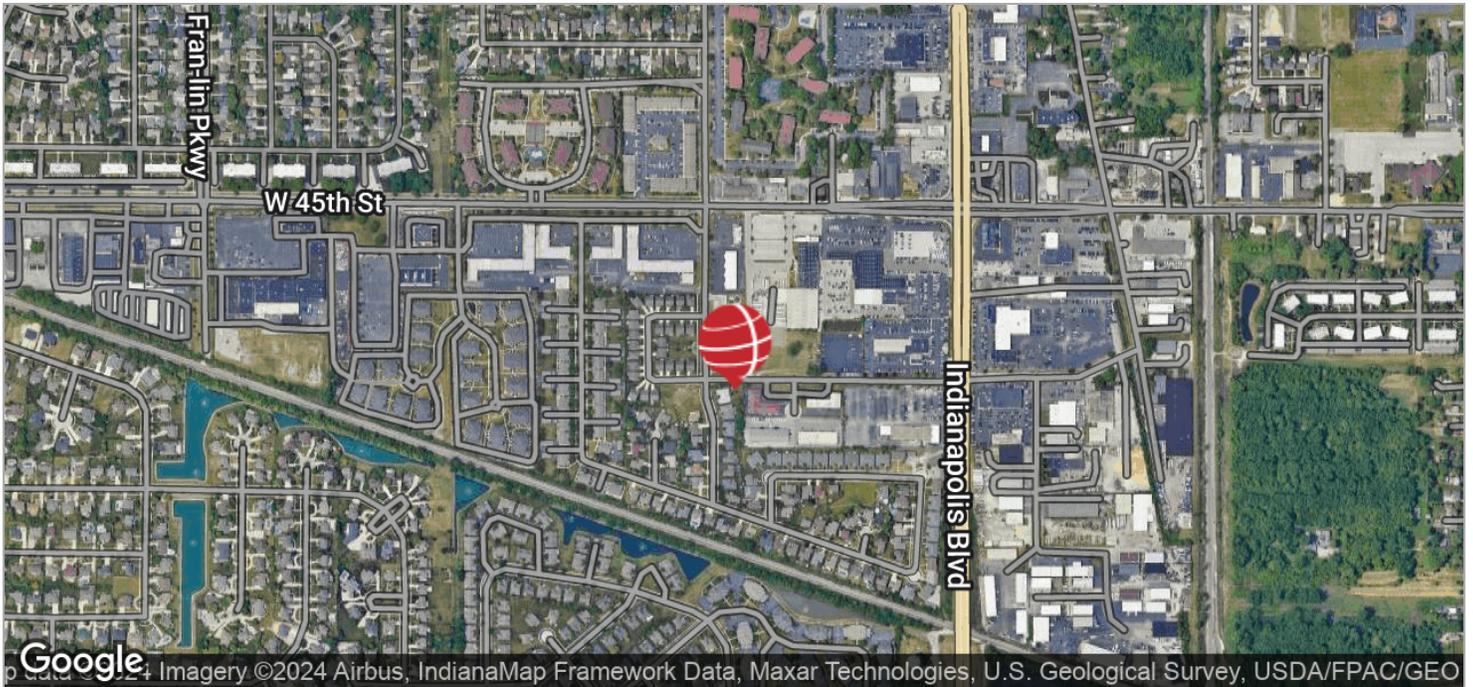
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LOCATION MAPS



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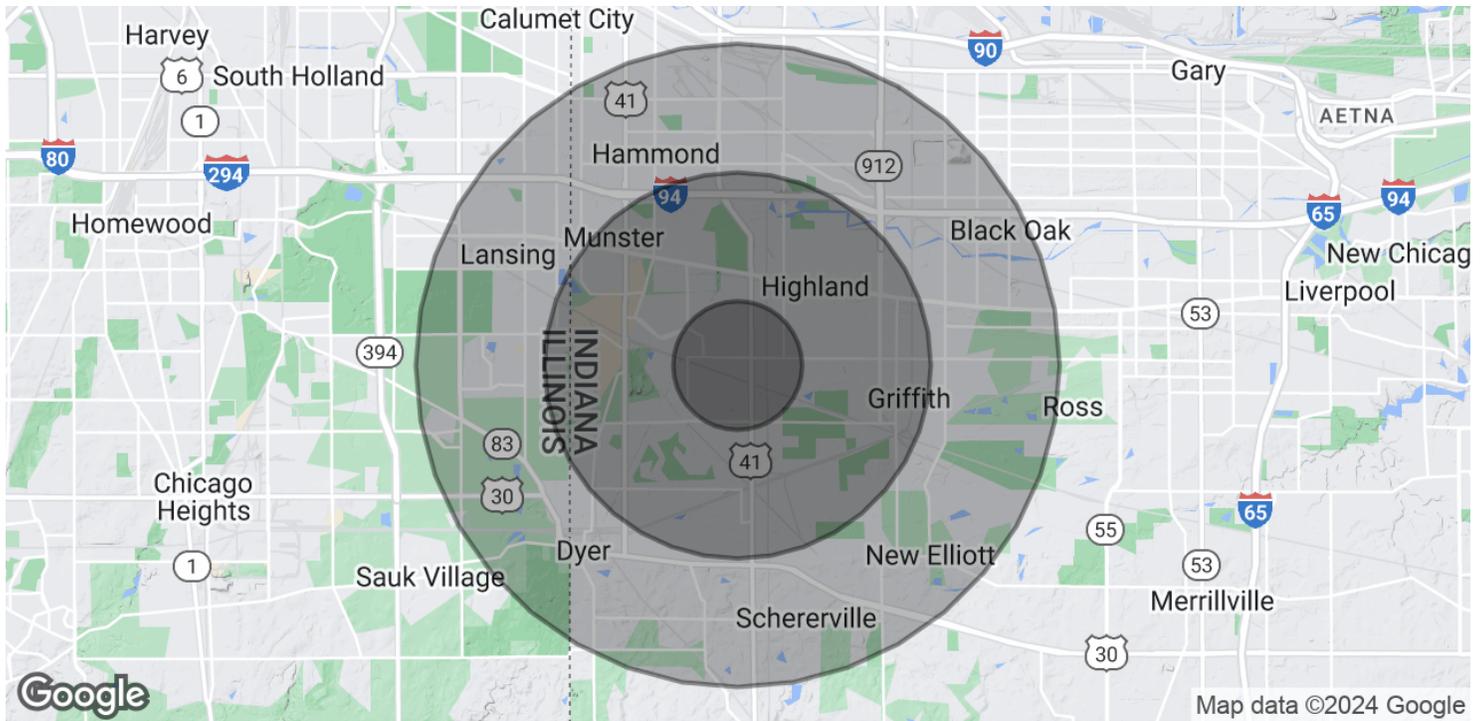
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,626	77,923	212,212
Average Age	42.5	42.2	38.9
Average Age (Male)	41.0	40.2	37.3
Average Age (Female)	45.0	44.4	40.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,687	31,114	81,614
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$77,504	\$77,440	\$68,812
Average House Value	\$186,523	\$191,137	\$185,727

* Demographic data derived from 2020 ACS - US Census

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