

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr
Available SF:	2,462 SF
Min/Max SF:	1,000 - 2,462 SF
Lease Type:	Triple Net
Expenses:	\$5.10/SF + Premises Janitorial
Building Size:	13,074 SF
Lot Size:	0.69 Acres
Parking:	29 spaces
Zoning:	B-3

PROPERTY OVERVIEW

Come join existing tenants of Brown Insurance, Sims Engineering and The Periodontal Group to this nice all brick office building with one available 1st floor suite with 2,462 SF. This is the former Methodist Hospital with built out medical offices with interior features 3 treatment rooms, waiting/reception area, break room, 2 offices, storage closet, x-ray room, and bathrooms. This can be split into two smaller offices to form a mix/max of 1,000 SF +/- to 1,462 SF +/- . Common area bathrooms nearby. Building offers excellent access off Indianapolis Boulevard/U.S. Highway 41! Zoned B-3. This building is ideal for all types of office users. There is also a large pylon sign that is highly visible on Indianapolis Boulevard (U.S. 41). 2023 improvements: New roof. New in 2021: flooring, updated bathrooms and freshly painted hallways. Building is equipped with ATT Fiber. Estimated NNN \$5.10/SF plus interior premises janitorial. Rent includes utilities. INDOT 2024 traffic count on Indianapolis Blvd: North of Martha Street: 35,330/day, South of Martha Street 36,002/day.

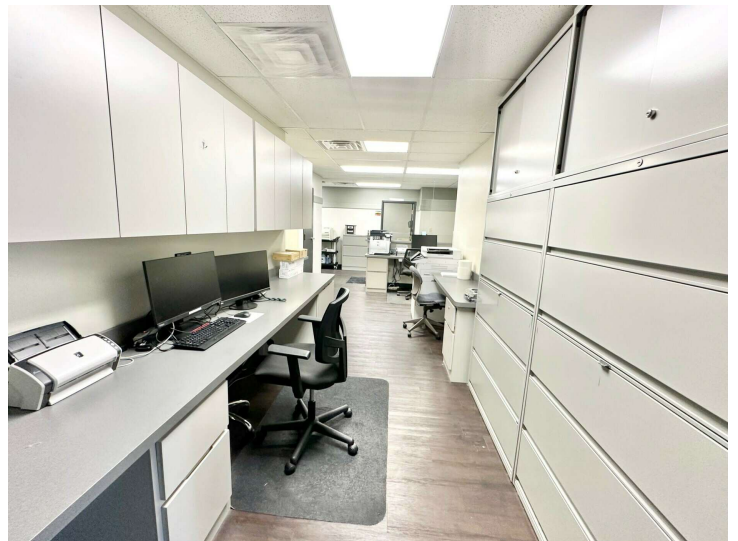
LOCATION OVERVIEW

Located on the east side of Indianapolis Boulevard/U.S. Highway 41/Martha Street. Just 1 mile south of I-80/94 and 4 miles north of U.S. Highway 30. Near Highland Grove Shopping Center, Sir James Court Shopping Center, Wicker Park, Cabela's, and Boulevard Park Retail Center. Also across the street from Advanced Auto Parts, Round the Square Restaurant, McDonald's, O'Reilly Auto Parts, Auto Zone, Theo's Steaks and Seafood and near numerous car dealerships, banking, dining and more.

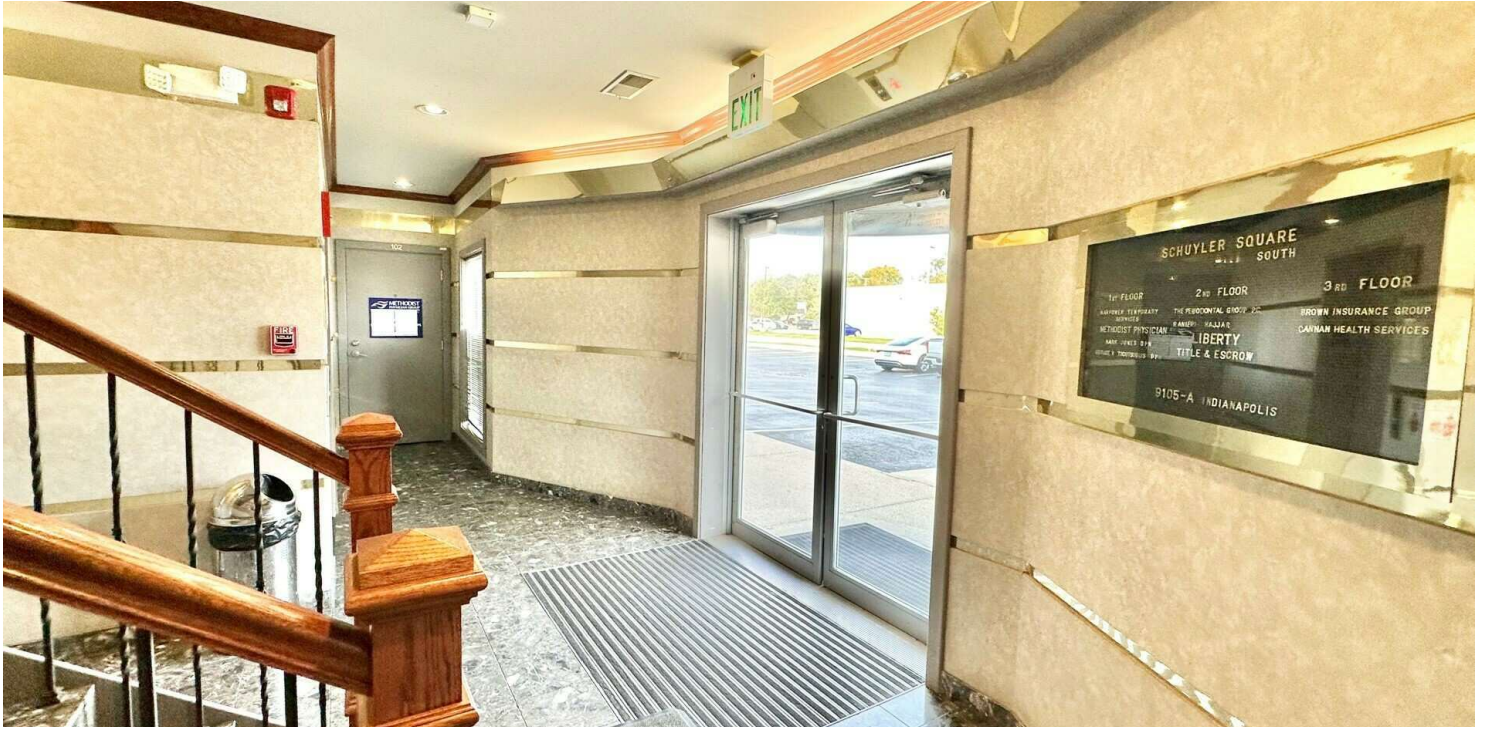
For Information Contact: David Lasser, SIOR/CCIM 219.796.3935 dlasser@commercialin-sites.com

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INTERIOR OFFICE SUITE 102



LOBBY PHOTOS



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DRONE AERIALS



For Information Contact:

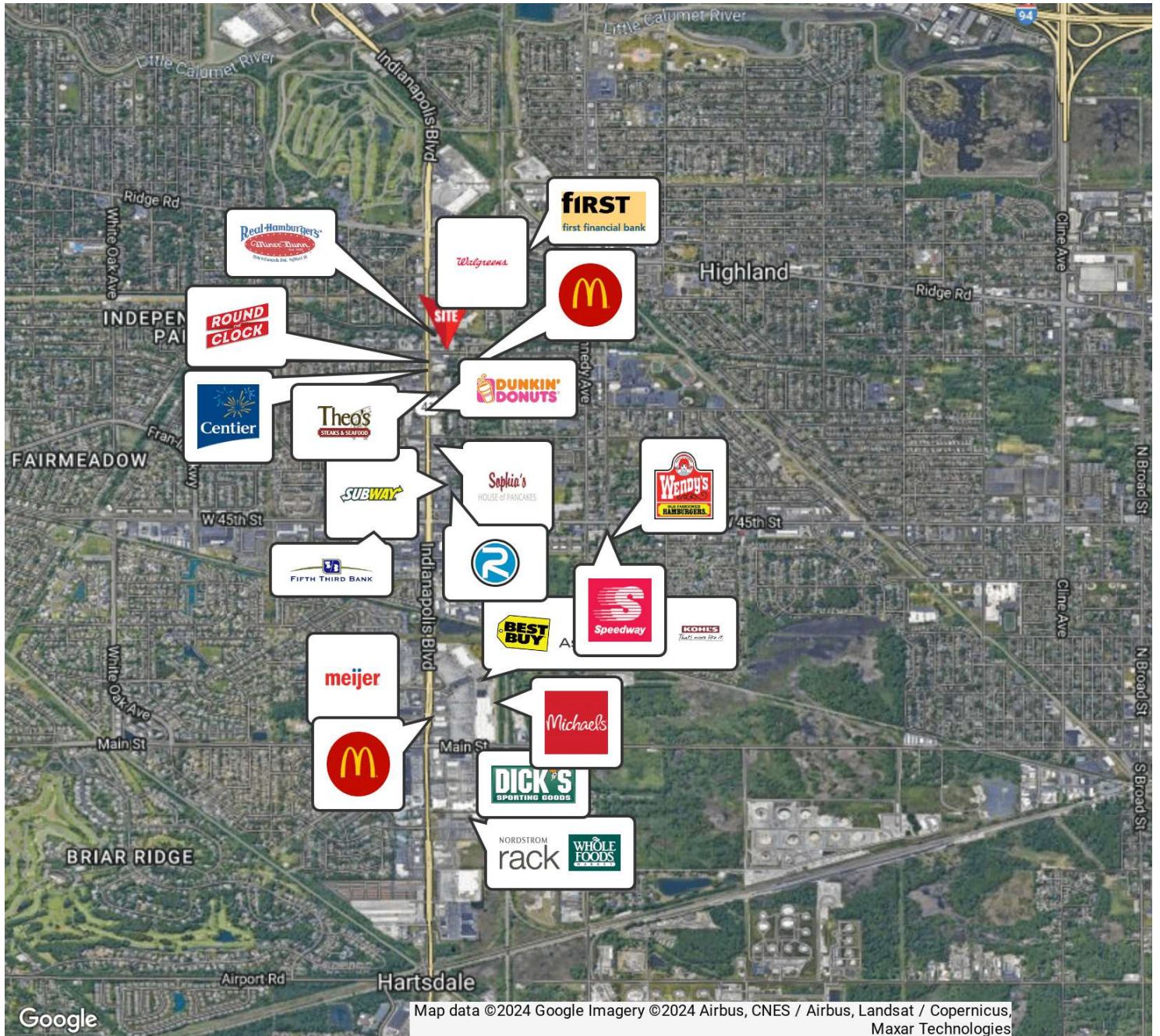
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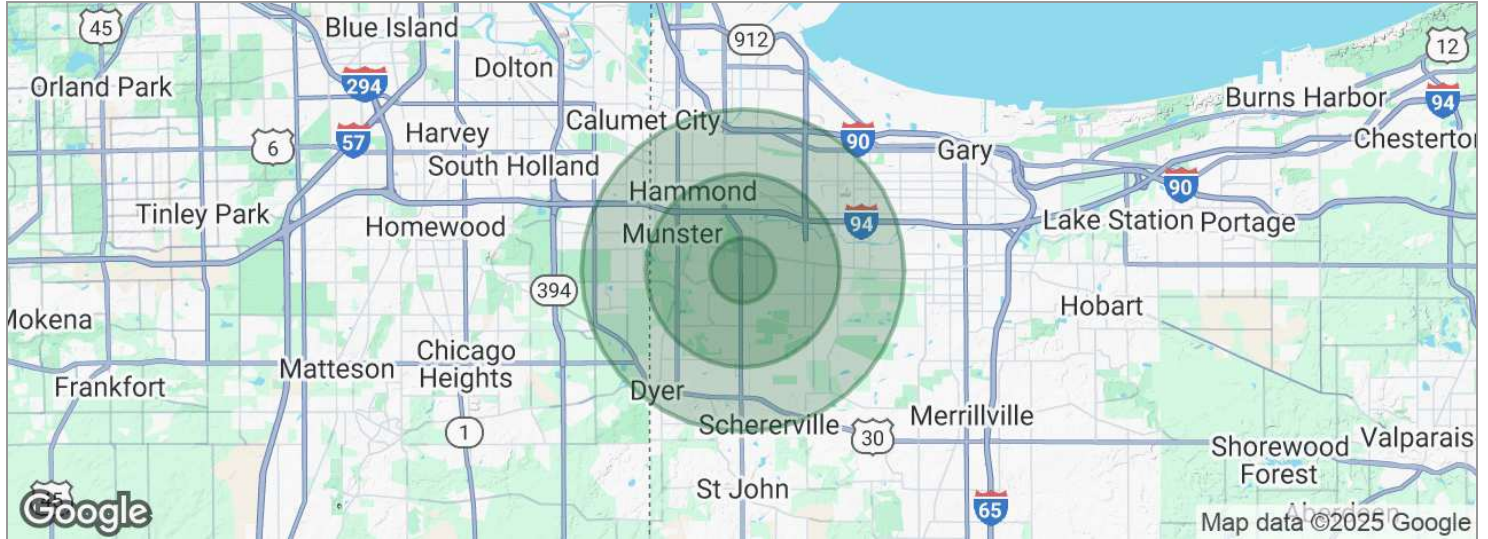
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RETAILER MAP



DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,623	45,691	112,772
Median age	34.0	34.5	35.0
Median age (Male)	33.0	33.2	33.2
Median age (Female)	34.4	36.3	36.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,925	19,433	47,299
# of persons per HH	2.4	2.4	2.4
Average HH income	\$60,488	\$55,610	\$58,630
Average house value	\$125,486	\$141,159	\$149,830

* Demographic data derived from 2020 ACS - US Census