

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr
Available SF:	9,126 SF
Min/Max SF:	9,126 / 9,126 SF
Lease Type:	Triple Net
Expenses:	\$9.27/SF plus E/J
Building Size:	26,076 SF
Lot Size:	1.28 Acres
Parking:	71 on-site
Zoning:	C-1

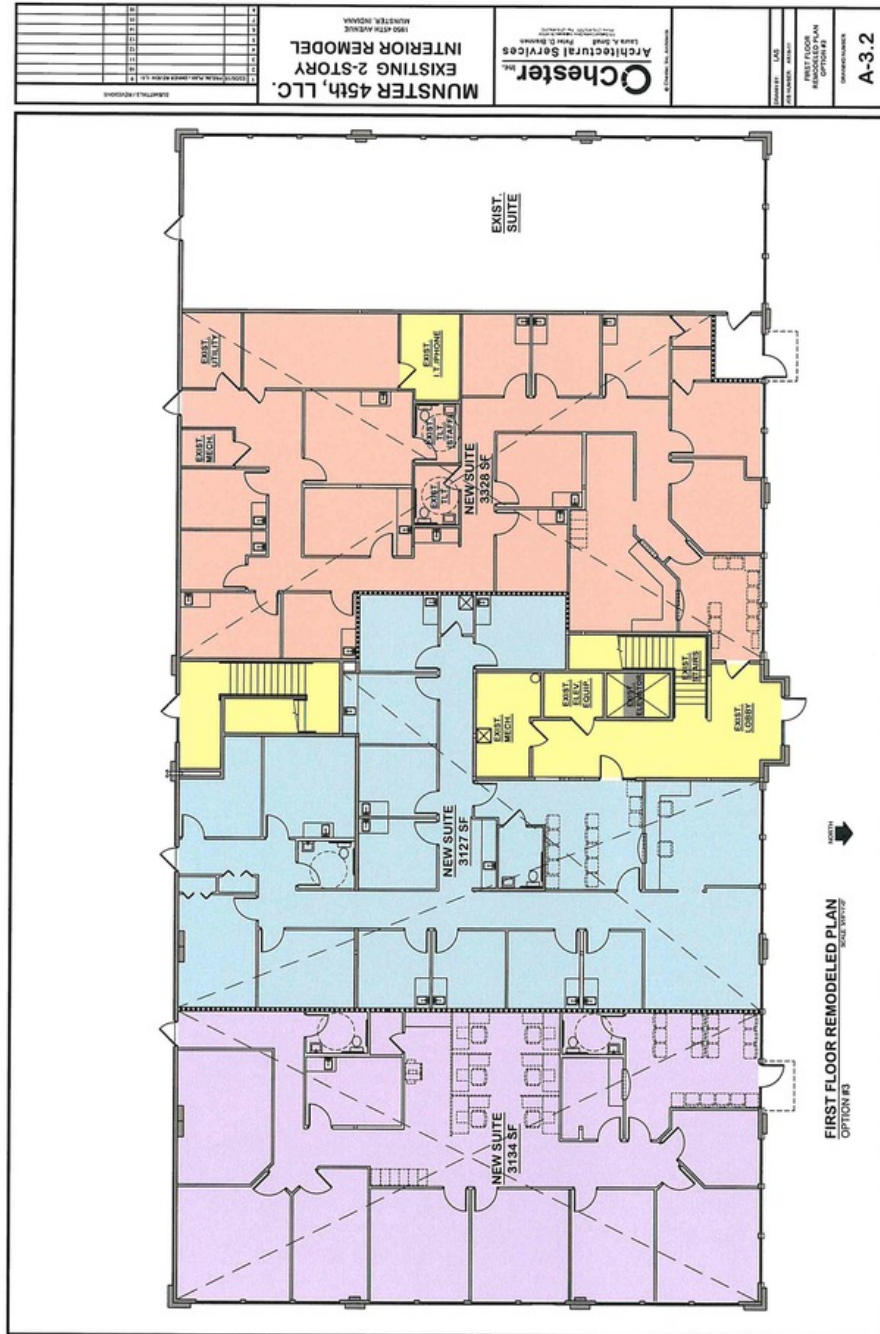
PROPERTY OVERVIEW

Beautifully built out 1st floor medical office space available for lease. This is a former surgical center comprised of 9,126 SF. Most of the surgical equipment has been removed, however, the buildout and HVAC is in place. Space can easily be subdivided for office or medical uses with SF ranges for 3,000 SF or more. Rentable/usable factor will range from 0-10%+/- . NNN estimate is \$9.27/SF plus premises electric and janitorial.

LOCATION OVERVIEW

Located halfway between Indianapolis Blvd (US 41) and White Oak Avenue. 2 1/2 miles south of 1-80/94. 2 1/4 miles southeast of Community Hospital, 2 3/4 miles east of Illinois State line, 4 1/2 miles north of U.S. Highway 30. This is a 2-building complex on the south side of 45th Avenue. Close proximity to banks, restaurants, shopping, Centennial park and more!

POSSIBLE 3 UNIT PLAN



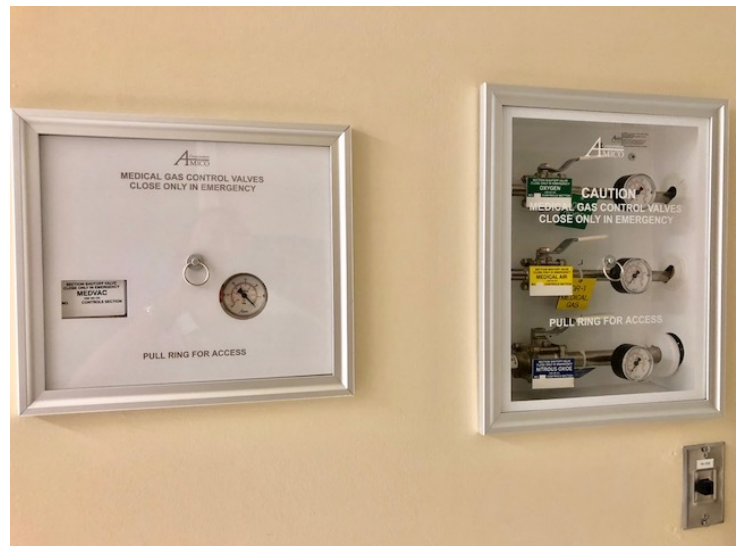
ADDITIONAL PHOTOS



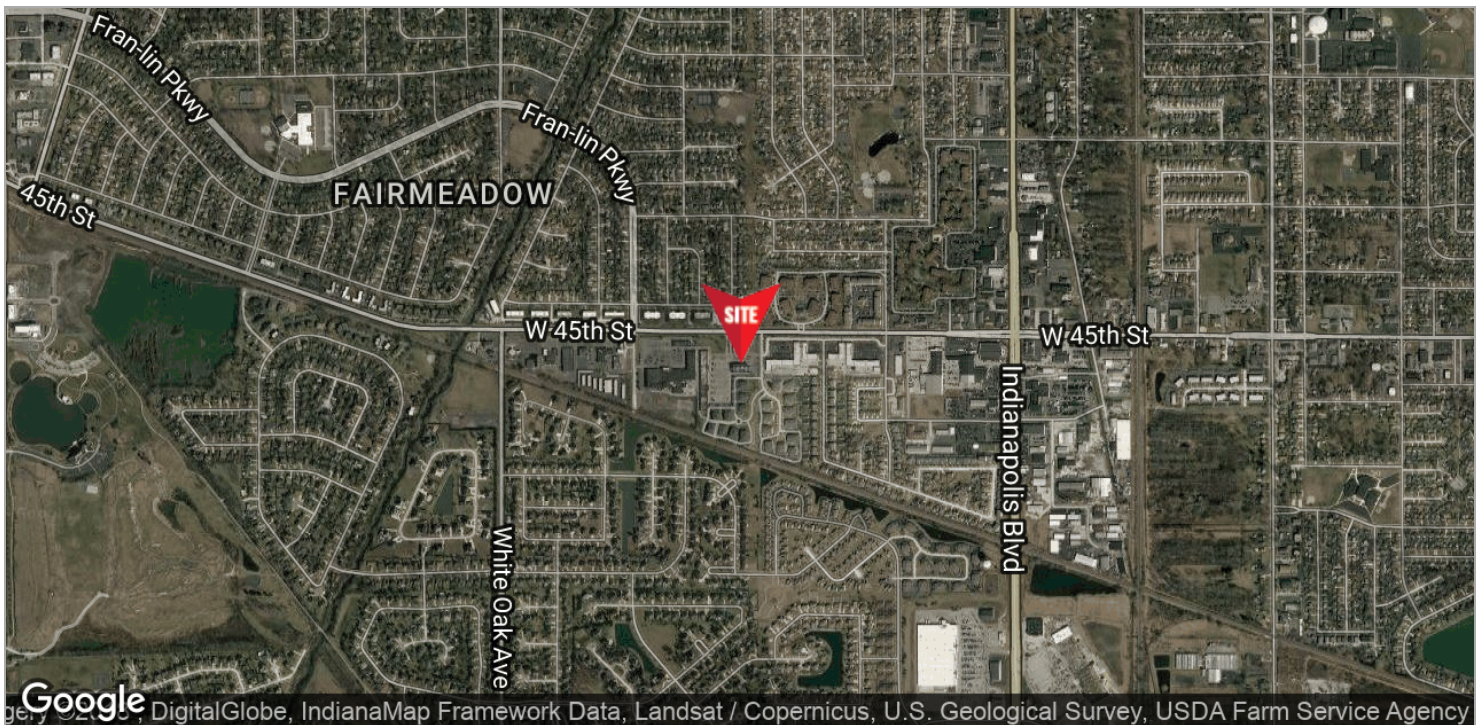
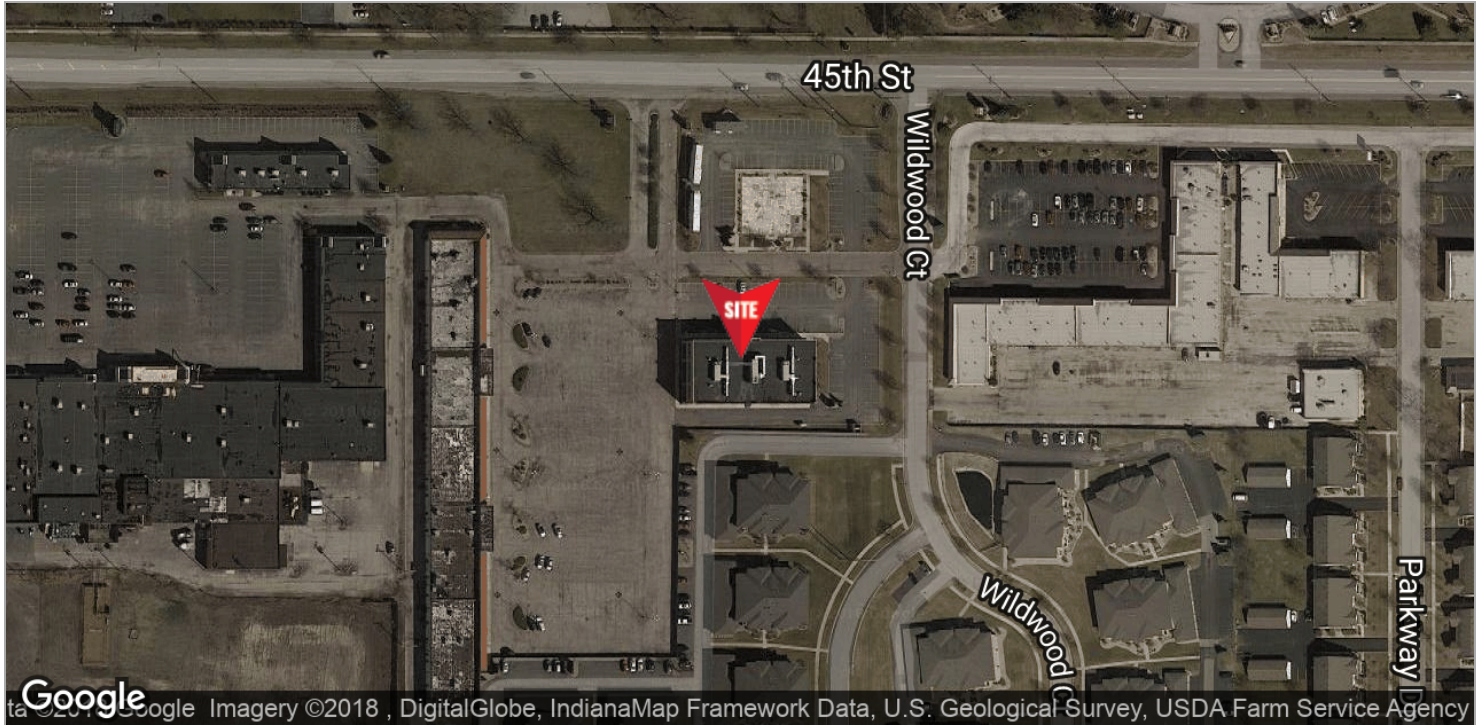
ADDITIONAL PHOTOS



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LOCATION MAPS



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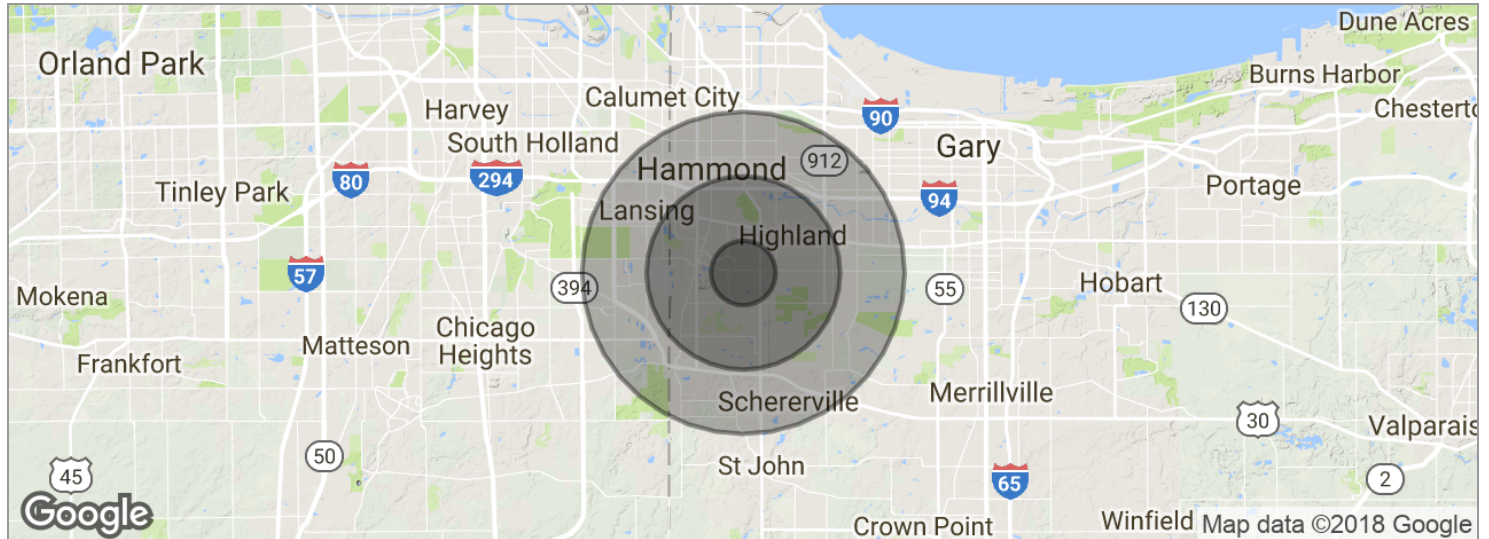
ADDITIONAL PHOTOS



RETAILER MAP



DEMOGRAPHICS MAP



POPULATION

1 MILE

3 MILES

5 MILES

Total population	10,983	79,866	218,439
Median age	43.0	42.2	38.8
Median age (Male)	41.9	40.2	37.2
Median age (Female)	44.5	44.3	40.5

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	4,539	31,927	84,139
# of persons per HH	2.4	2.5	2.6
Average HH income	\$86,059	\$76,935	\$68,376
Average house value	\$197,491	\$191,067	\$183,214

** Demographic data derived from 2010 US Census*

1950 45th AVENUE, MUNSTER

BUILDING FACTS & AMENITIES

ADDRESS AND LOCATION:

1950 45TH Avenue, Town of Munster, Lake County, Indiana 46321
Available address is: 1950 45th Avenue, Unit 101, 102, 103 Munster, IN
South side of 45th Avenue between Indianapolis Boulevard (US 41) and White Oak Ave.
45 minutes Southeast of Chicago
Zoned C-1 Commercial

LOCATION AMENITIES:

Great Munster location on 45th Avenue offering convenient access in several directions within Lake County, NWIN and to Chicagoland as well. Adjoins Port de L'eau Plaza and Eastwood Mall. Several bank branches, restaurants and stores are close by with a 5-10-minute drive time. Community Hospital is within 2 miles NW.

OWNERSHIP AND MANAGEMENT:

Ownership:	Munster 45 th LLC 617 Merrillville Road Crown Point, IN 46307
Managed by:	1 st American Management
Developed by:	ATG
Architect:	Architectural Group III

CONSTRUCTION:

25,345 total square feet.
2 story steel frame, split face block, brick and decorative stone.
Built in 2004
Poured concrete floors.
Floor to finish ceiling height: 9'

PARKING:

71 On-site Parking spaces. Additionally, 34 parking spaces are available to the west shared with Eastwood Mall for a total of 105 which equates to 4.1 spaces per 1,000 SF.

TELEPHONE AND INTERNET:

CAT5E data cabling in place.
Building offers availability to High Speed Internet thru AT&T or Comcast.

ELECTRICITY:

600 volt, 800 amp max
Typical premises service is 120 volt 200 amp
3 phase available to lease premises, if needed

UTILITIES:

NIPSCO electric tenant premises lights and outlets and VAV boxes are separately metered.
NIPSCO gas and electric serves HVAC systems included in triple net operating expenses for roof top unit.
Northwest Indiana Water Company water is included in triple net operating expenses.

HEATING, VENTILATING, and AIR CONDITIONING (HVAC):

1 Trane roof top unit serves 1st floor
VAV reheat boxes in Suites controlled by tenant slots.

ELEVATOR:

One (1) elevator serves the 2nd Floor

ADA:

The property currently is believed to comply with American Disabilities Act requirements with regard to parking, ramps, elevator, bathrooms and common areas. The north front door has an electric handicap button.

LIFE SAFETY:

Fire-Lite Fire Alarm Annunciator
Wet sprinkler system with concealed sprinkler heads
2 - 1st floor entrances
Smoke detectors
Two stairwells
Non-smoking building

SECURITY SYSTEM:

Video Tec surveillance cameras are at all 4 corners of the building.

ACCESS:

Tenants have 24/7 access via keys to foyer and premises.

SIGNAGE:

1. Multi-tenant panel monument sign.
2. 1st floor entry foyer directory.
3. Suite entry door and glass lettering.
4. For larger tenants: On the building with non-lit channel lettering at Tenant expense.
5. All above mentioned signage and copy is subject to Landlord approval and at Tenant expense.

MAIL AND EXPRESS MAIL SERVICE:

Direct mail delivery/pick-up occurs daily at each tenant premises.

Nearest UPS store is 1 block east in Port de L'eau Plaza.

UPS Stores: 228 W. Lincoln Highway, in Schererville and 879 U.S. 30 in Dyer.

TRIPLE NET EXPENSES:

	<u>2015 Actuals</u>	<u>2016 Actuals</u>	<u>2017 Actuals</u>	<u>2018 Budget</u>
PSF Tax	\$3.64	\$3.71	\$3.55	\$3.65
PSF Insurance	\$0.13	\$0.12	\$1.16	\$0.16
PSF Gas/Elect	\$1.72	\$1.70	\$2.05	\$2.05
PSF Bldg. Exp.	<u>\$3.61</u>	<u>\$3.73</u>	<u>\$3.46</u>	<u>\$3.51</u>
Total	\$9.10	\$9.28	\$9.22	\$9.27

FEES AND SERVICES INCLUDED IN TRIPLE NET EXPENSES:

Real Estate Taxes

Fire Detection & Maintenance Insurance

Snow Removal and Lawn Mowing

Landscaping

Gas and Electric for Roof top HVAC units.

Maintenance & Repair, General, Electrical, HVAC for common area, Parking Lot

Pest Control

Scavenger / Waste Removal

Property Management

Janitorial cleaning of foyer common area bathrooms, hallways and stairs

Window Washing

Water

Sanitary Sewer

ADDITIONAL TENANT EXPENSES

Premises Janitorial

Premises Electric NIPSCO

Telecom Services

Premises Alarm

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