

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Sale Price:</b>	\$2,350,000
<b>Price / SF:</b>	\$136.47
<b>Total Building Size:</b>	17,220 SF
<b>8695 Building Size:</b>	9,181 SF
<b>8679 Building Size:</b>	8,040 SF
<b>8695 Real Estate Taxes:</b>	\$13,122.32
<b>8679 Real Estate Taxes:</b>	\$10,715.76
<b>Lease Rate:</b>	\$16.00/SF
<b>Lease Type:</b>	Gross
<b>Available SF:</b>	1,128-4,508 SF
<b>Lot Size:</b>	2.28 Acres

### PROPERTY OVERVIEW

These are 2 of the 5 buildings in the Environ Professional Center P.U.D. complex which adjoins Southlake Methodist Hospital. Both buildings offer a beautiful brick exterior with interior renovations including Pergo "wood" flooring. This is an ideal location for all professional, medical and dental related tenants. Recent improvements to the Environ Professional complex include replacement of metal roofs, landscaping, paving and a fountain at entrance.

The 8695 building is 9,181 SF with two available suites. Suite A is 1,781 SF with 3 offices, waiting area/entry, open area and a bathroom. Suite B is 2,634 SF with 5 exam rooms, 1 office, staff lounge, nurses' station and large open area. Suite C is leased to Legacii Homecare Service and Suite D/E is Bionic Prosthetics & Orthotics Group willing to sign a 5-year lease or vacate at the sale of the building. 2023 pay 2024 RE Taxes \$13,122.32 (\$1.42/SF).

The 8679 building is a three unit 8,039 SF building with two available Suites. Suite A/B is leased to Retina Assoc. Suite C is a 1,502 SF available space with 4 exam rooms, 1 office, reception/waiting area, filing room and a set of bathrooms. Suite D is 1,128 SF with 1 office, open area, storage closet and bathrooms. Gross rent includes Real Estate taxes, insurance and CAM expense. Tenants pay separately metered utilities and janitorial cleaning. 2023 pay 2024 RE Taxes \$10,715.76 (\$1.33/SF).

### LOCATION OVERVIEW

1/2 mile southwest of I-65/U.S. Highway 30 interchange; 1 block east of Broadway (S.R. 53) with access via 86th Avenue to Connecticut Street or via Southlake Methodist. Hospital Drive off Broadway. Near Gamba's, Gino's Steakhouse, Portillos, banking, shopping, restaurants and more!

## LEASE SPACES



### LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,128 - 4,343 SF	Lease Rate:	\$16.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8679 Connecticut Suite C	Available	1,502 - 2,630 SF	Gross	\$16.00 SF/yr	Can be combined with adjoining Suite D to form 2,630 SF. Gross rent includes real estate taxes, insurance, and CAM expense. Tenants pay separately metered utilities and janitorial cleaning. A \$10.00/SF tenant improvement allowance is being offered for remodeling.
8679 Connecticut Suite D	Available	1,128 - 2,630 SF	Gross	\$16.00 SF/yr	Can be combined with Suite C to form 2,630 SF. Gross rent includes real estate taxes, insurance, and CAM expense. Tenants pay separately metered utilities and janitorial cleaning. A \$10.00/SF tenant improvement allowance is being offered for remodeling.

For Information Contact: David Lasser, SIOR/CCIM 219.796.3935 [dlasser@commercialin-sites.com](mailto:dlasser@commercialin-sites.com)

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## LEASE SPACES



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8695 Connecticut Suite A	Available	1,751 - 4,343 SF	Gross	\$16.00 SF/yr	Can be combined with Suite B to form 4,343 SF. Gross rent includes real estate taxes, insurance, and CAM expense. Tenants pay separately metered utilities and janitorial cleaning. A \$10.00/SF tenant improvement allowance is being offered for remodeling.
8695 Connecticut Suite B	Available	2,592 - 4,343 SF	Gross	\$16.00 SF/yr	Can be combined with Suite A to form 4,343 SF. Gross rent includes real estate taxes, insurance, and CAM expense. Tenants pay separately metered utilities and janitorial cleaning. A \$10.00/SF tenant improvement allowance is being offered for remodeling.



**8695 CONNECTICUT, SUITE A - 1,871 SF**



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**8695 CONNECTICUT, SUITE B - 2,592 SF**



## 8695 CONNECTICUT, SUITE C LEASED



**8695 CONNECTICUT - SUITE D/E - 3,659 SF LEASED**





## 8679 CONNECTICUT SUITE D



**AERIAL IMAGE**



**RETAILER MAP**



For Information Contact:

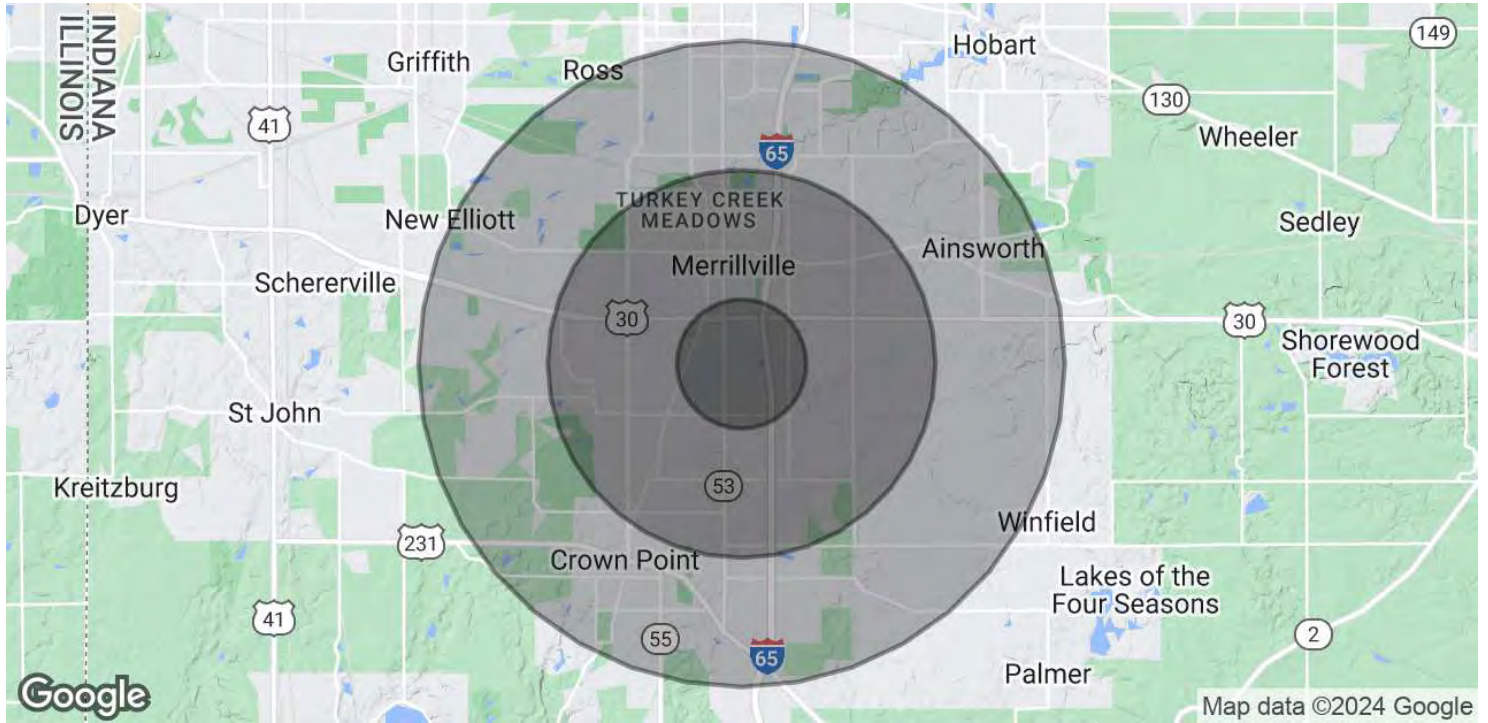
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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	2,102	32,736	90,734
Average Age	46.5	41.1	41.2
Average Age (Male)	45.9	38.6	39.2
Average Age (Female)	46.9	42.2	42.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,024	14,678	38,258
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$64,432	\$73,318	\$76,004
Average House Value	\$142,459	\$145,405	\$174,131

\* Demographic data derived from 2020 ACS - US Census