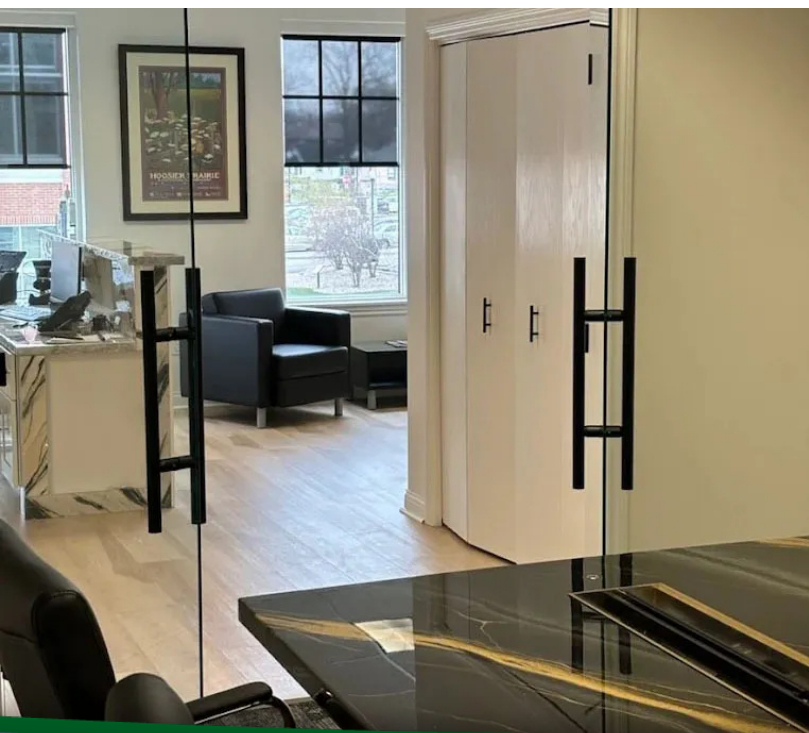


123 NORTH MAIN STREET STE 202, CROWN POINT, IN 46307



For more information, please contact:

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LEASING NEW TOWN WEST PROFESSIONAL OFFICE

123 North Main Street Ste 202, Crown Point, IN 46307



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,754 SF

Lease Rate: \$19 SF/yr (NNN)

Lot Size: 0.27 Acres

Building Size: 1754 SF

Zoning: B1

PROPERTY HIGHLIGHTS

- Turnkey 1750sf professional office available in Downtown Crown Point
- Previously occupied by an law firm
- High demand location, right on the Square in Crown Point
- The space consists of 4 private offices, a conference room, a kitchenette, and a reception area.
- Second floor space with plenty of windows for natural light
- NNN's currently estimated at \$7/sf



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LEASING NEW TOWN WEST PROFESSIONAL OFFICE

123 North Main Street Ste 202, Crown Point, IN 46307



PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Introducing a turnkey 1750sf professional office space available for lease at 123 North Main Street Ste 202 in Crown Point. This second-floor gem, previously occupied by a law firm, boasts 4 private offices, a conference room, a kitchenette, and a reception area. The abundance of windows floods the space with natural light, creating an inviting and productive work environment. Situated in Downtown Crown Point, this high-demand location on the Square offers prime visibility and accessibility. With NNN's estimated at \$7/sf, this ready-to-use office space presents an exceptional opportunity for your business to thrive.

LOCATION DESCRIPTION

The property is located in Downtown Crown Point on Main Street directly north of the square.

Crown Point is a city in and the county seat of Lake County, Indiana. The population was 34,884 per the 2023 American Community Survey. The city was incorporated in 1868. Because of its location, Crown Point is known as the "Hub of Lake County".

The city is surrounded by Merrillville to the north, Winfield to the east, Cedar Lake to the southwest, St. John to the west, and unincorporated Schererville to the northwest. The southern and southeastern parts of Crown Point border some unincorporated areas of Lake County.

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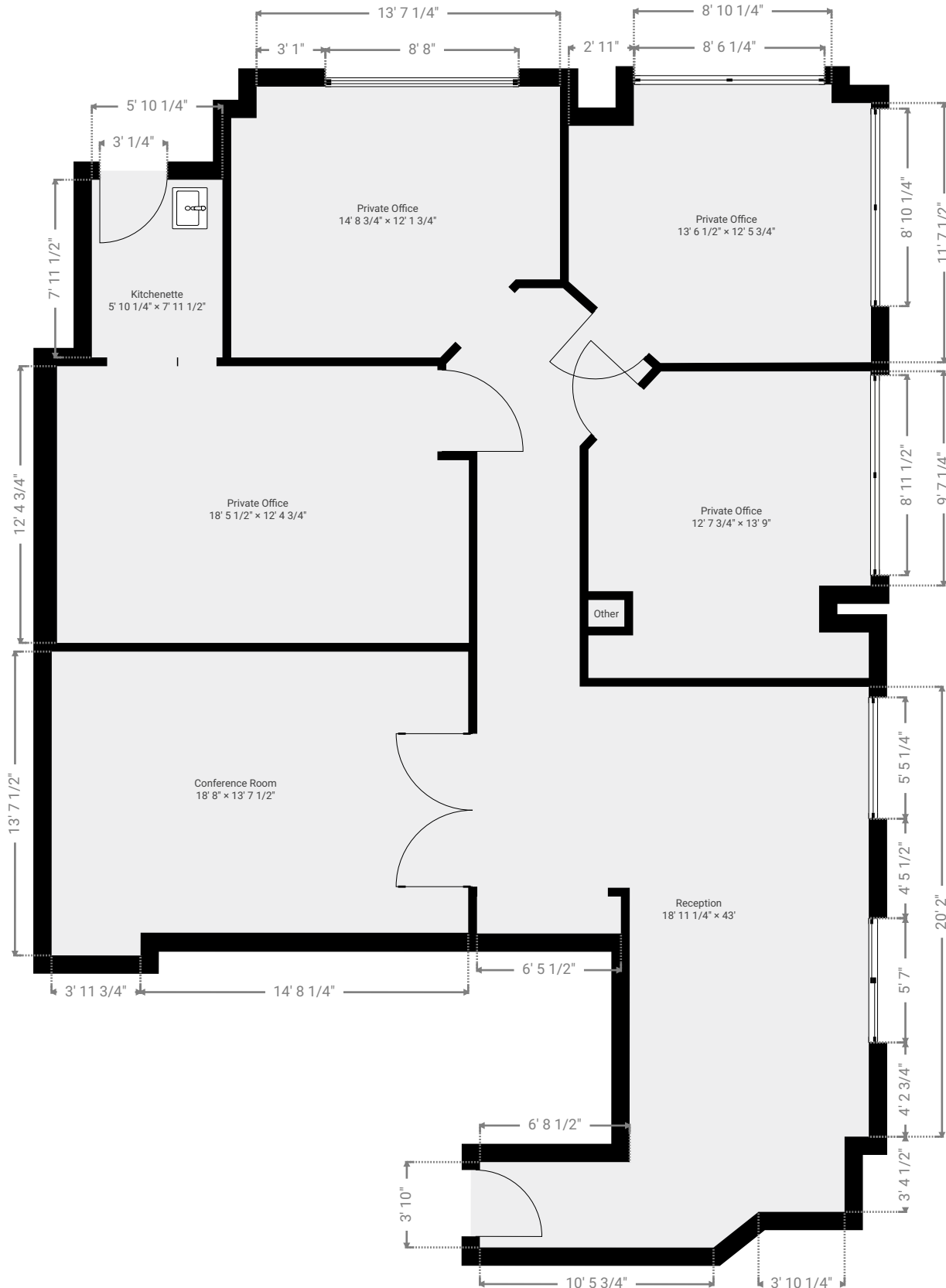
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123-125 N main st #202

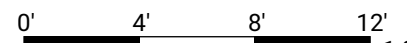
TOTAL AREA: 1661.21 sq ft • LIVING AREA: 1661.21 sq ft • FLOORS: 1 • ROOMS: 9

▼ 2nd Floor

TOTAL AREA: 1661.21 sq ft • LIVING AREA: 1661.21 sq ft • ROOMS: 9



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



1:80

LEASING NEW TOWN WEST PROFESSIONAL OFFICE

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ADDITIONAL PHOTOS



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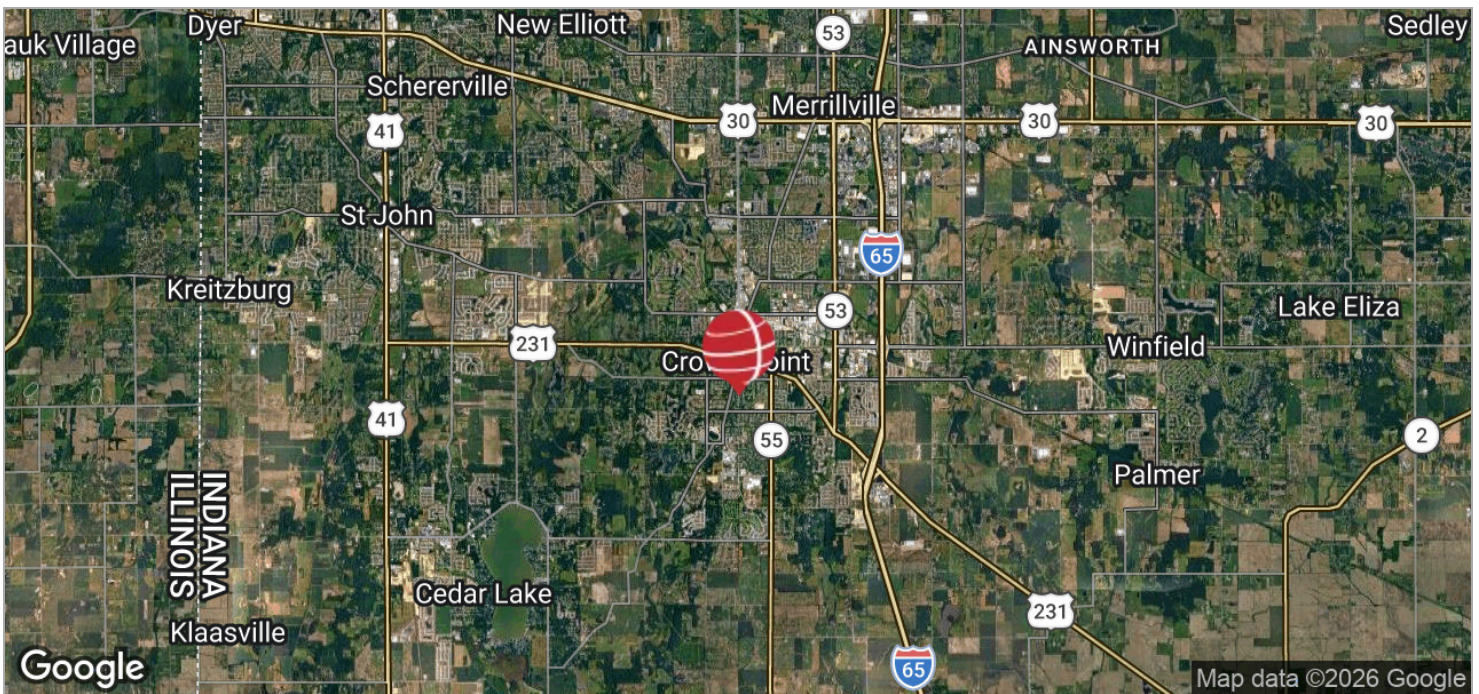
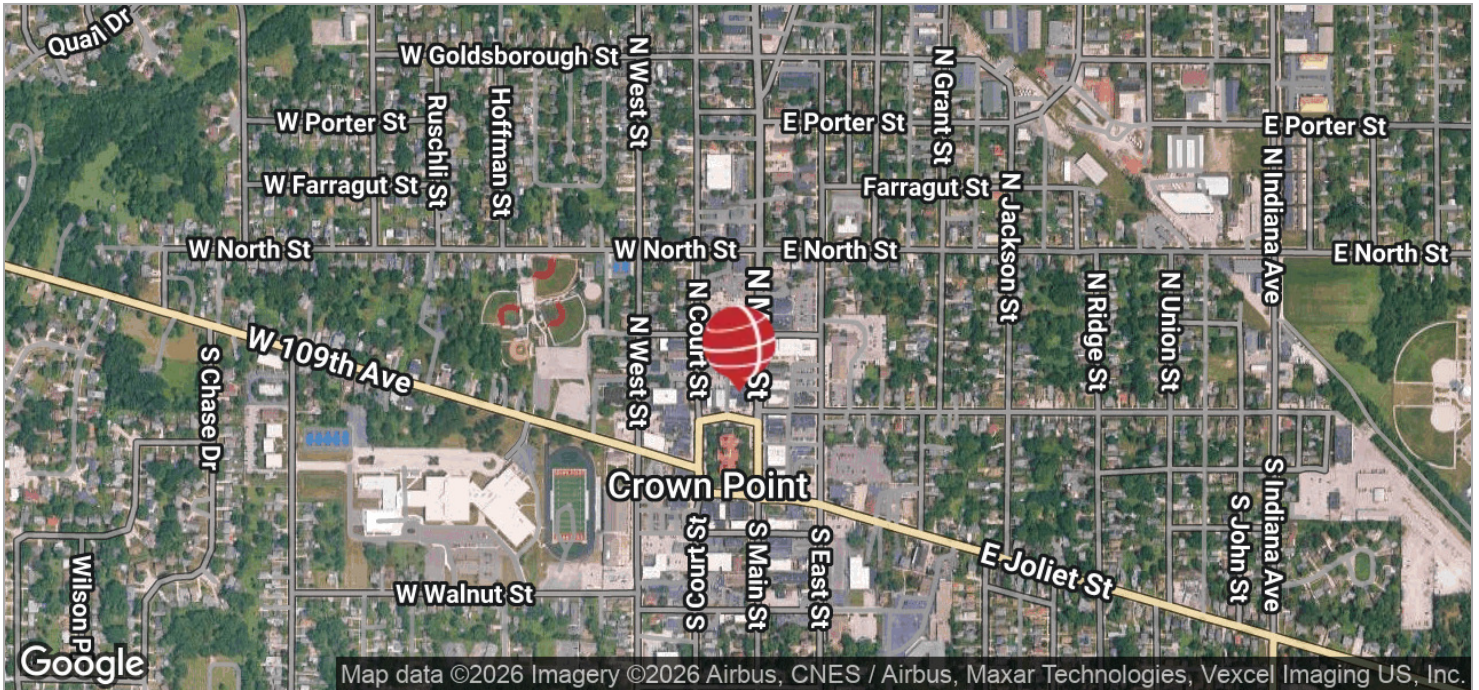
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LEASING NEW TOWN WEST PROFESSIONAL OFFICE

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LOCATION MAPS



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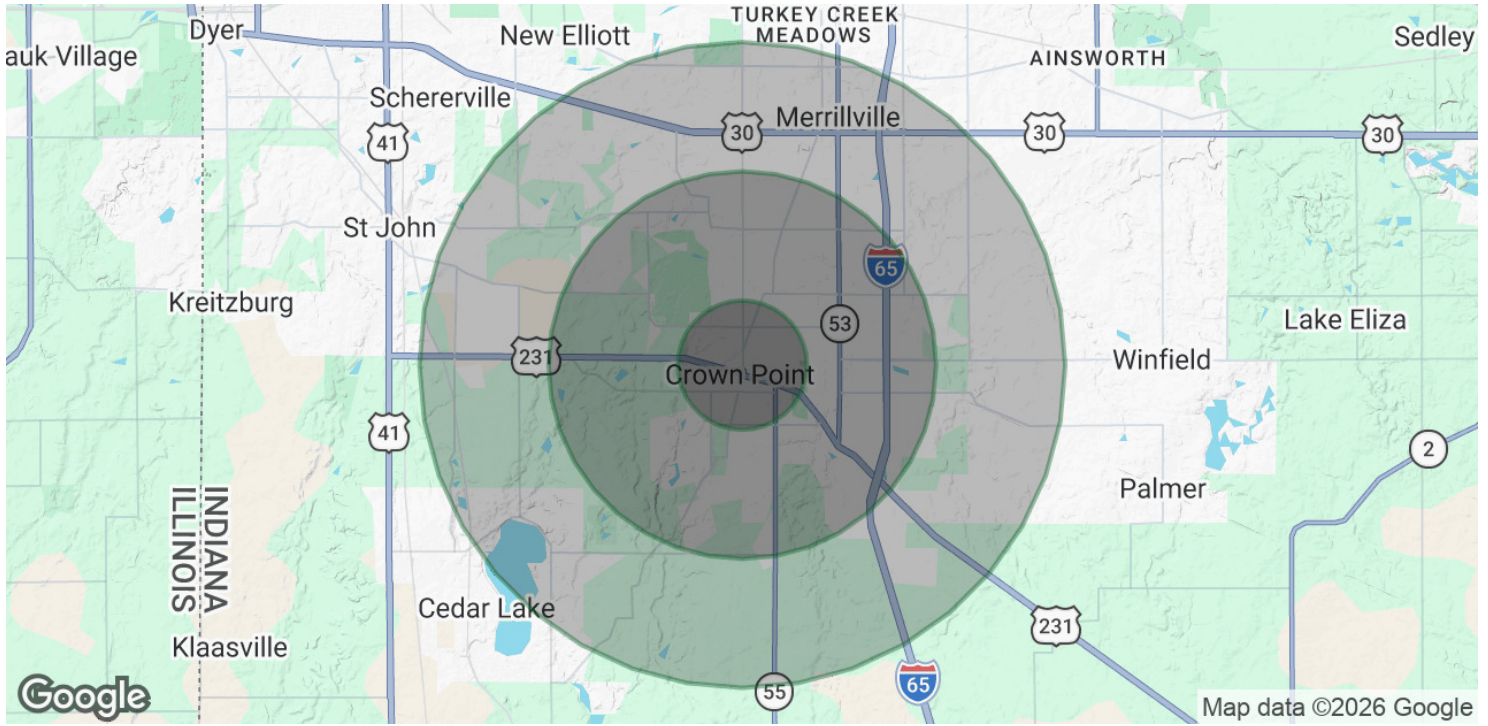
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LEASING NEW TOWN WEST PROFESSIONAL OFFICE

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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,959	40,607	87,092
Average Age	41.5	40.1	40.9
Average Age (Male)	42.9	39.7	39.3
Average Age (Female)	37.3	41.3	42.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,052	14,889	33,035
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$95,683	\$112,572	\$105,573
Average House Value	\$221,908	\$304,215	\$295,783

2023 American Community Survey (ACS)

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