

SUBLEASE - MEDICAL OFFICE SPACE



OFFERING SUMMARY

| | |
|----------------------|------------------|
| Lease Rate: | Subject to Offer |
| Available SF: | 3,960 |
| Lease Type: | NNN |
| Expenses: | \$6.18/SF |
| Lot Size: | 2.16 Acres |
| Parking: | 45 |
| Zoning: | OS-1 |

PROPERTY OVERVIEW

Join Puntillo Orthodontics at the South Court Professional Center in this "BRAND NEW" fully built out medical space. Interior features include 7 exam rooms, 4 offices, break room, lab area, reception with large waiting area with patient bathrooms, interior bathrooms, nurse station, electric/IT closet, janitors and storage closet. This space is move in ready. Gas/electric separately metered.

LOCATION OVERVIEW

This is located on the south side of Centier Bank across from the Walgreens/125th Court. In the vicinity of St. Jude House, Crown Point YMCA, St. Anthony's Hospital, Crown Point High School, Eisenhower Elementary School, Marathon Gas Station, Panache Salon and Strack and Van Til. 1/2 mile south of the Lake County Fairgrounds. 1 3/4 miles south of the Crown Point Square. 2 1/2 miles west of I-65.



**HOLLADAY
PROPERTIES**

www.holladayproperties.com
6370 AmeriPlex Dr., Suite 110
Portage, Indiana 46368
Phone: 219.841.6416
Fax: 219.764.0446

CERTIFICATION

PROJECT NAME

**NORTHWEST HEALTH
PRIMARY CARE**

1539 S. Court Street, Suite B
Crown Point, IN 46307

REVISIONS

| | |
|-----------|---------------|
| 3/27/2023 | ISSUE FOR BID |
| | |
| | |
| | |

DATE

3/27/2023

DRAWN BY

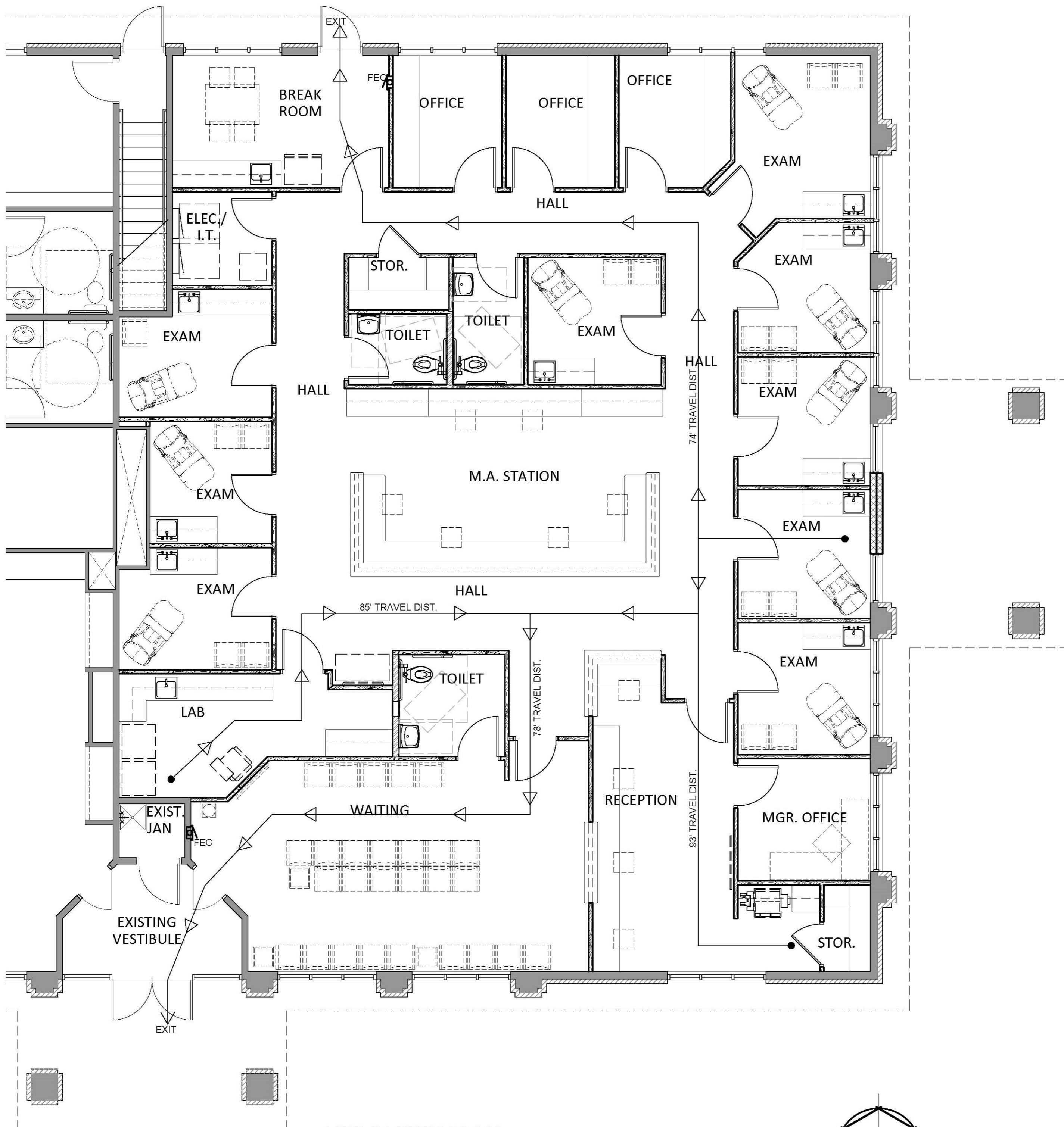
JAV

SHEET TITLE

LIFE SAFETY PLAN

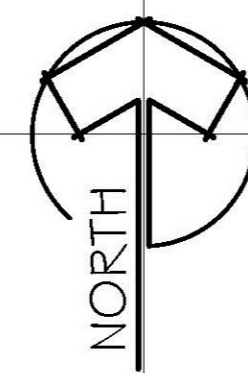
SHEET NO.

LS-1



LIFE SAFETY PLAN

3/16" = 1'-0"



INTERIOR NURSES STATION



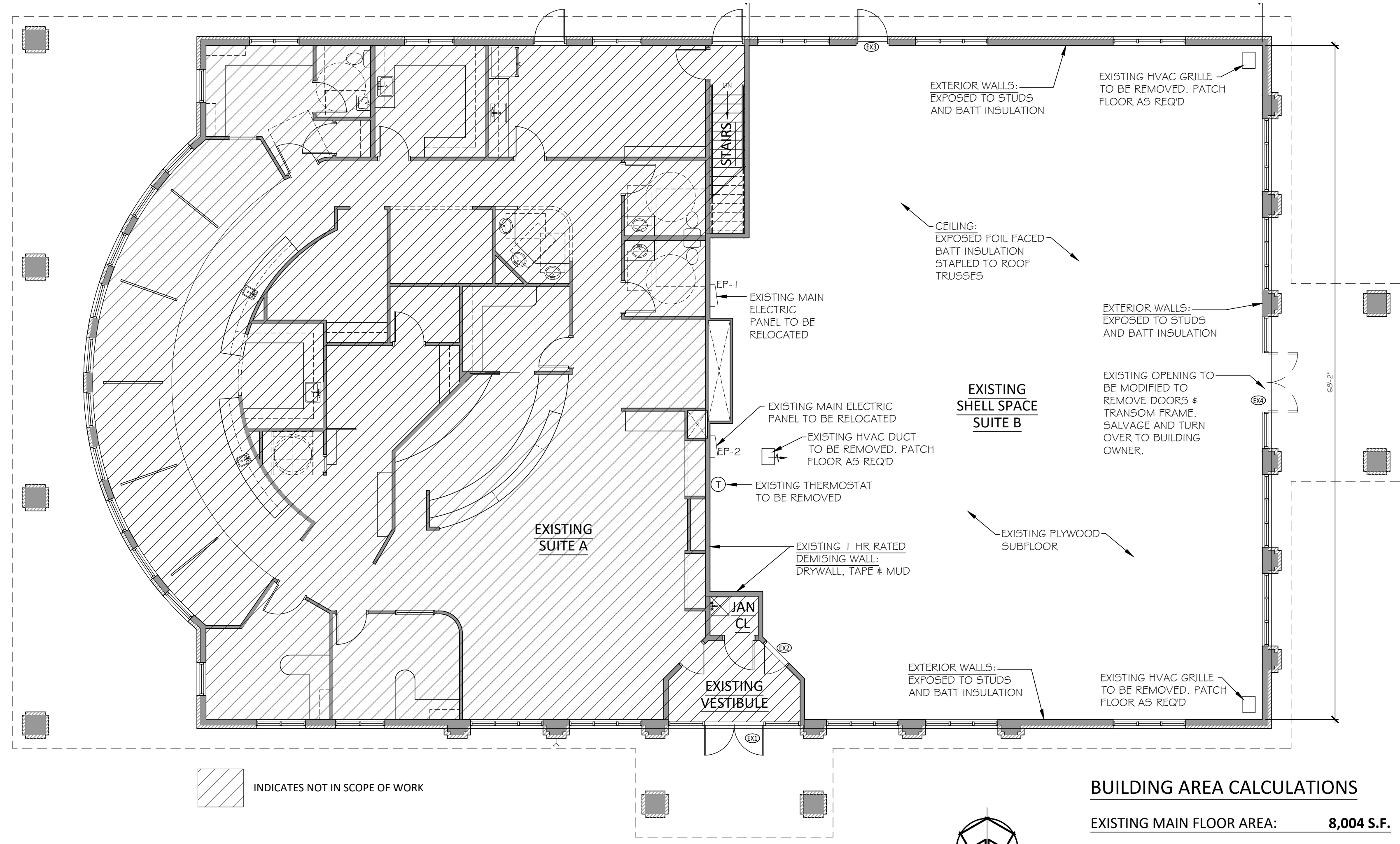
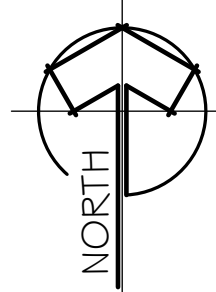
INTERIOR EXAM ROOMS





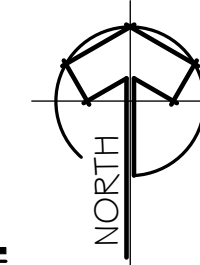
OVERALL SITE AREA

N.T.S.



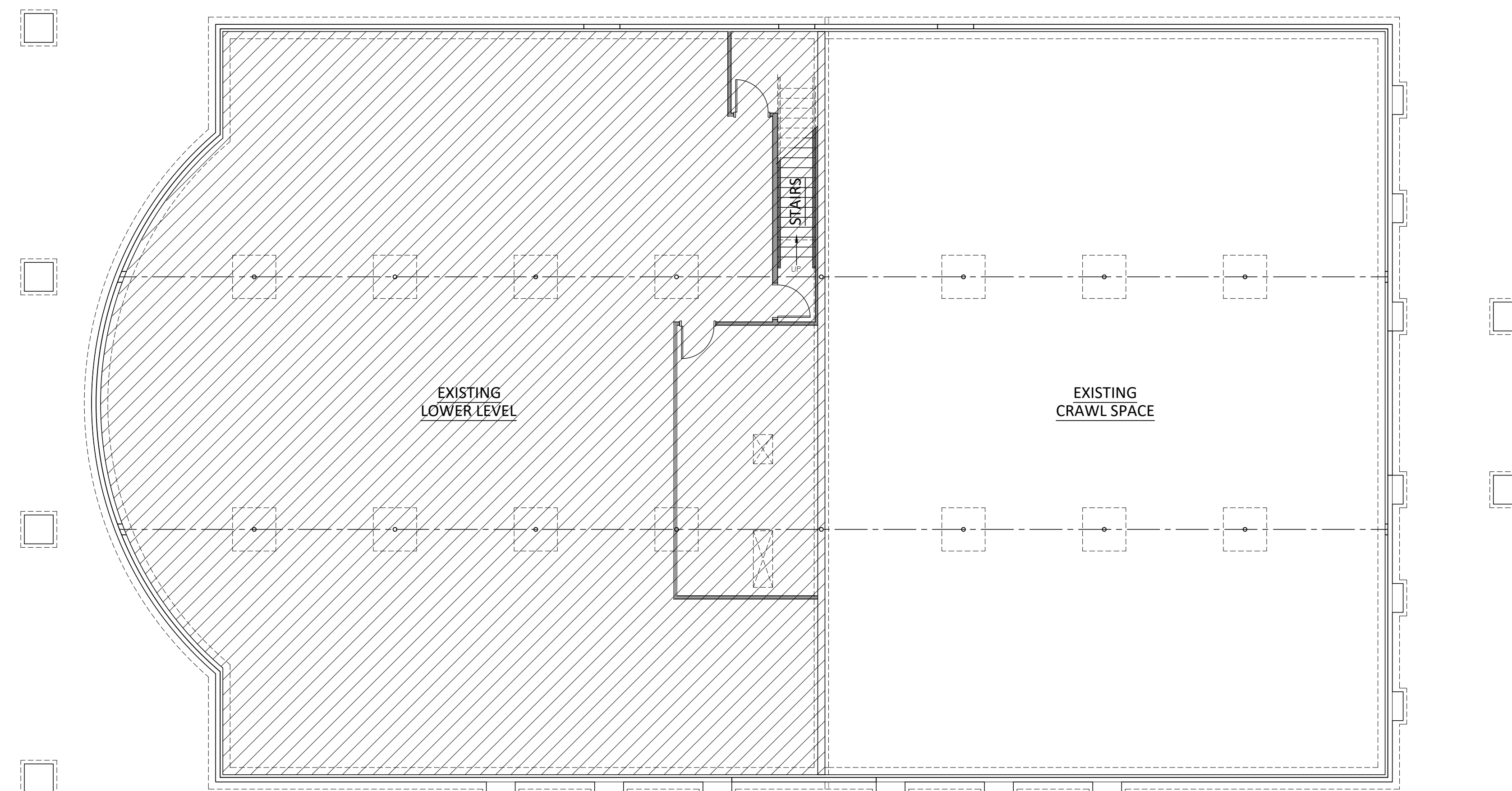
EXISTING OVERALL BUILDING PLAN

1/8" = 1'-0"



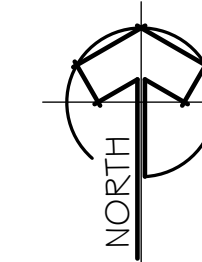
BUILDING AREA CALCULATIONS

| | |
|------------------------------|-------------------|
| EXISTING MAIN FLOOR AREA: | 8,004 S.F. |
| EXISTING SUITE A FLOOR AREA: | 4,239 S.F. |
| EXISTING SUITE B FLOOR AREA: | 3,765 S.F. |
| EXISTING LOWER LEVEL AREA: | 4,313 S.F. |
| EXISTING CRAWL SPACE AREA: | 3,691 S.F. |
| EXISTING CANOPY AREAS: | 500 S.F. |



EXISTING OVERALL LOWER LEVEL/ CRAWLSPACE PLAN

1/8" = 1'-0"



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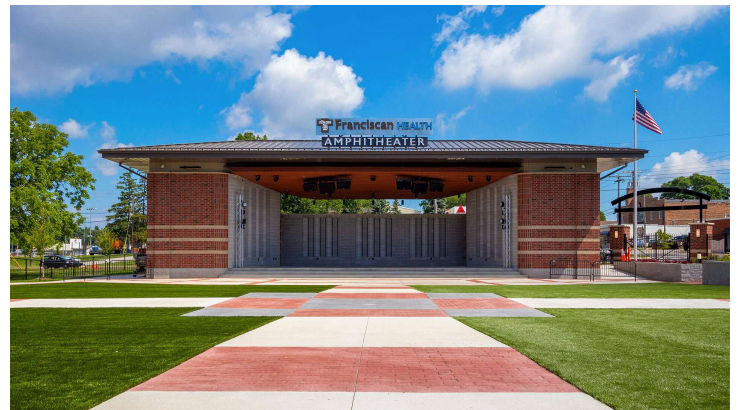
3/27/2023 ISSUE FOR BID

DATE: 3/27/2023
 DRAWN BY: JAV

SHEET TITLE:
**EXISTING SITE &
 FLOOR PLANS**

SHEET NO.:
A1-0

ADDITIONAL PHOTOS



For Information Contact:

David Lasser, SIOR/CCIM

219.796.3935

dlasser@commercialin-sites.com

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RETAILER MAP



Map data ©2023 Google Imagery ©2023 Airbus, CNES / Airbus, IndianaMap Framework Data, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

For Information Contact:

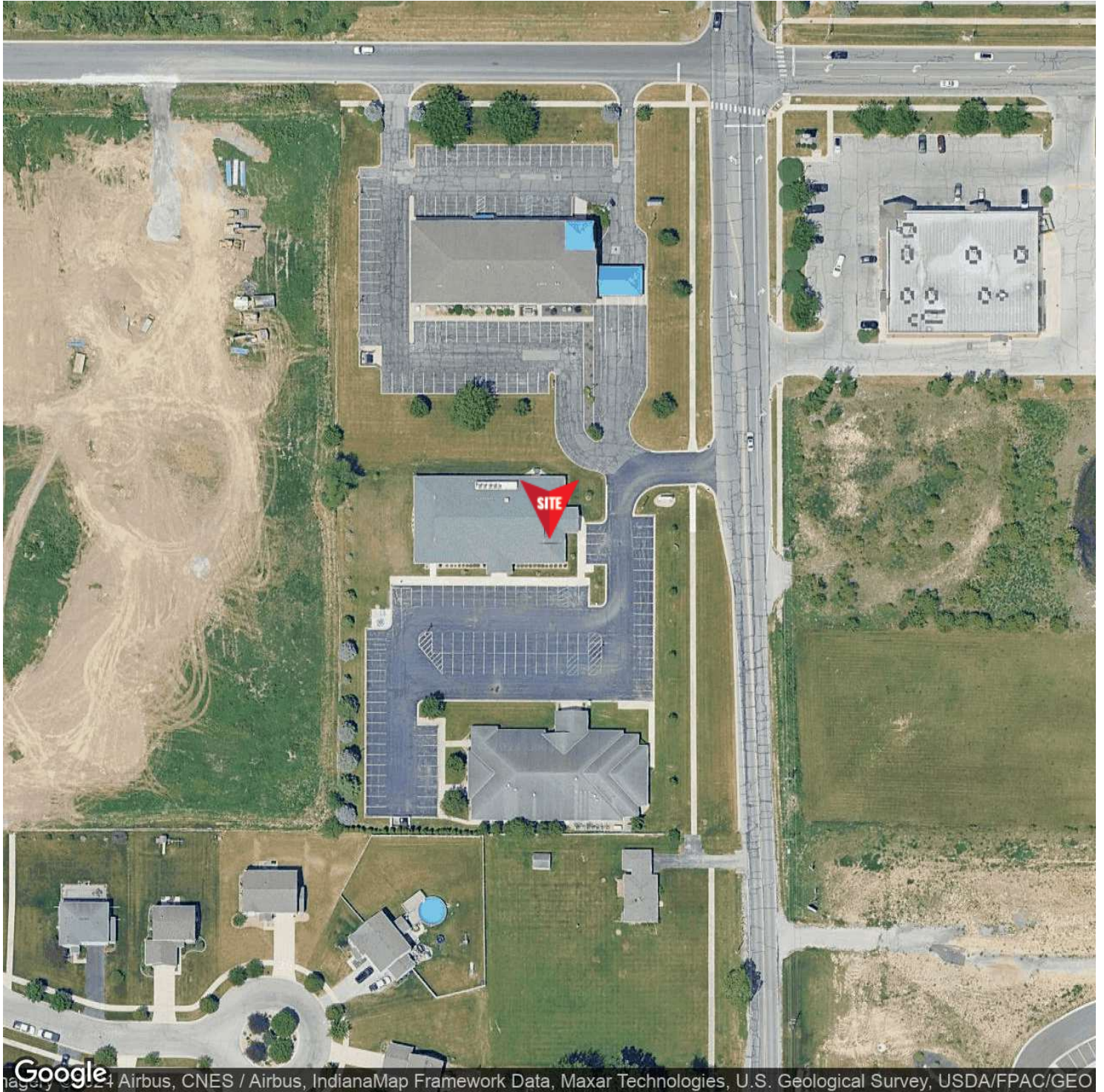
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LOCATION MAP



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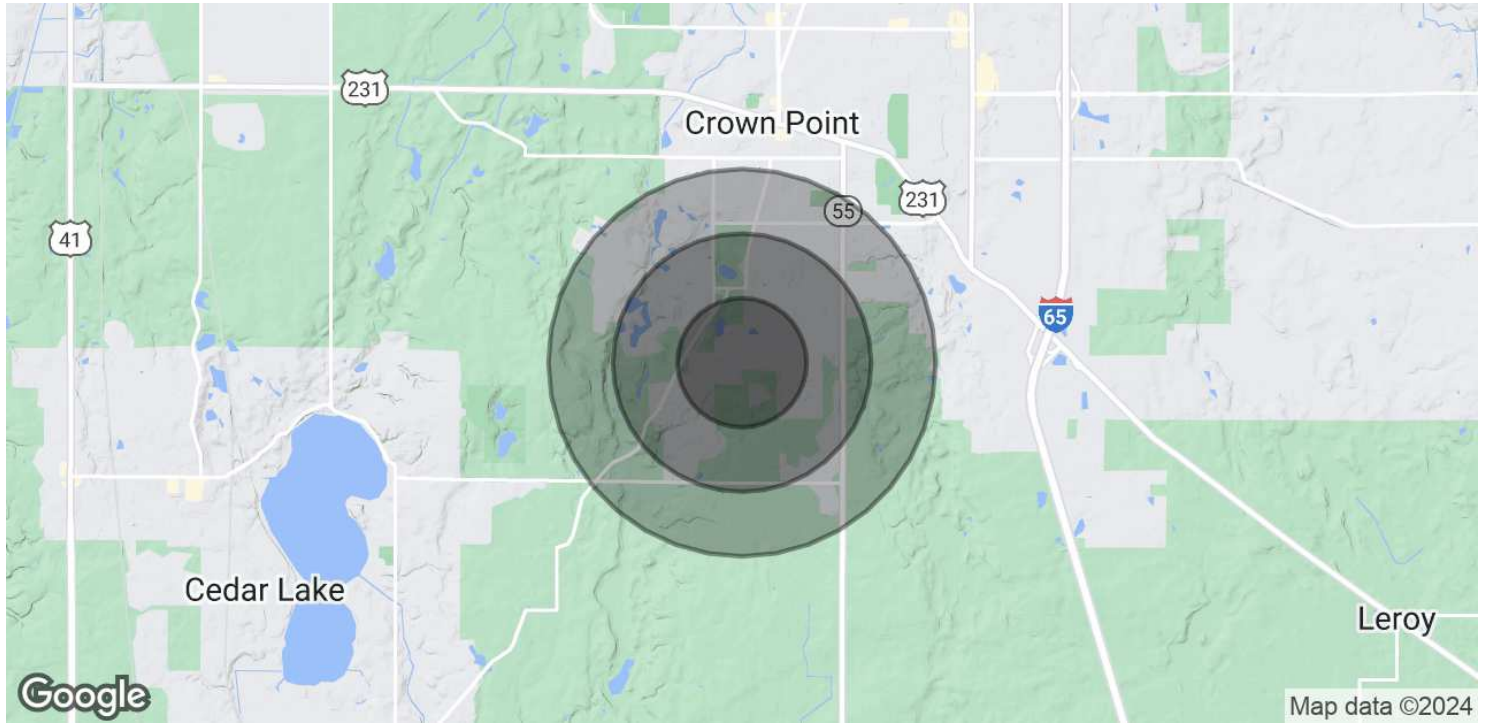
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|------------------|---------------|------------------|
| Total Population | 1,165 | 4,883 | 9,795 |
| Average Age | 42.5 | 41.5 | 41.3 |
| Average Age (Male) | 44.5 | 42.8 | 42.0 |
| Average Age (Female) | 40.8 | 40.5 | 41.4 |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 1.5 MILES |
|--------------------------------|------------------|---------------|------------------|
| Total Households | 396 | 1,687 | 3,447 |
| # of Persons per HH | 2.9 | 2.9 | 2.8 |
| Average HH Income | \$96,104 | \$98,798 | \$99,518 |
| Average House Value | \$250,222 | \$255,574 | \$260,808 |

** Demographic data derived from 2020 ACS - US Census*