

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$25.00 - 38.09/SF
Min/Max SF:	268 SF - 6,098 SF
Lease Type:	Full Service Gross
Expenses:	Only IT
Building Size:	60,000 SF
Lot Size:	5.29 Acres
Parking:	188 spaces
Zoning:	CIS

PROPERTY OVERVIEW

The Purdue Technology Center is a state-of-the-art full-service office building and business resource center with great amenities. The center has available offices, built out lab space and even month-to-month coworking space. Some of the amenities include full-service receptionist, mailroom, copy machine, kitchen with free coffee, outdoor picnic area with gas grill, 3 conference rooms available by reservation, and building security cameras. Two available suites on the first floor: A1-300 and B1-752. Six available suites on 2nd floor: A2-100-700, A2-202, A2-204, A2-400B, B2-100 and B2-900. Office space is \$25.00/Rentable SF and lab space which has venting, gas, water lines and is \$38.09/Rentable SF. Fiber Internet connectivity and VoIP phone service is available. Build out allowance is \$55.00/Usable SF. Common area load factor 1.2%.

LOCATION OVERVIEW

The building sits on the east side of Broadway (S.R. 53) inside the premier AmeriPlex at the Crossings business park, 30 miles southeast of Chicago fronting along I-65 and 1.2 miles south of U.S. Highway 30. The park can be accessed from Broadway (S.R. 53), 93rd Avenue and 101st Avenue, between the US Highway 30/I-65 interchange to the North and 109th/I-65 interchange to the South. This building is located in both a Purdue Research Park and an Indiana Certified Technology Park and is a AT&T Fiber Ready building. The facility is centrally located with great access to highways, hotels, restaurants, and shopping. Less than an hour from downtown Chicago during normal, non-rush hour times, around 1.25 hours from O'Hare airport and only 2 hours north of Indianapolis. Located in the Town of Merrillville with a Crown Point mailing address. See attached Why Indiana PDF, the IEDC State marketing for all the great reasons to consider the move or expansion to this property. Also see attached Aerial Video on the park. Merrillville is the largest town in Indiana, with the third-lowest tax rate in Lake County. INDOT 2016 traffic counts 15,495 cars/day on S.R. 53/Broadway.

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

COMMERCIAL IN-SITES • 1100 WEST U.S. HIGHWAY 30 • MERRILLVILLE, IN 46410 • 219-795-1100 • www.commercialin-sites.com

AVAILABLE SPACES

LEASE TYPE | Full Service

TOTAL SPACE | 268 - 6,098 SF

LEASE TERM | Negotiable

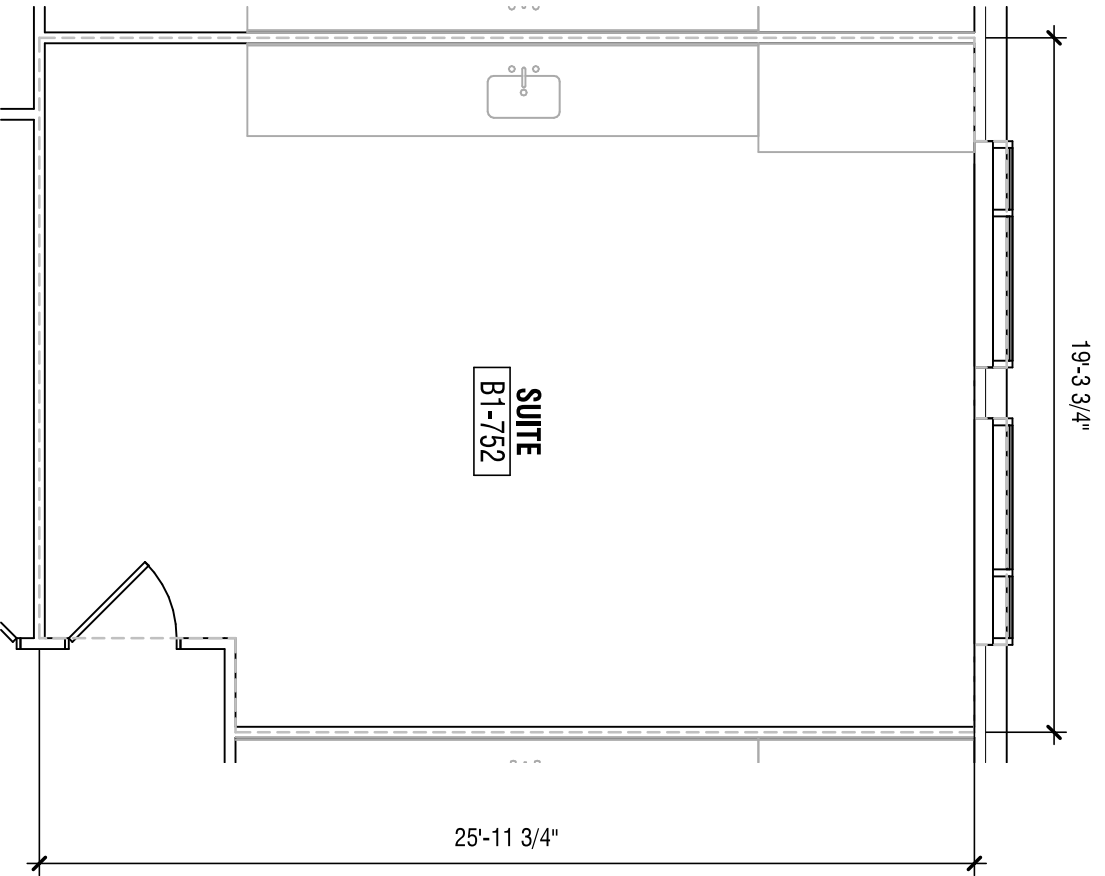
LEASE RATE | \$25.00 - \$38.09 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A1-300	Available	1,715 SF	Full Service	\$25.00 SF/yr	1st floor office space.
B1-752	Available	598 SF	Full Service	\$38.09 SF/yr	1st floor lab space.
A2-202	Available	268 SF	Full Service	\$38.09 SF/yr	2nd floor Lab space.
A2-204	Available	975 SF	Full Service	\$38.09 SF/yr	2nd floor dry lab space.
A2-400B	Available	1,393 SF	Full Service	\$38.09 SF/yr	2nd floor wet lab space.
B2-100	Available	1,372 SF	Full Service	\$25.00 SF/yr	2nd floor office space.
B2-900	Available	2,697 SF	Full Service	\$25.00 SF/yr	2nd floor office space.
A2-100-700	Available	6,098 SF	Full Service	\$25.00 SF/yr	6,098 RSF, 4,998 USF

INTERIOR BUILDING PHOTOS



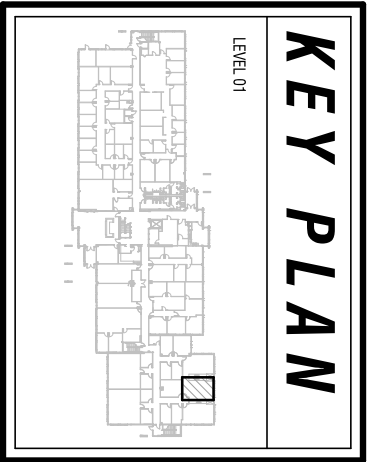


SUITE
B1-752

25'-11 3/4"

19'-3 3/4"

Suite B1-752		
USABLE S.F.	LOAD FACTOR	LEASING S.F.
499 SF	1.2	598 SF



KEY PLAN

LEVEL 01

LUMINAUT
 1100 Sycamore St. Cin. OH 45202
 702 N. Canal Ave. Ind. IN 46204
 OH 513.984.1070 - IN 317.535.3980
 www.luminaut.com

PURDUE
 RESEARCH FOUNDATION

Project Title
**PURDUE
 TECHNOLOGY
 CENTER - NW1**

Issue Date: 09.29.23

Issue For:
 LEASING DRAWINGS

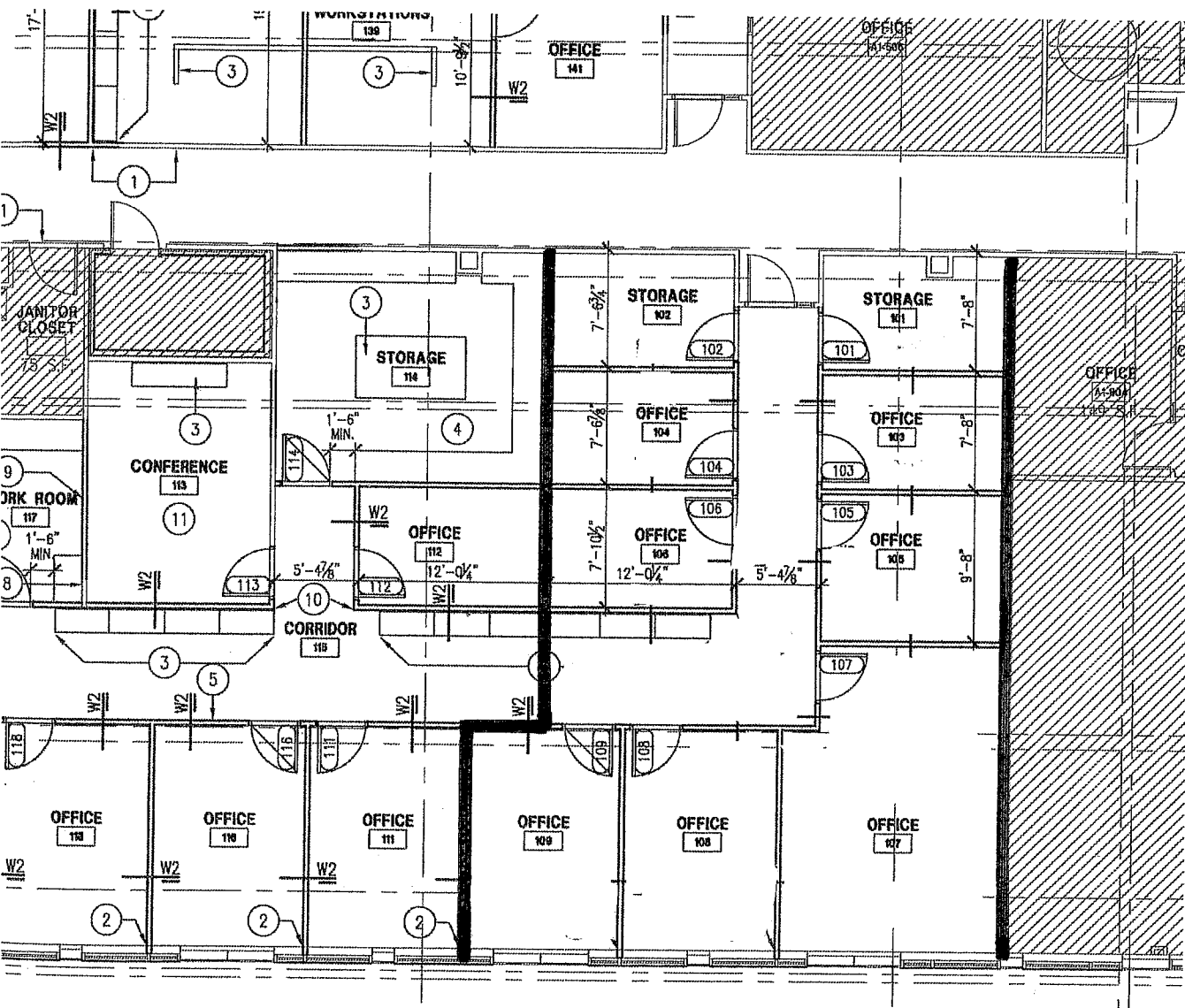
Revision:

Project No: **IN22075**

Scale 3/16" = 1'-0"

Suite Number:

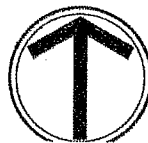
B1-752



**ENLARGED
FIRST FLOOR PLAN**

1
A201

SCALE: 1/8" = 1'-0"



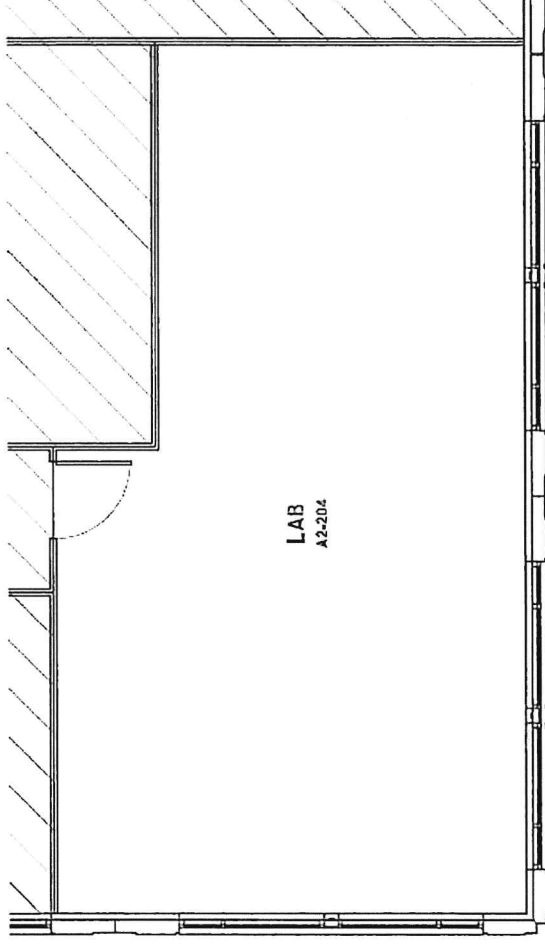
A1-300
1,715 RSF +/-
1,404 USF +/-

Second Floor Lab A2-204



* Shaded area shows lab location on second floor

- Dry Lab with 240v electrical
- 975 Rentable Square Feet (RSF)
- 799 Usable Square Feet
- \$38.09 Annual Lease Rate
- \$3,033.88 Per Month**



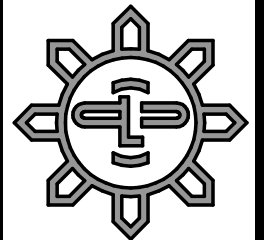
Purdue Technology Center

9800 Connecticut Drive
Crown Point, IN 46307

219-644-3680

PURDUE
RESEARCH FOUNDATION

** Assumes a minimum of a 12 month lease. Monthly rents are approximate and will be finalized when actual lease is created. Lease rates do not include internet access or telephone. PRF reserves the right to adjust rates at any time.



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RESEARCH FOUNDATION

Project Title

**PURDUE
TECHNOLOGY
CENTER - NWI**

Issue Date: 09.29.23

Issue For:

LEASING DRAWINGS

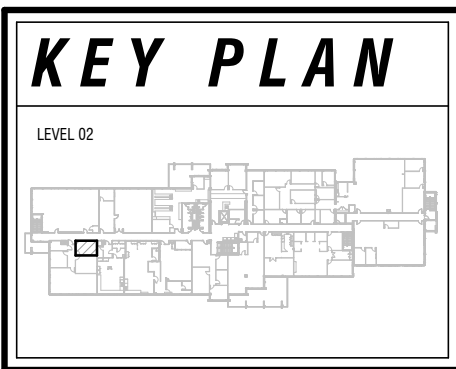
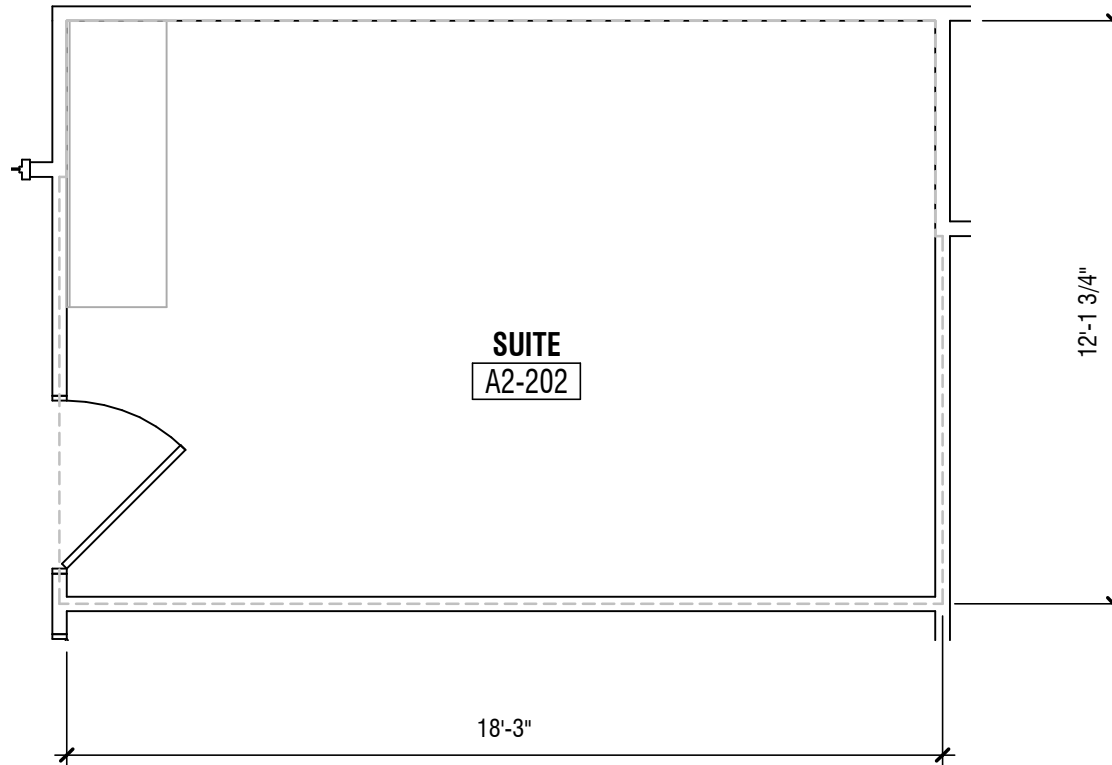
Revision:

Project No: **IN22075**

Scale 1/4" = 1'-0"

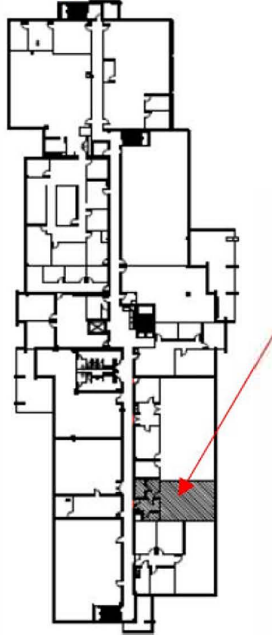
Suite Number:

A2-202



Suite A2-202		
USABLE S.F.	LOAD FACTOR	LEASING S.F.
224 SF	1.2	268 SF

Second Floor Suite A2-400B



* Lab location on second floor



- Wet Lab

- Eye wash stations and shower

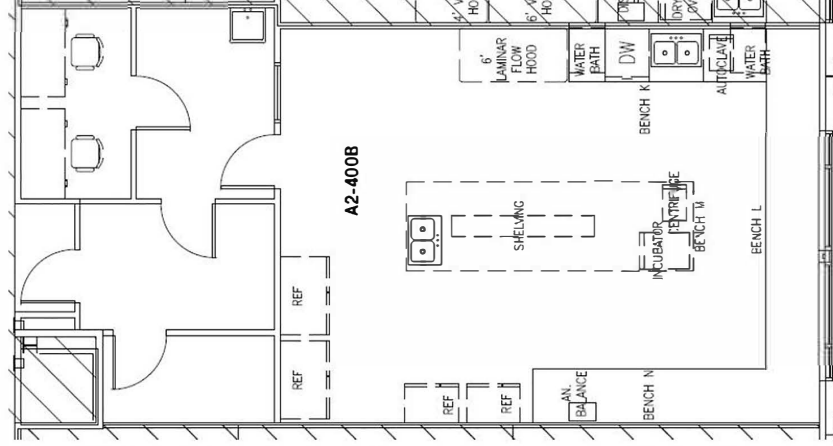
- Recirculating hood

- 1,393 Rentable Square Feet (RSF)

- 1,142 Usable Square Feet

- \$38.09 Annual Lease Rate

- \$4,334.55 Per Month**



** Monthly rents are approximate and will be finalized when actual lease is created. Rental rates do not include internet access, telephone or access to backup generator. PRF reserves the right to adjust rates at any time.



Purdue Technology Center

9800 Connecticut Drive
Crown Point, IN 46307

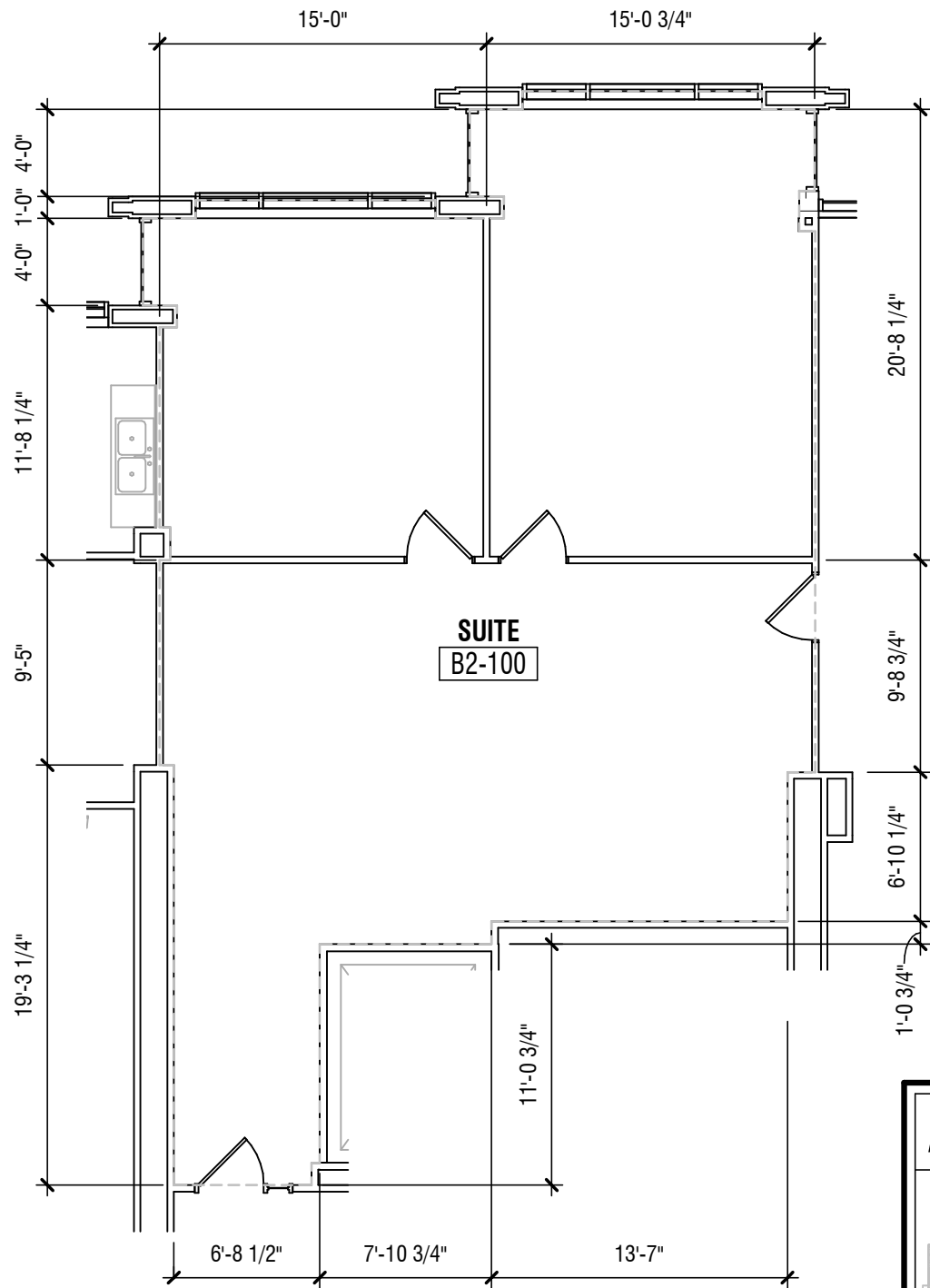
219-644-3680

PURDUE

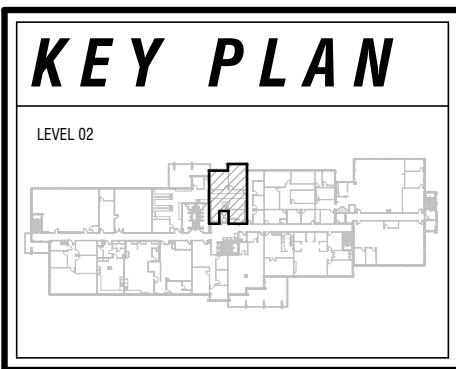
RESEARCH FOUNDATION

B2-100





Suite B2-100		
USABLE S.F.	LOAD FACTOR	LEASING S.F.
1144 SF	1.2	1372 SF



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 TECHNOLOGY
 CENTER - NWI**

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Project No: **IN22075**

Scale 1/8" = 1'-0"

Suite Number:

B2-100

B2-900





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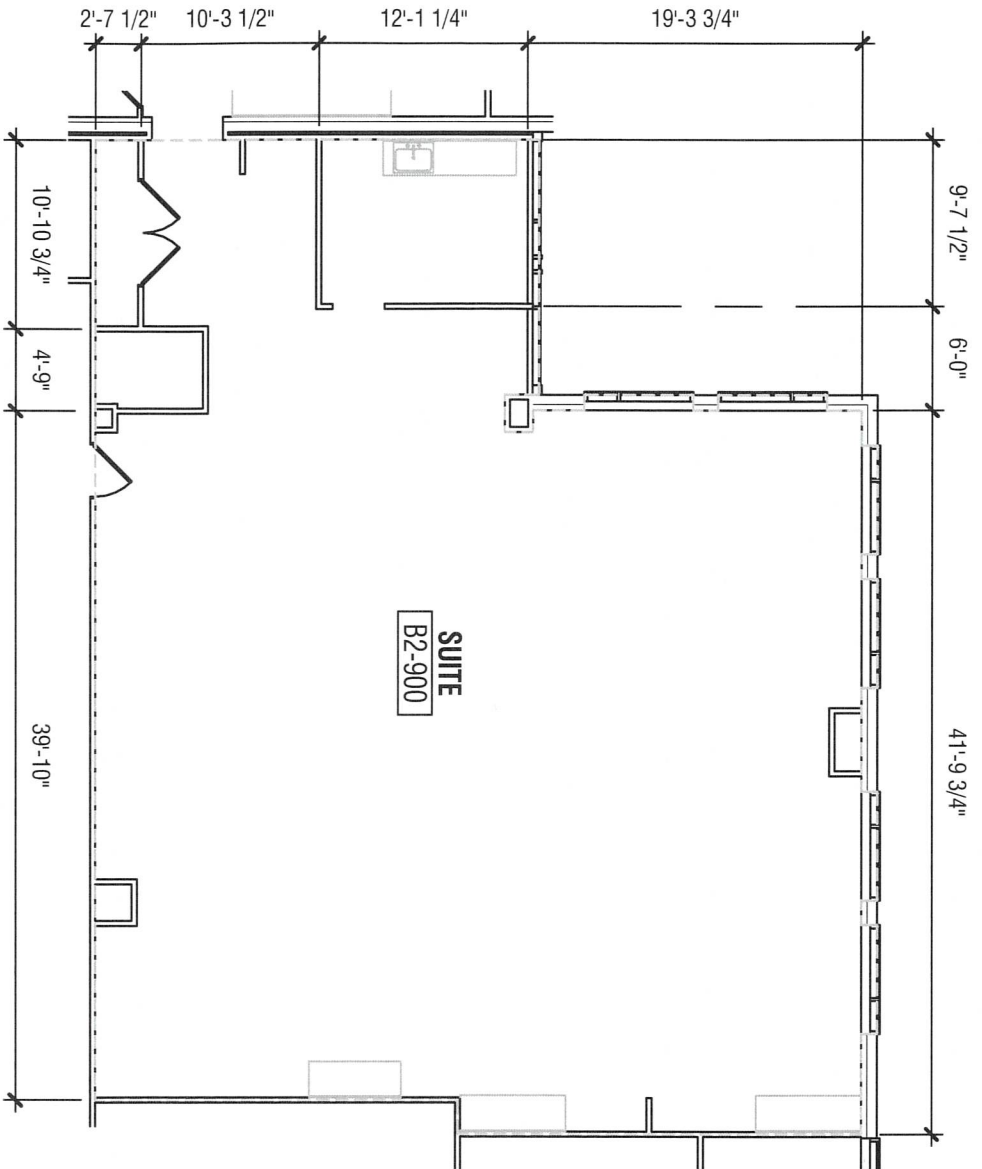
Revision:

Project No: **IN22075**

Scale: 3/32" = 1'-0"

Suite Number:

B2-900



SUITE
B2-900

Suite B2-900		
USABLE S.F.	LOAD FACTOR	LEASING S.F.
2248 SF	1.2	2697 SF

KEY PLAN

LEVEL 02

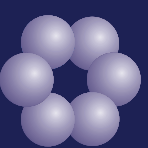


RETAILER MAP





A Joint Venture Development by:



AMERIPLEX

AT THE CROSSROADS

Commercial/Industrial Sites
For Sale or Build to Suit
- all sites divisible



For more information, contact:

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www.commercialin-sites.com