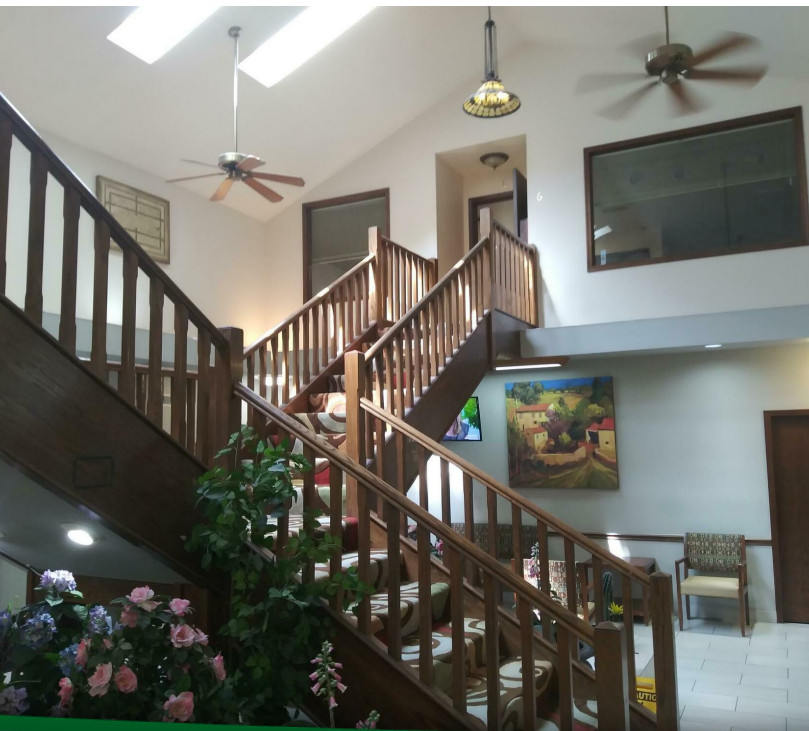


3100 45TH STREET, HIGHLAND, IN 46322



For more information, please contact:

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LEASING ATRIUM PROFESSIONAL CENTER

3100 45th Street, Highland, IN 46322



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,100 - 1,800 SF

Lease Rate: \$13.00 - 15.00 SF/yr
(NNN)

Lot Size: 1.34 Acres

Year Built: 1996

Building Size: 18484 SF

Zoning: B3

PROPERTY HIGHLIGHTS

- Turnkey medical and professional office space for lease in Highland
- Property is located on a main thoroughfare
- Suites range from 1100sf to 1800sf
- Pylon digital signage options are available
- Each suite has a separate exit/entrance and private restrooms



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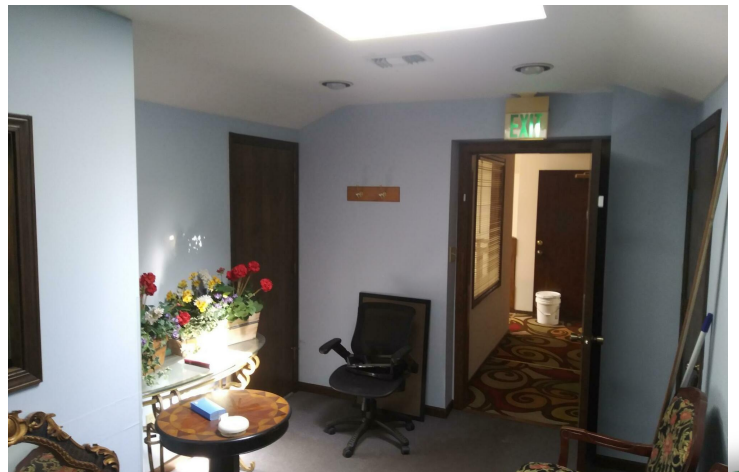
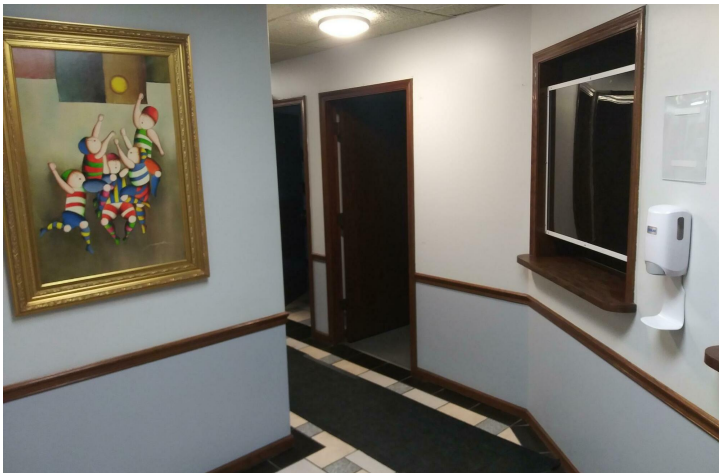
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ADDITIONAL PHOTOS



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PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Turnkey medical and professional office space available for lease in Highland. This property is located on a main thoroughfare and has digital signage options available on the existing pylon sign. Suites range from 1,100 to 1,800sf. The common area lobby has public restrooms and each suite has a private restroom as well as a separate exit/entrance. Drive thru available in Suite 1. 11% common area fee. NNN's currently estimated as \$4.50/sf.

LOCATION DESCRIPTION

This property is located on the southeast corner of 45th Street and Delaware Avenue in Highland, Indiana. Highland is a town in Lake County, Indiana. The population was 23,984 at the 2020 census. The town was incorporated on April 4, 1910. It is a part of the Chicago metropolitan area and North Township, and is surrounded by Hammond to the north, Munster to the west, Schererville to the south and Griffith to the east.



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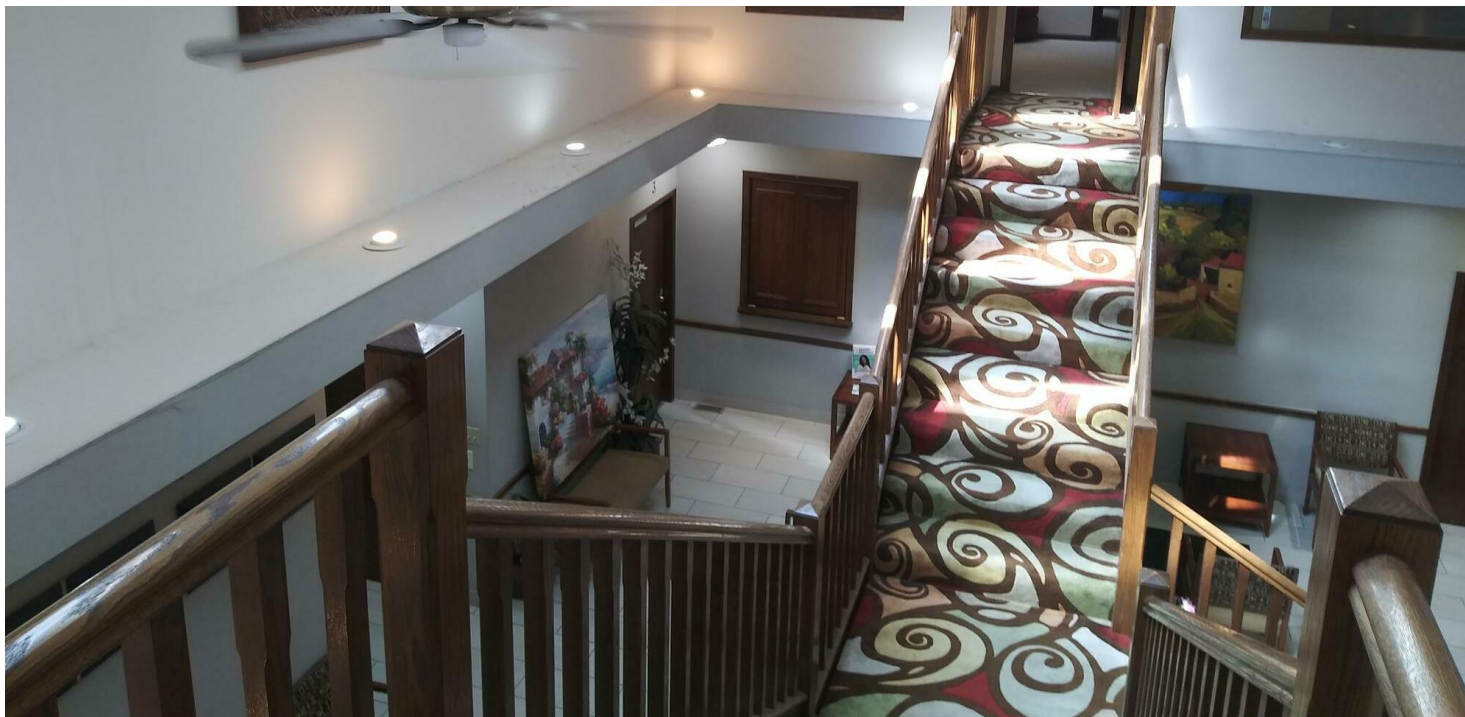
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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,100 - 1,800 SF	Lease Rate:	\$13.00 - \$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3100 45th St Ste 1	Available	1,600 SF	NNN	\$15.00 SF/yr	Former pharmacy space. Open concept with two rooms and restroom. Drive thru window available.
3100 45th St Ste 2	Available	1,800 SF	NNN	\$15.00 SF/yr	Turnkey medical office space. Seven exam rooms, nurses station, private restroom, additional offices.
3100 45th St Ste 3	Available	1,800 SF	NNN	\$15.00 SF/yr	Six exam rooms, nurses station, private restroom, additional offices.
3100 45th St Ste 6	Available	1,600 SF	NNN	\$13.00 SF/yr	Second floor professional office space. Several individual rooms and a waiting area.
3100 45th St Ste 7	Available	1,200 SF	NNN	\$13.00 SF/yr	Second floor professional office space.
3100 45th St Ste 8	Available	1,100 SF	NNN	\$13.00 SF/yr	Second floor professional office space.

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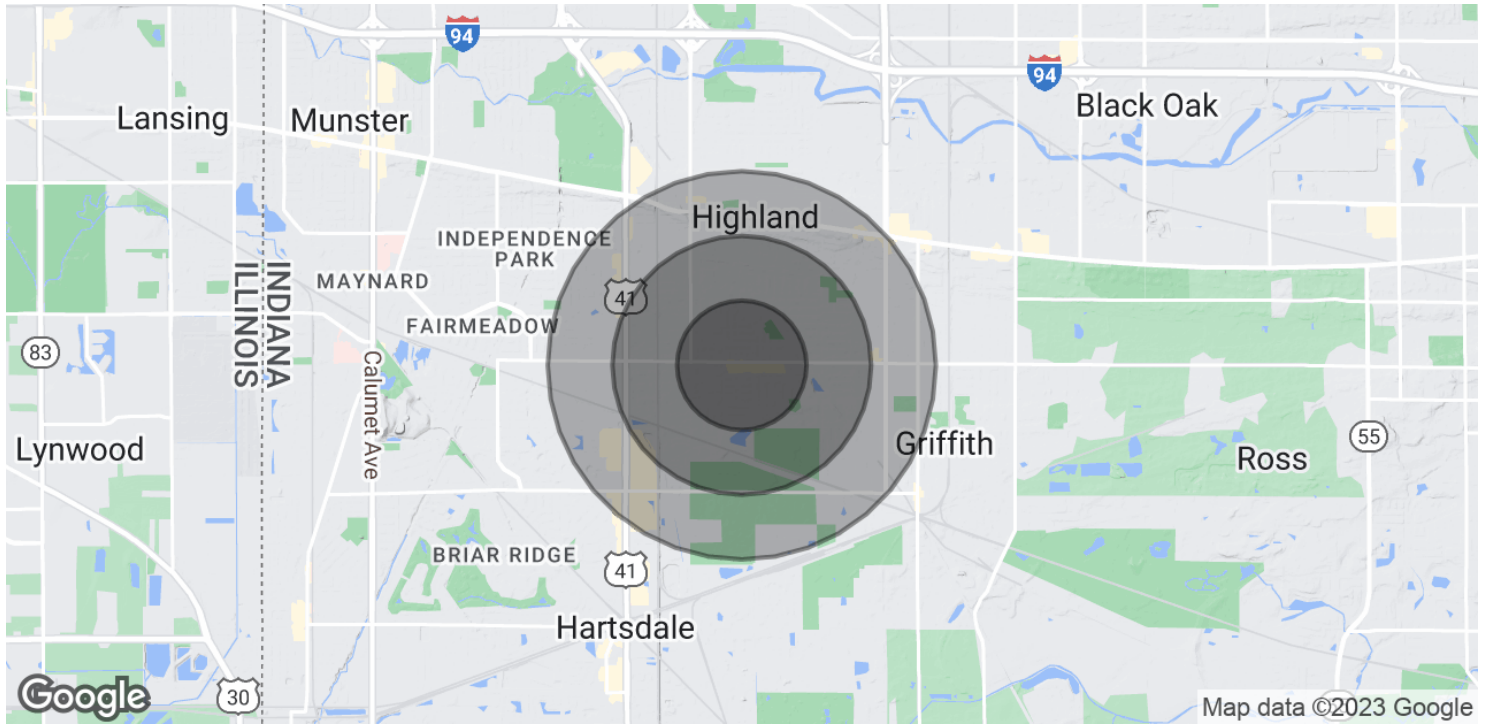
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,755	10,277	21,782
Average Age	44.0	42.3	42.6
Average Age (Male)	41.4	39.5	40.4
Average Age (Female)	50.8	47.2	45.9

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,127	4,396	9,549
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$80,409	\$73,251	\$75,356
Average House Value	\$171,079	\$164,593	\$166,364

* Demographic data derived from 2020 ACS - US Census

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