

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Lease Rate:</b>	\$18.00/SF
<b>Min/Max SF:</b>	1,028 RSF
<b>Max SF:</b>	12,662 RSF
<b>Lease Type:</b>	Mostly Gross
<b>Expenses:</b>	Utilities/Janitorial
<b>Building Size:</b>	39,085 SF
<b>Lot Size:</b>	7.43 Acres
<b>Parking:</b>	136
<b>Zoning:</b>	B1-1

### PROPERTY OVERVIEW

Come join Porter-Starke Services, Haywood & Fleming Associates, Volunteers of America and Moses Eye Care at the University Park Medical Center in Gary. 1,028 RSF up to 12,662 RSF medical and office space available.

Building amenities include common area lobby with onsite security guard staffed 7:00 a.m to 7:00 p.m. Monday - Friday, community break area with vending machines, microwave and tables/chairs. Can also be converted to general office use. ATT Fiber ready. Parking lot recently seal coated and expanded. Public transportation bus stop. This is a Modified Gross lease with tenant paying pro rata share of any incremental property tax over current base year plus utilities and janitorial.

### LOCATION OVERVIEW

Located directly across from Indiana University Northwest at the stoplight intersection. Less than 1/2 mile to I-80/94, 1 mile west of I-65. 6.6 miles north of U.S. Highway 30 2 miles to Hard Rock Casino and less than an hour to Chicago via I-94 or I-90.

## LOOKING SOUTH



## LOOKING NORTH



## LEASE SPACES



### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,686 - 4,426 SF	Lease Rate:	\$16.00 - \$18.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
North Suite A	-	2,416 - 2,419 SF	Modified Gross	TBD	*****PENDING LEASE*****
North Suite B	Available	2,686 SF	Modified Gross	\$16.00 SF/yr	Tenant pays own utilities and janitorial plus pro rata share of any incremental property tax over current base year. 2,149 USF/2,686 RSF
West Suite	Available	4,426 SF	Modified Gross	TBD	3,541 USF/4,426 RSF. Tenant pays prorated utilities and janitorial. Tenant pays pro rata share of any incremental property tax over current base year.
SW Suite	Available	3,134 SF	Modified Gross	\$18.00 SF/yr	Tenant pays own utilities and janitorial plus pro rata share of any incremental property tax over current base year. 2,507 USF/3,133 RSF

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

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## SUITE 112



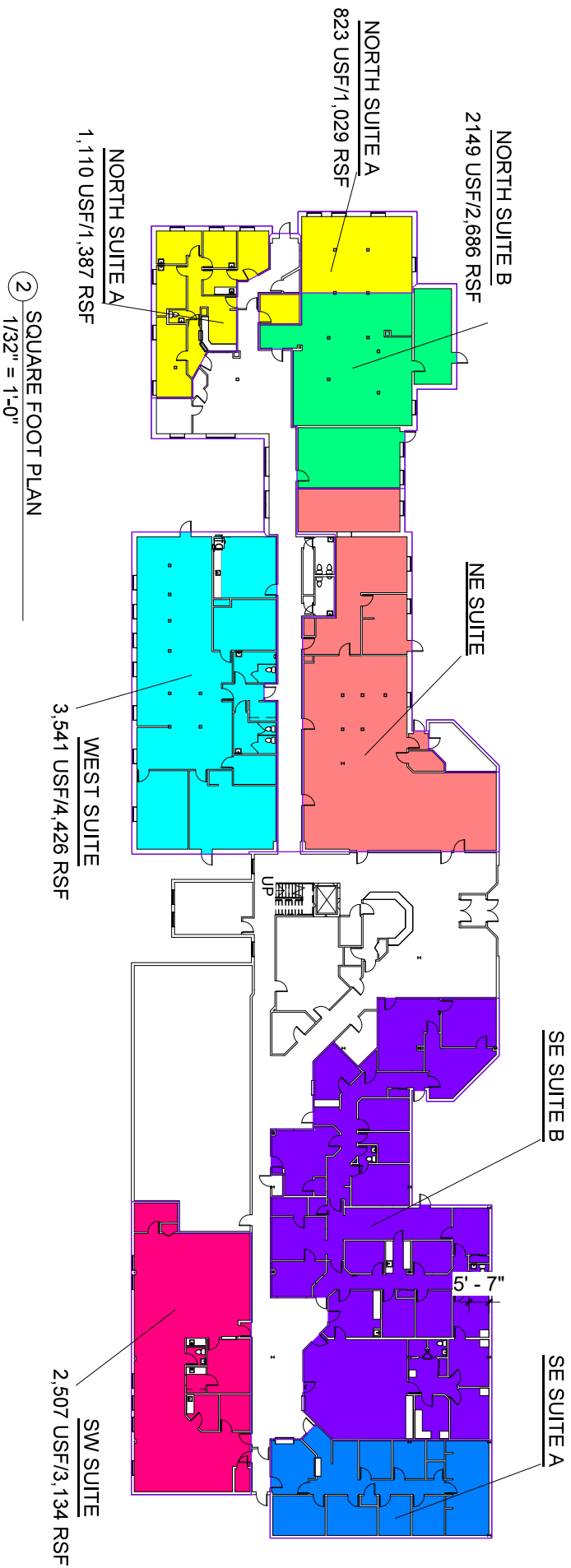
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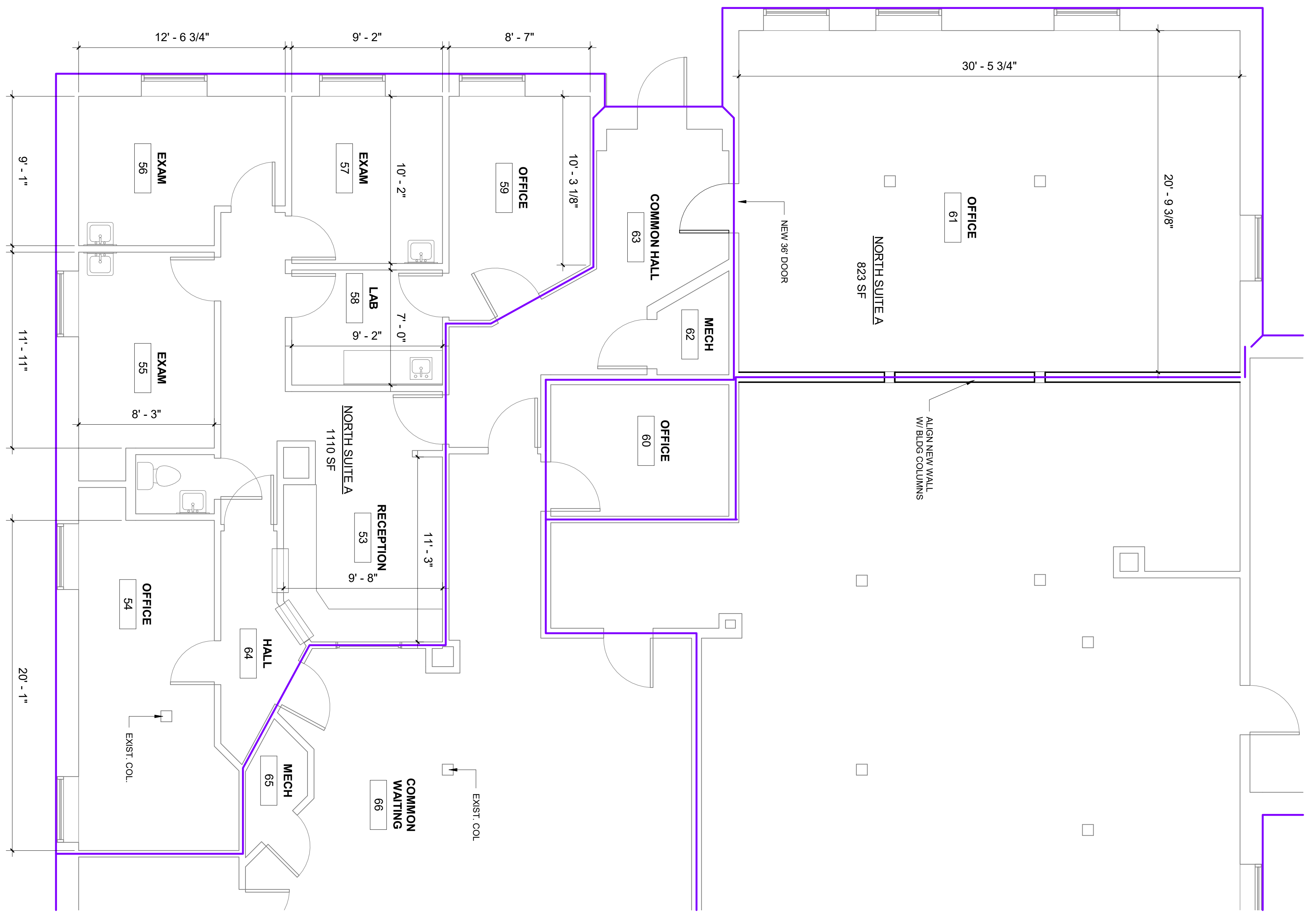
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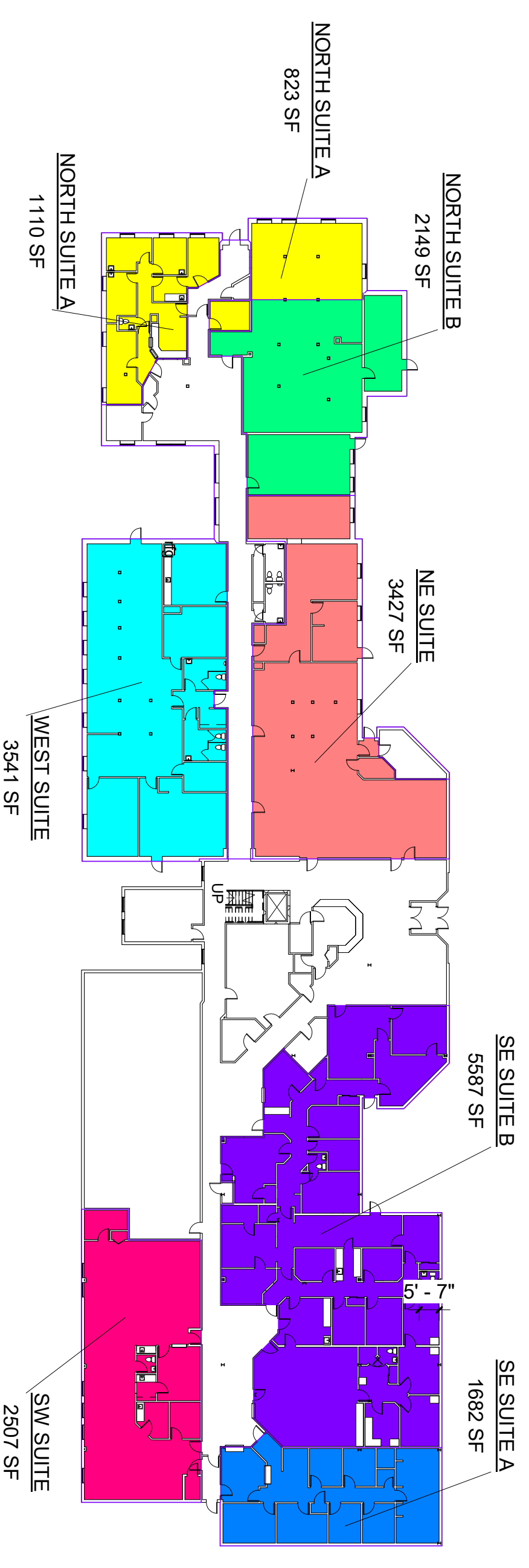


**Available Floor Plan**  
**3229 Broadway, Gary, IN**

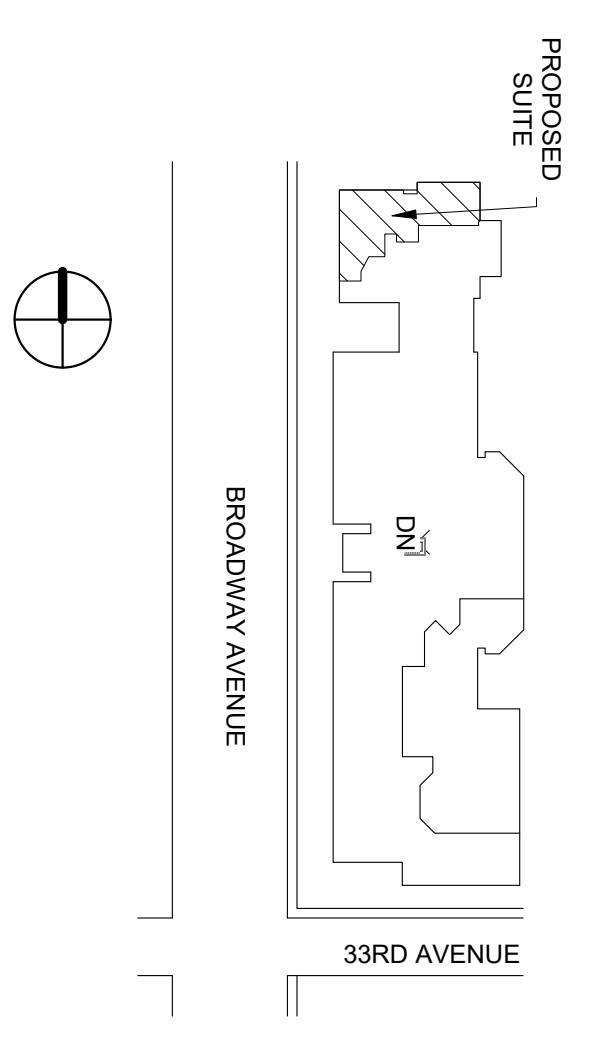
1 NORTH SUITE A  
1/4" = 1'-0"



2 SQUARE FOOT PLAN  
1/32" = 1'-0"



3 LOCATION PLAN  
1" = 100'-0"



DESCRIPTION  
NORTH SUITE A

JOB NUMBER  
25126

DATE  
6/11/25

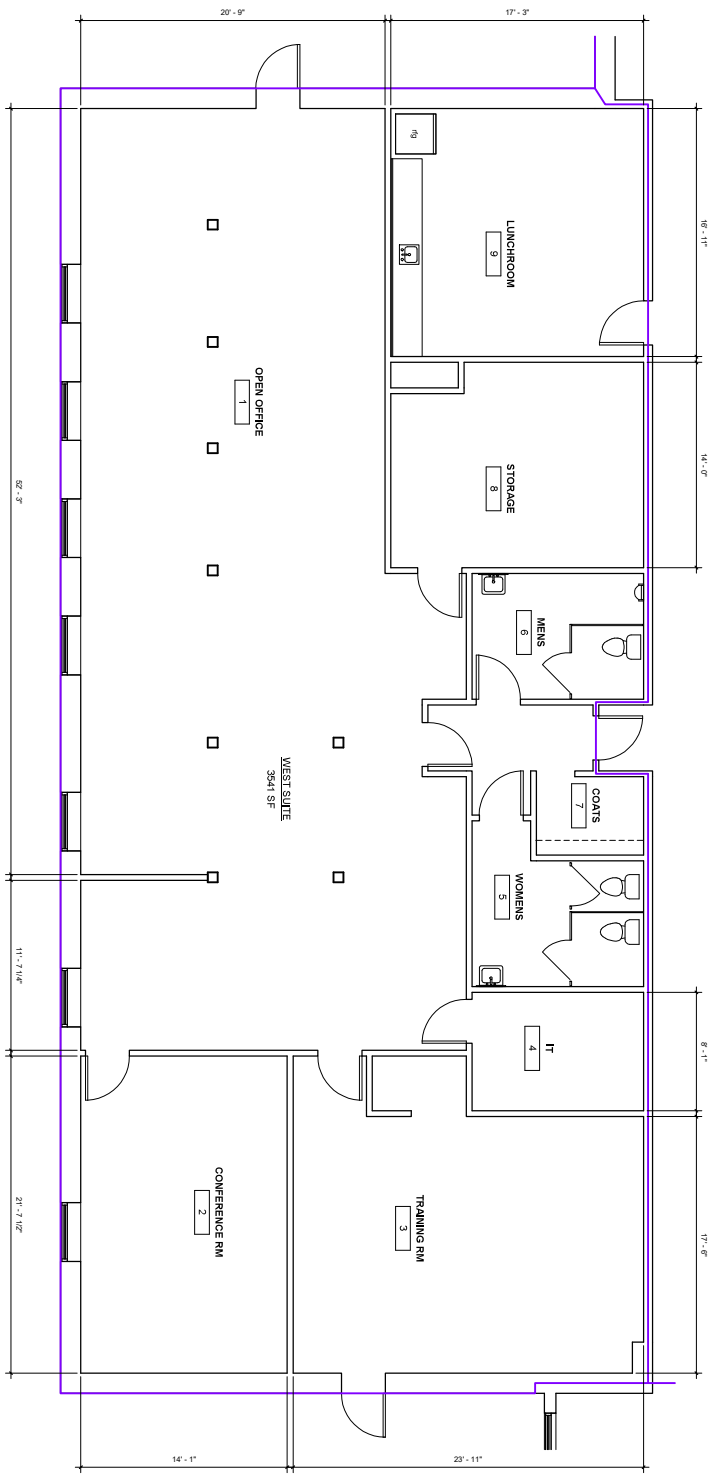
SHEET  
1

PROPOSED PROJECT FOR:  
**UPMC**  
UNIVERSITY PARK MEDICAL CENTER  
3229 BROADWAY, GARY, IN

**RHODY ARCHITECTURAL DESIGNS**  
PO BOX 165, ST. JOHN, IN 46373  
P: 219-718-0086 . F: 219-365-5188  
www.rhodydesigns.com

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① WEST SUITE  
1/4" = 1'-0"

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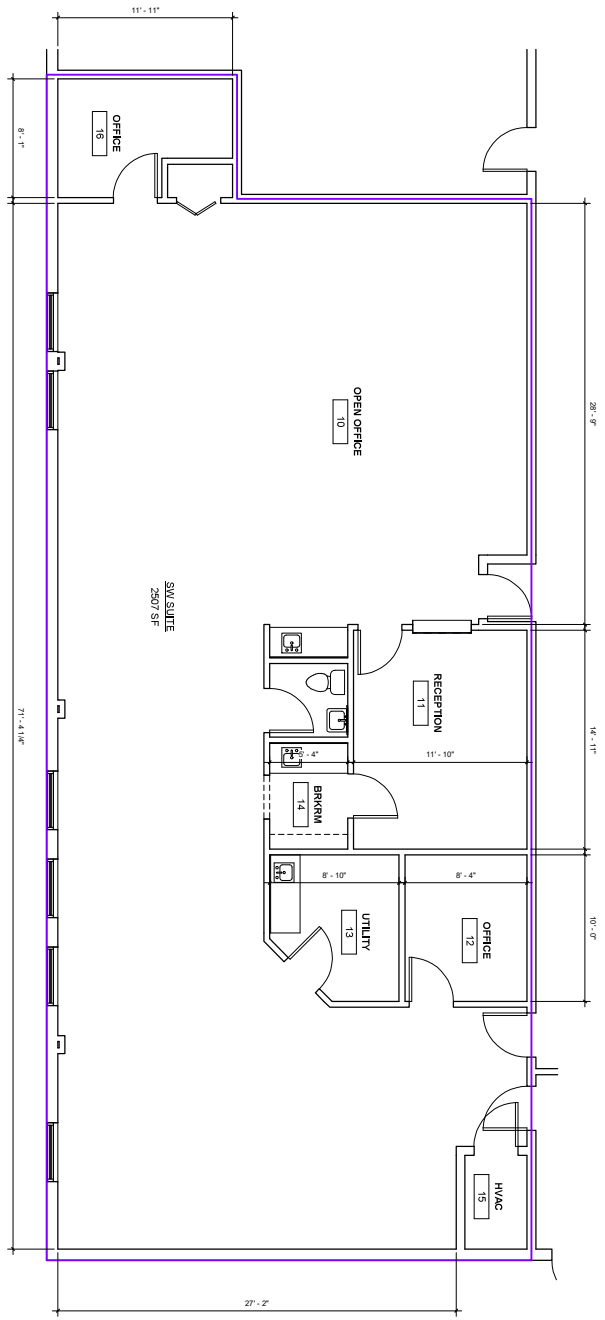
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 3229 BROADWAY, GARY, IN

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 PO BOX 165, ST. JOHN, IN 46373  
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 www.rhodydesigns.com



DESCRIPTION	WEST SUITE
JOB NUMBER	21024
DATE	2/20/24
SHEET	A3



① SW SUITE  
1/4" = 1'-0"

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DESCRIPTION
SW SUITE
JOB NUMBER 2104
DATE 2/2/24
SHEET A4

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 3229 BROADWAY, GARY, IN

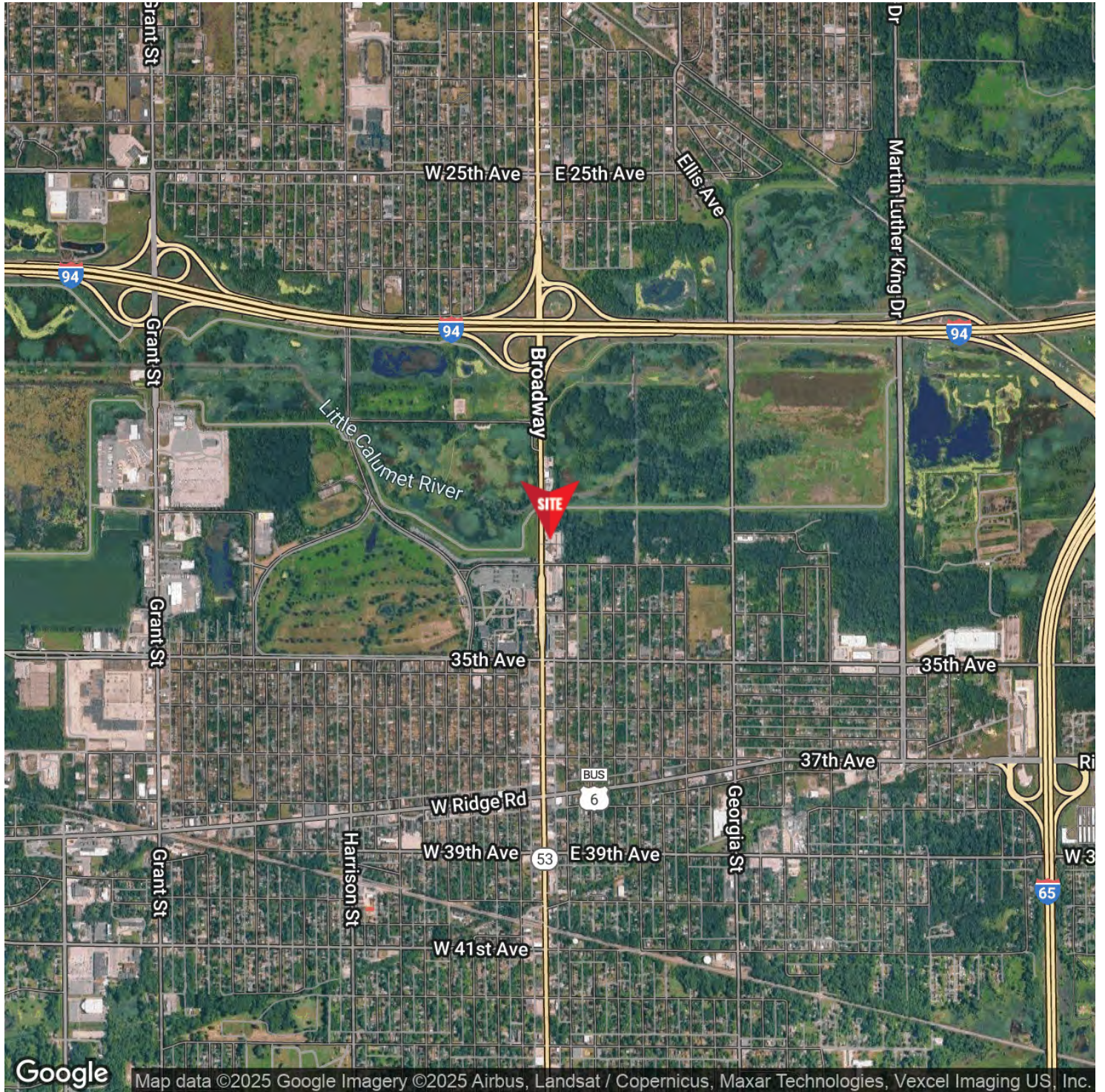
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## COMMON AREA



## LOCATION MAP



For Information Contact:

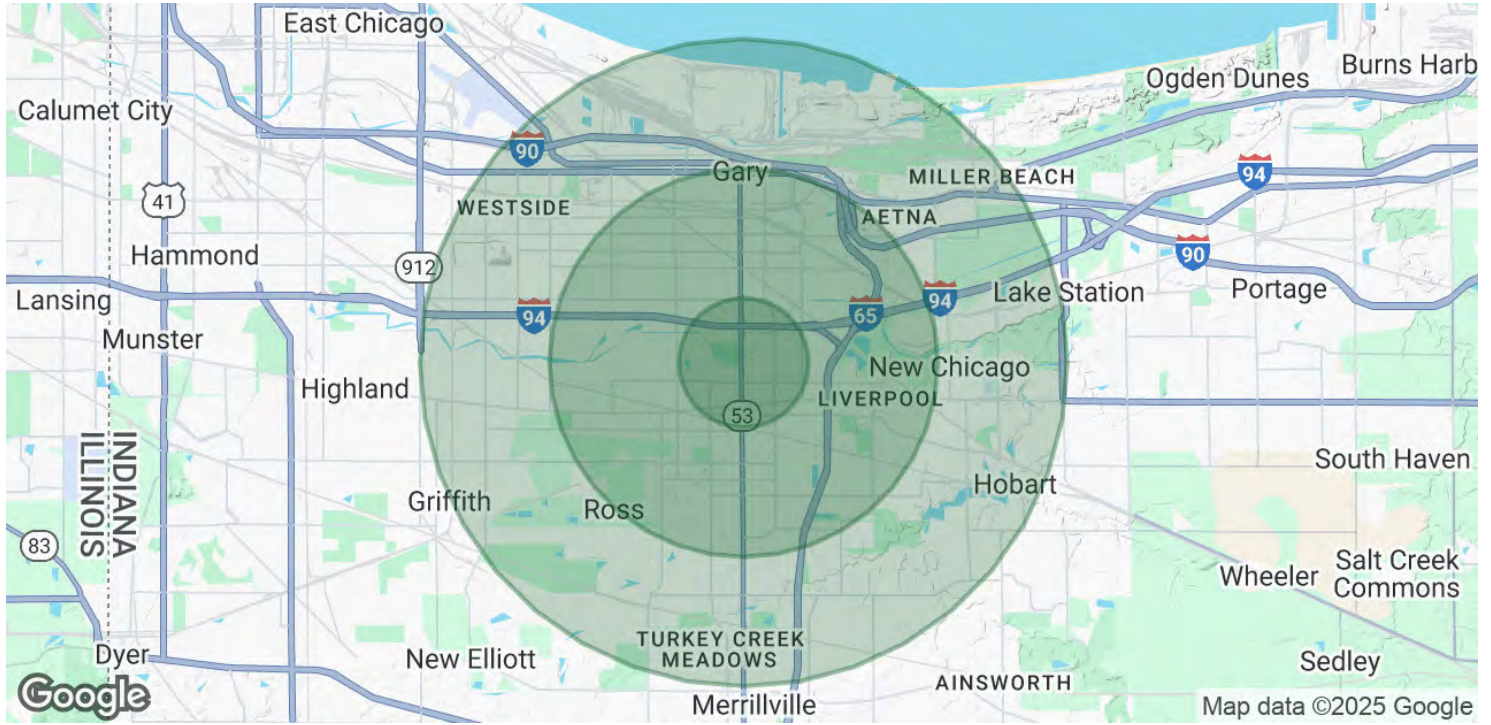
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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,807	55,612	126,468
Average Age	42.3	40.3	38.7
Average Age (Male)	37.9	35.9	35.5
Average Age (Female)	45.7	42.0	40.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,828	31,295	63,728
# of Persons per HH	1.5	1.8	2.0
Average HH Income	\$24,243	\$32,423	\$43,148
Average House Value	\$51,833	\$74,291	\$93,345

\* Demographic data derived from 2020 ACS - US Census