

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$16.00/SF
8679 Available SF:	1,149 SF
8695 Available SF:	1,179 SF
Lease Type:	Gross
Expenses:	Utilities/Janitorial
Building Size:	17,220 SF
Lot Size:	2.28 Acres
Zoning:	C-5

PROPERTY OVERVIEW

These are 2 of the 5 buildings in the Envision Professional Center P.U.D. complex which adjoins Southlake Methodist Hospital. Both buildings offer a beautiful brick exterior with interior renovations including Pergo "wood" flooring. This is an ideal location for all professional, medical and dental related tenants. Recent improvements to the Envision Professional complex include replacement of metal roofs, landscaping, paving and a fountain at entrance.

The 8695 building is 9,181 SF with two available suites. Suite A is 1,751 SF is leased to Apex Physical Therapy. Suite B is leased to Legaci Homecare Service. Suite C is a 1,179 SF space available for lease and Suite D/E is Bionic Prosthetics & Orthotics Group willing to sign a 5-year lease or vacate at the sale of the building. 2024 pay 2025 RE Taxes \$13,529.92 (\$1.47/SF).

The 8679 building is a three unit 8,039 SF building with one available suite. Suite A/B is leased to Retina Assoc. Suite C is 1,149 SF with 4 exam rooms, 1 office, reception/waiting area, filing room and a set of bathrooms. Suite D is leased to Furniture Pro. Gross rent includes Real Estate taxes, insurance and CAM expense. Tenants pay separately metered utilities and janitorial cleaning. 2024 pay 2025 RE Taxes \$10,966.60 (\$1.36/SF).

LOCATION OVERVIEW

1/2 mile southwest of I-65/U.S. Highway 30 interchange; 1 block east of Broadway (S.R. 53) with access via 86th Avenue to Connecticut Street or via Southlake Methodist Hospital Drive off Broadway. Near Gamba's, Gino's Steakhouse, Portillos, banking, shopping, restaurants and more!

LEASE SPACES



LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,149 - 1,179 SF	Lease Rate:	\$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8695 Connecticut Suite C	Available	1,179 SF	Gross	\$16.00 SF/yr	Gross rent includes real estate taxes, insurance, and CAM expense. Tenants pay separately metered utilities and janitorial cleaning. A \$10.00/SF tenant improvement allowance is being offered for remodeling.
8679 Connecticut, Suite C	Available	1,149 SF	Gross	\$16.00 SF/yr	Tenants pay separately metered utilities and janitorial cleaning.

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

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[illegible]

PROJECT
FLOOR
PLAN -
ENVIRON
8679

DATE:

PROJECT NUMBER:

DRAWN BY:

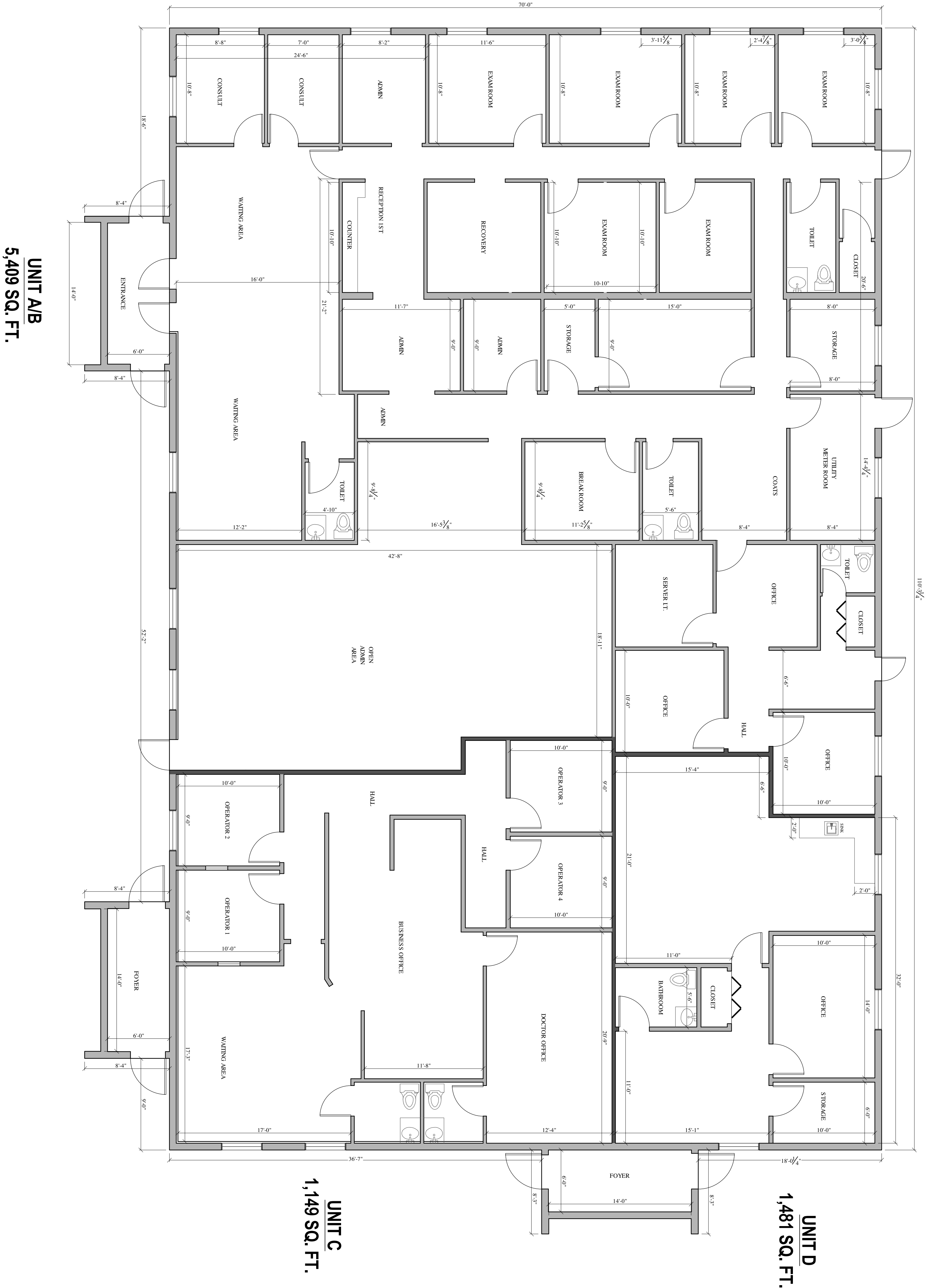
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SHEET :

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FILE NAME :



AI FLOOR PLAN

1.0 SCALE : 3/16" = 1'-0"

8679 CONNECTICUT SUITE C 1,149 SF



[illegible]

PROJECT
FLOOR
PLAN -
ENVIRON
8695

DATE:

PROJECT NUMBER:

DRAWN BY:

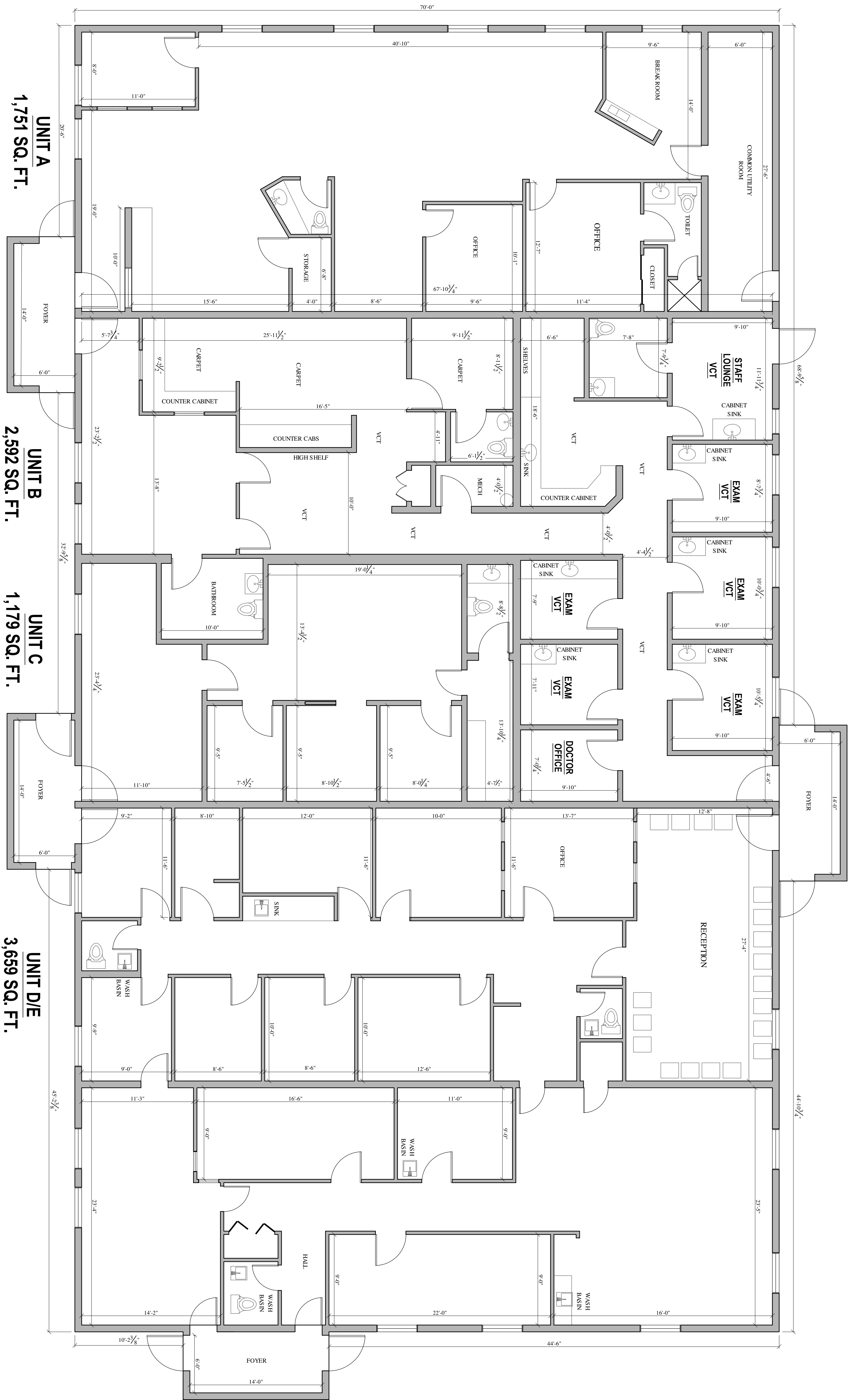
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SHEET :

A-1.0

FILE NAME :



UNIT A
1,751 SQ. FT.

UNIT B
2,592 SQ. FT.

UNIT C
1,179 SQ. FT.

UNIT D/E
3,659 SQ. FT.

8695 CONNECTICUT STREET MERRILLVILLE, IN

9,181±S.F.

AI FLOOR PLAN

1.0 SCALE : 3/16" = 1'-0"

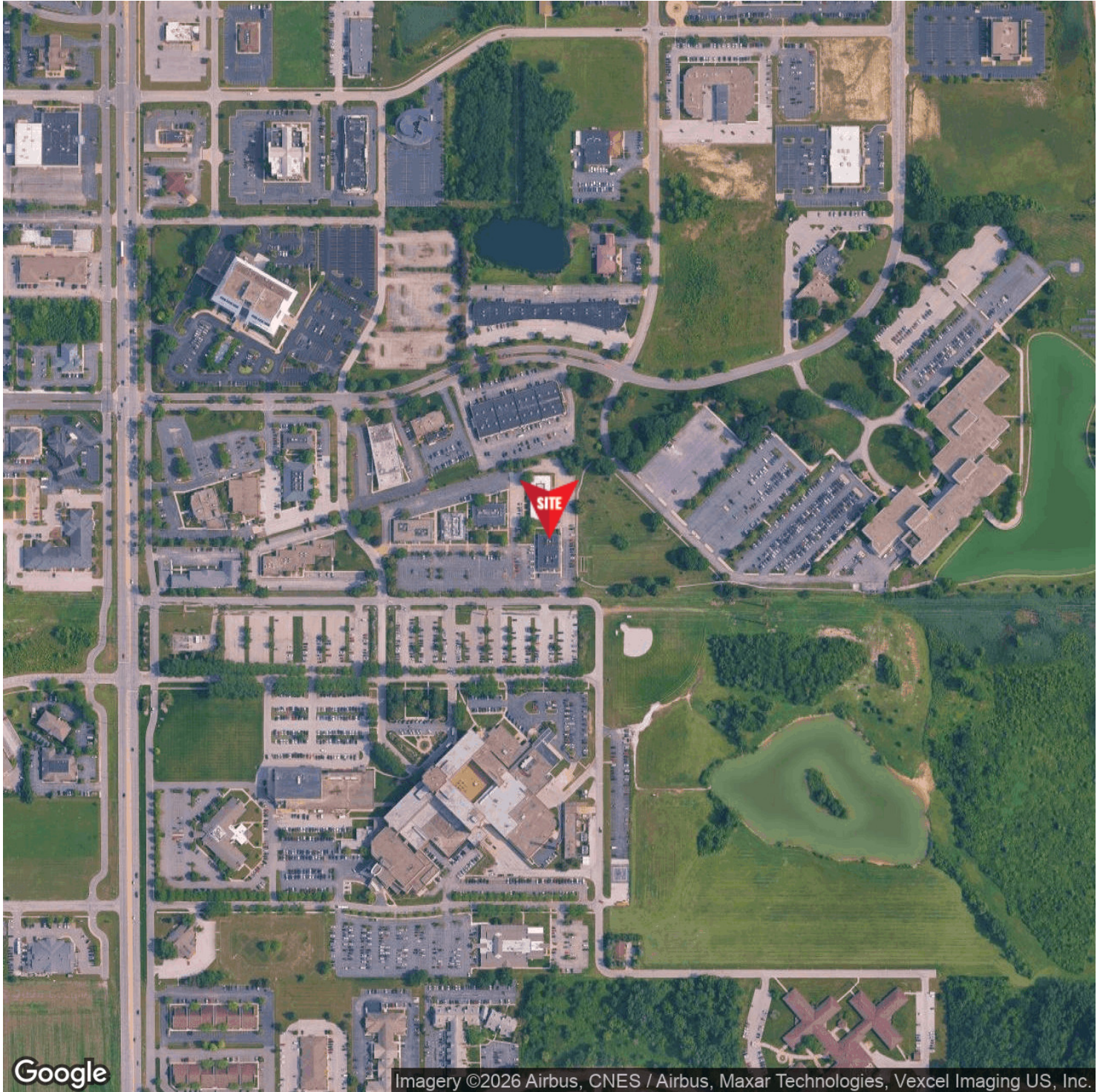
8695 SUITE C 1,200 SF AVAILABLE



AERIAL



LOCATION MAP



For Information Contact:

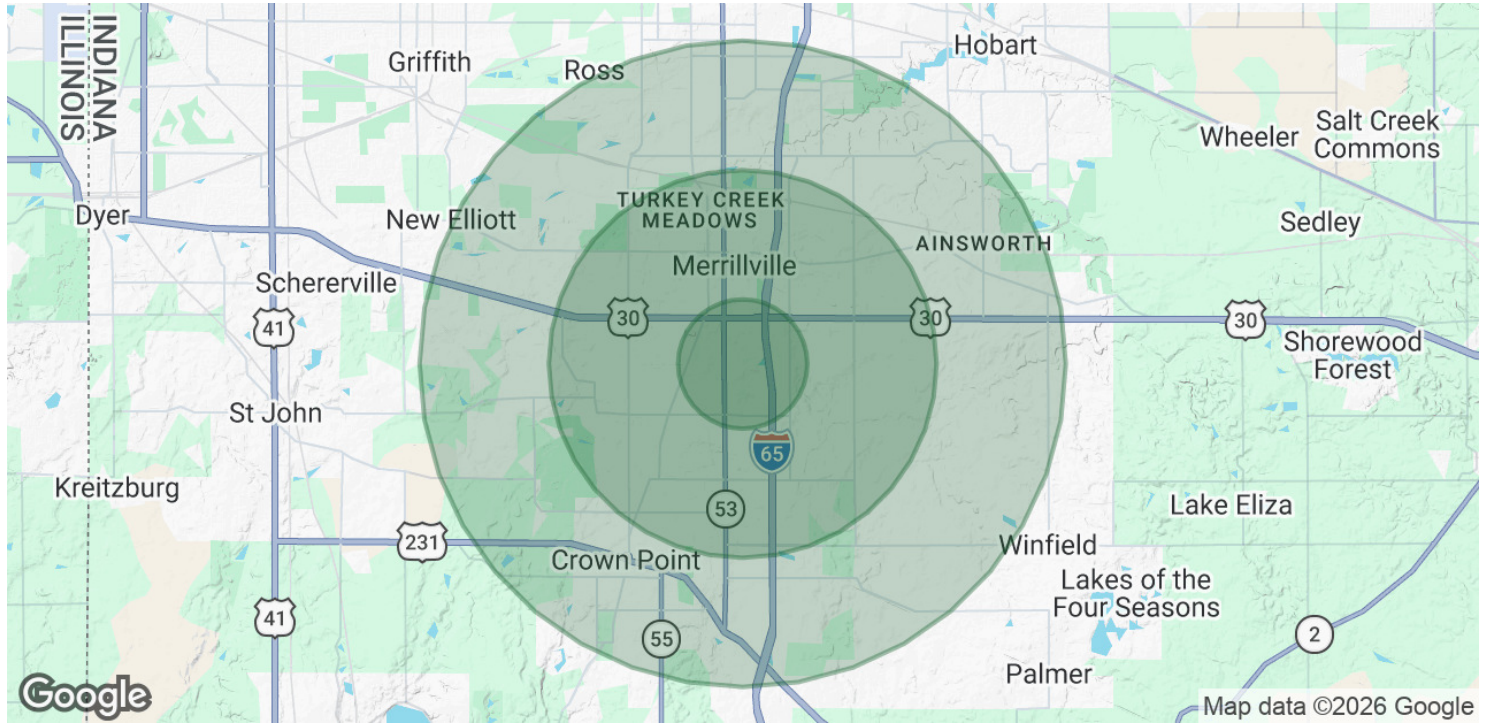
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,102	32,736	90,734
Average Age	46.5	41.1	41.2
Average Age (Male)	45.9	38.6	39.2
Average Age (Female)	46.9	42.2	42.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,024	14,678	38,258
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$64,432	\$73,318	\$76,004
Average House Value	\$142,459	\$145,405	\$174,131

2020 American Community Survey (ACS)