

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$17.00/SF
Available SF:	2,212 SF
Lease Type:	Gross
	Utilities/Janitorial
Building Size:	14,176 SF
Lot Size:	2.75 Acres
Parking:	63 spaces
Zoning:	C-3

PROPERTY OVERVIEW

Nice single story office building with 1 available suite. Suite 112 is a 2,212 SF medical office space with four exam rooms, waiting area/reception desk area, nurses area, break room, two bathrooms, furnace and janitors closet. This space does has a front and side private entrance. Ideal for all types of professional office uses. This suite can easily be converted to general office purpose (sinks can be removed) The property is well maintained as the property owner is two of the tenants in the building. Lighted pylon sign is available. 63 parking spaces.

LOCATION OVERVIEW

Located one block east of Broadway (S.R. 53) just north of the 93rd Avenue stoplight intersection and less than a mile south of U.S.Highway 30 in the main medical/professional corridor of Merrillville. The building has an MRI diagnosticcenter. Near the AmeriPlex at the Crossroads Business Park, Speedway/Subway Methodist Hospital, shopping, dining, banking and more. 1 1/2 miles to I-65.

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SUITE 112



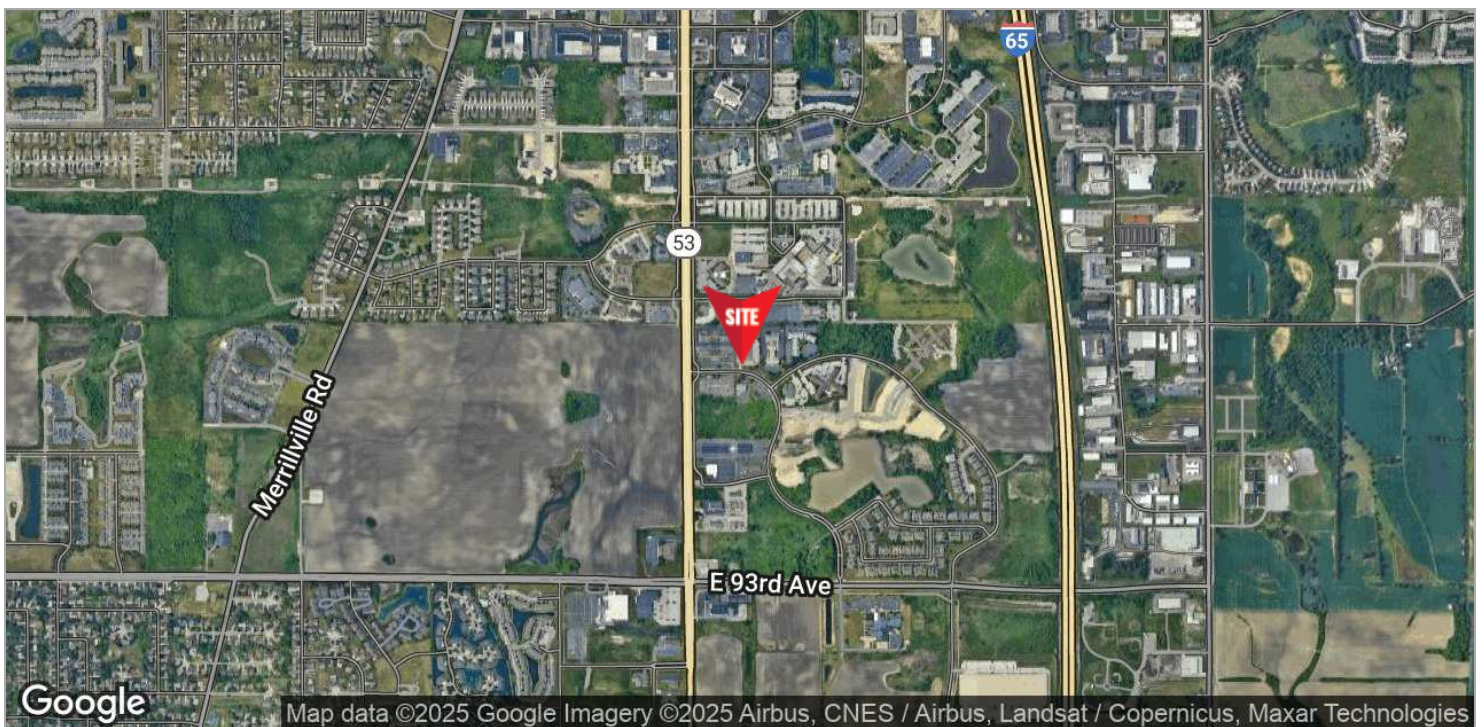
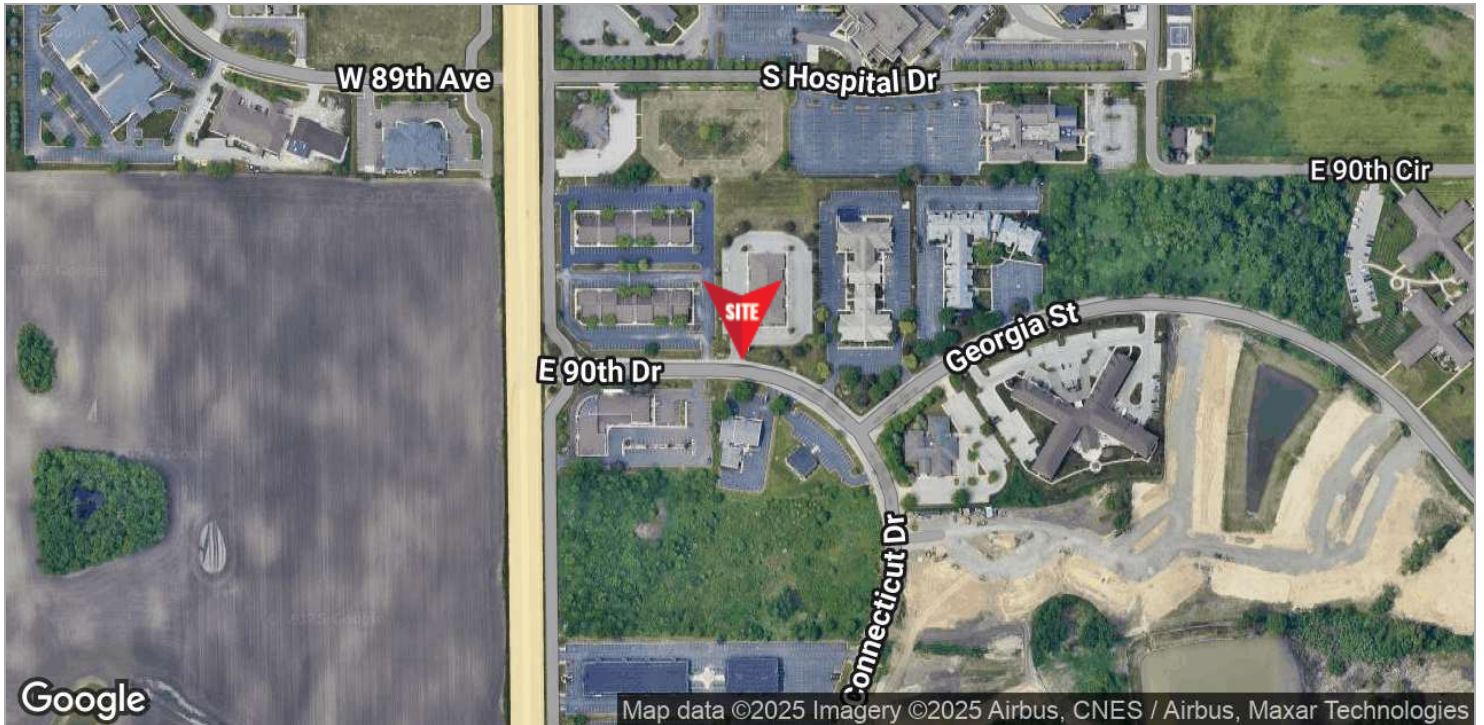
RETAILER MAP



AERIAL



LOCATION MAPS



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