

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$25.00 - 38.09/SF
Min/Max SF:	1,393 SF-5,996 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. Five available suites on 2nd floor: A2-400B, B2-600, B2-800 B2-600/B2-800, and B2-950. 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 2025 traffic counts 17,355 cars/day on S.R. 53/Broadway.

AVAILABLE SPACES

LEASE TYPE | Full Service

TOTAL SPACE | 1,393 - 5,996 SF

LEASE TERM | Negotiable

LEASE RATE | \$25 - \$38.09 SF/yr

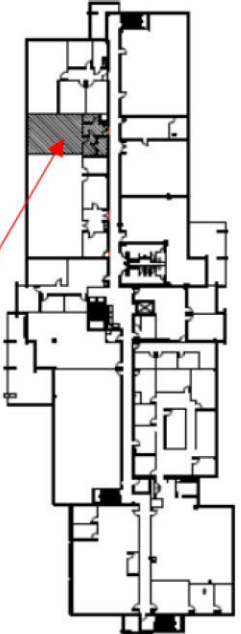


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A2-400B	Available	1,393 SF	Full Service	\$38.09 SF/yr	2nd floor wet lab space/office suite.
B2-950	Available	2,697 SF	Full Service	\$25.00 SF/yr	2nd floor office space.
B2-600	Available	3,242 SF	Full Service	\$25.00 SF/yr	2nd floor office space.
B2-800	Available	2,754 SF	Full Service	\$25.00 SF/yr	2nd floor office space.
B2-600/800	Available	5,996 SF	Full Service	\$25.00 SF/yr	2nd floor office space. Available January 1st. 4,836 USF/5,996 RSF

BUILDING PHOTOS



Second Floor Suite A2-400B



* Lab location on second floor

Purdue Technology Center of Northwest Indiana



A full-service, world-class business resource serving all of Chicagoland
with great amenities offering turnkey office and lab suites, and
The Studio co-working space.
Join our Community!

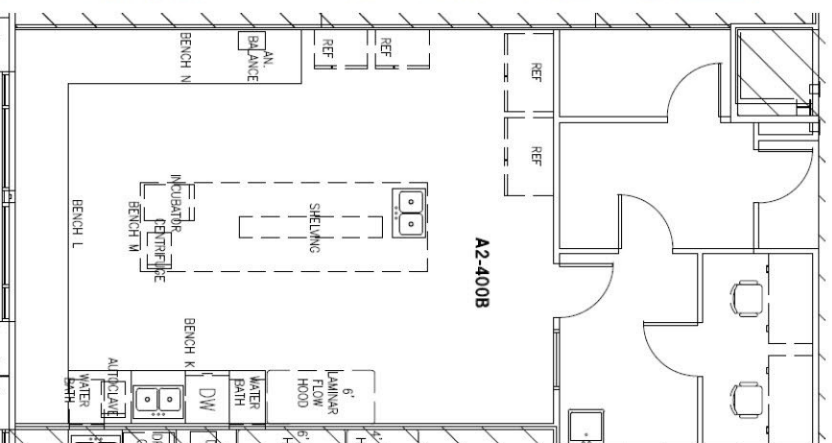


Purdue Technology Center

9800 Connecticut Drive

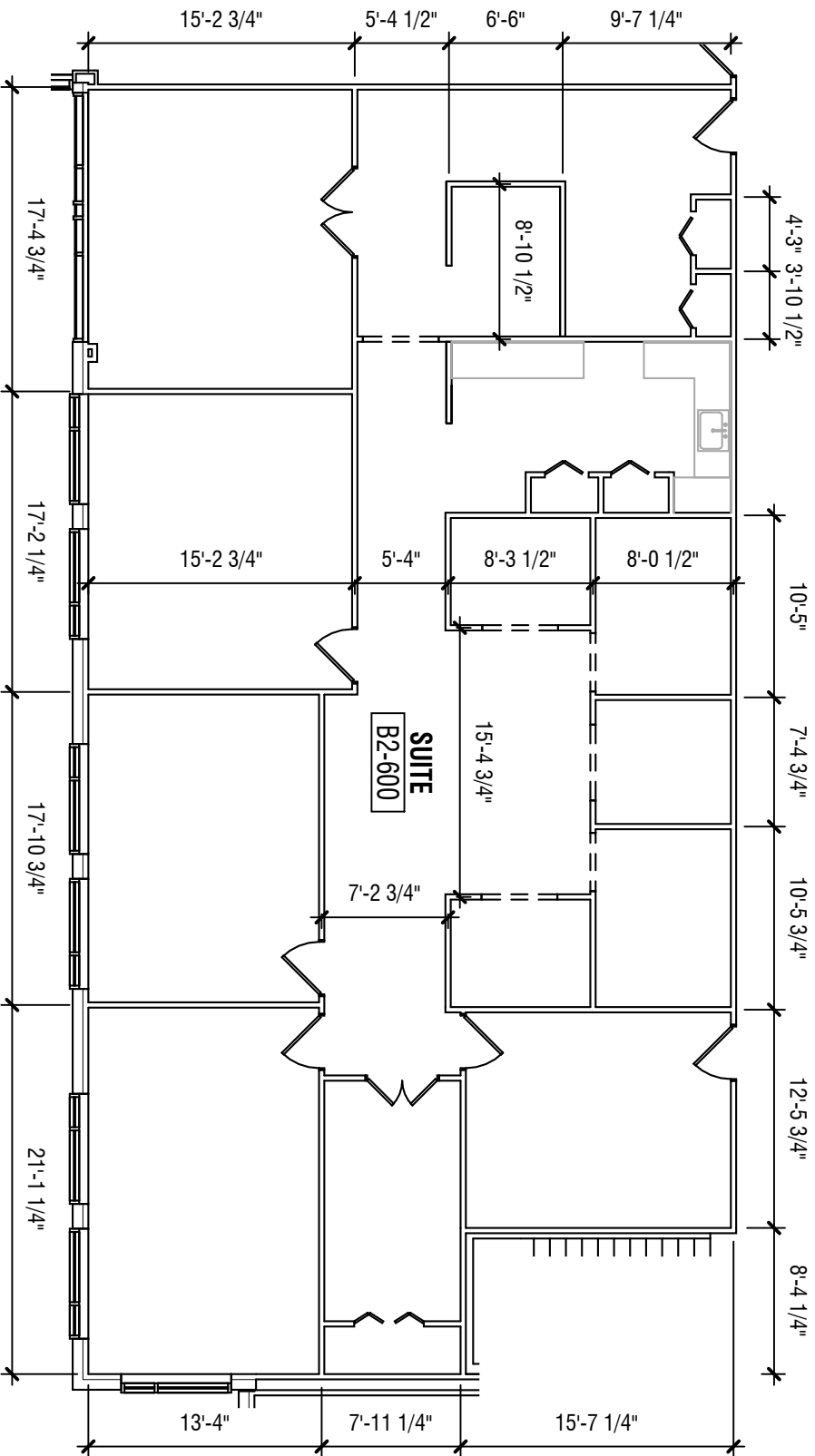
Crown Point, IN 46307

219-644-3680

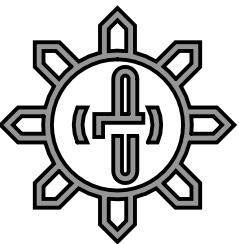
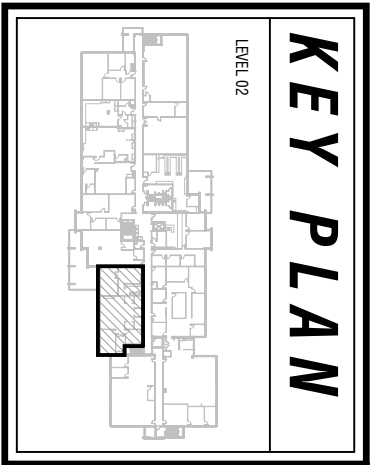


- Wet Lab
- Eye wash stations and shower
- Recirculating hood
- 1,393 Rentable Square Feet (RSF)
- 1,142 Usable Square Feet
- **\$38.09** Annual Lease Rate
- **\$4,334.55** Per Month**

** 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.



Suite B2-600			
USF	LOAD FACTOR	RSF	LSF (1.20)
2615 SF	1.24	3242 SF	3138 SF



1100 Sycamore St. Chgo. OH 45202
702 N. Capitol Ave. Ind. IN 46204
OH 513.984.1070 - IN 317.636.3980
www.luminaut.com



PURDUE
RESEARCH FOUNDATION

Project Title
**PURDUE
TECHNOLOGY
CENTER - NWI**

Issue Date: 10.20.2025

Issue For:

LEASING DRAWINGS

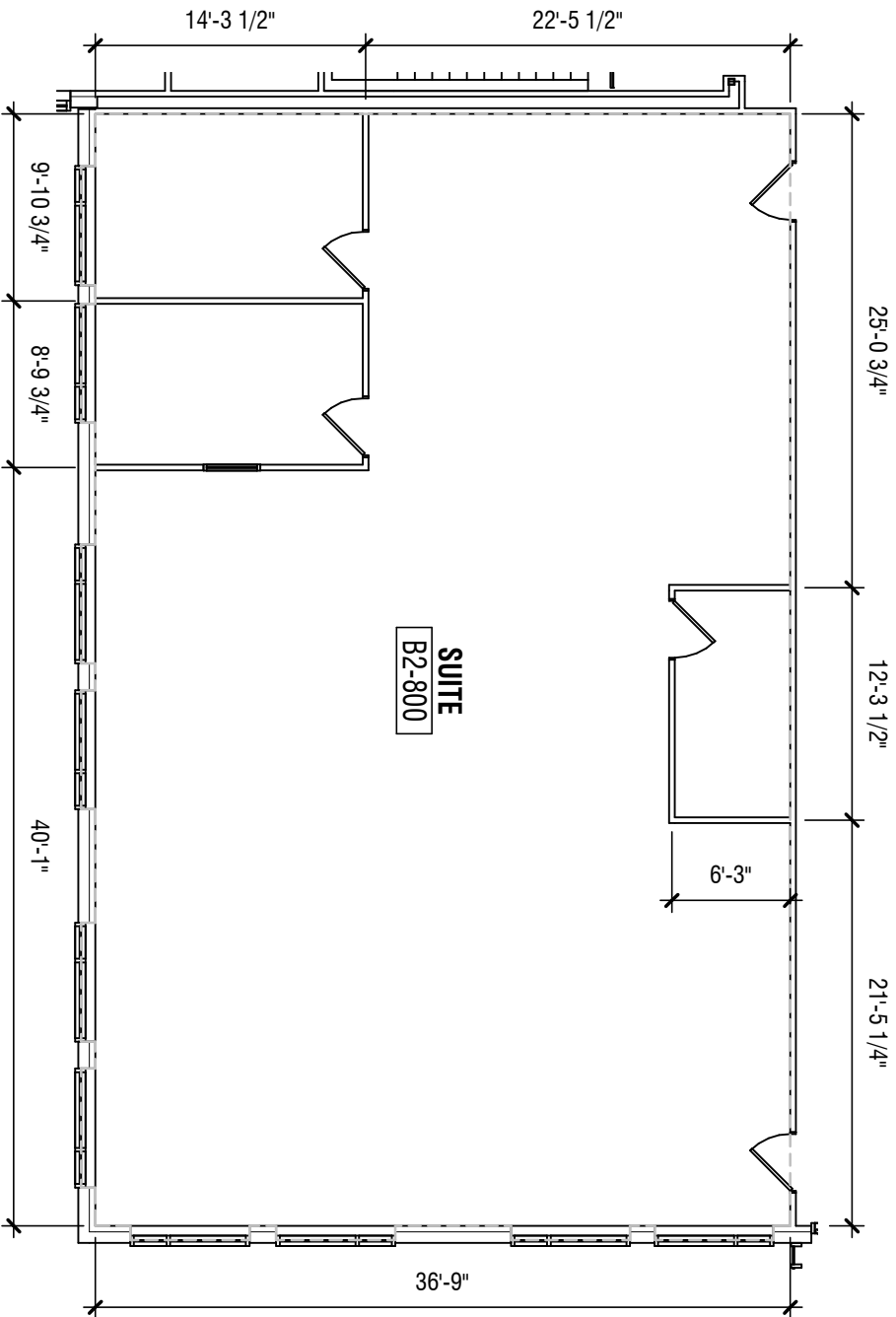
Revision:

Project No: **IN22075**

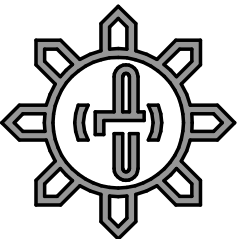
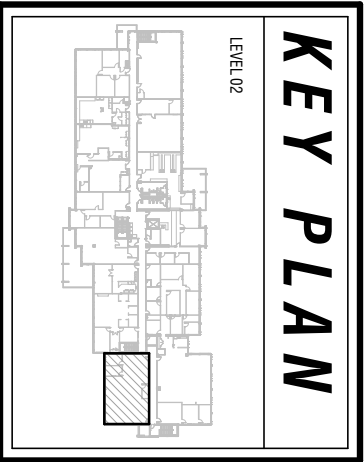
Scale 1" = 10'-0"

Suite Number:

B2-600



Suite B2-800		
USABLE S.F.	LOAD FACTOR	LEASING S.F.
2207 SF	1.2	2648 SF



LUMINAUT

1100 Sycamore St. Cin, OH 45202
702 N. Capitol Ave. Ind, IN 46204
OH 513.984.1070 - IN 317.535.3960
www.luminaut.com



PURDUE
RESEARCH FOUNDATION

Project Title

**PURDUE
TECHNOLOGY
CENTER - NWI**

Issue Date: 09.29.23

Issue For:

LEASING DRAWINGS

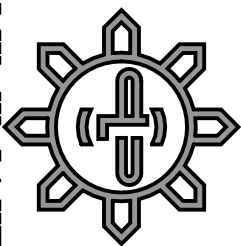
Revision:

Project No: **IN22075**

Scale 1" = 10'-0"

Suite Number:

B2-800



LUMINAUT

1100 Sycamore St. Cin. OH 45202
702 N. Capitol Ave. Ind. IN 46204
OH 513.984.1070 - IN 317.636.3980
www.luminaut.com



PURDUE
RESEARCH FOUNDATION

Project Title
**PURDUE
TECHNOLOGY
CENTER - NWI**

Issue Date: 05.06.2026

Issue For:

LEASING DRAWINGS

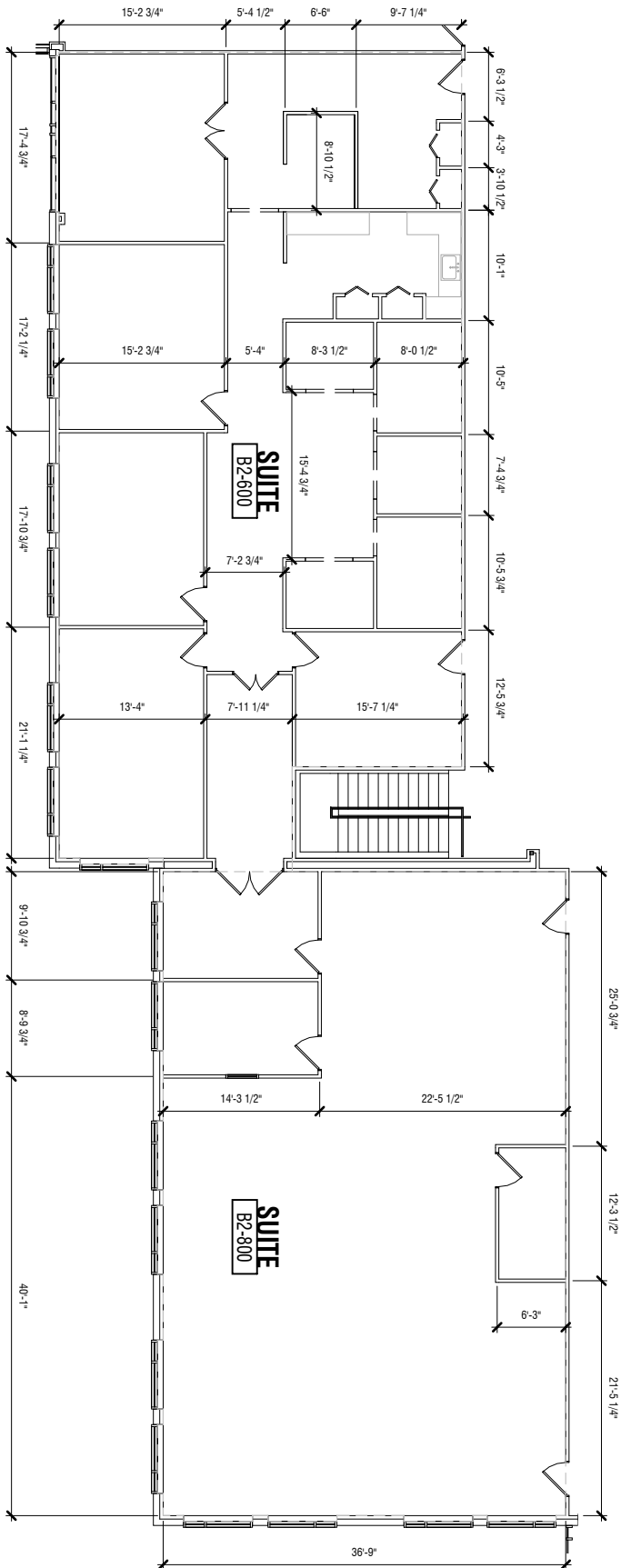
Revision:
▲

Project No: **IN22075**

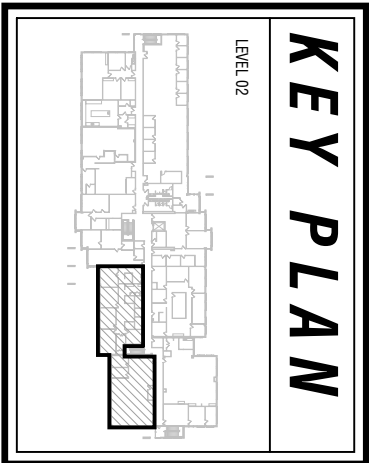
Scale 1/16" = 1'-0"

Suite Number:

**B2-600,
B2-800**

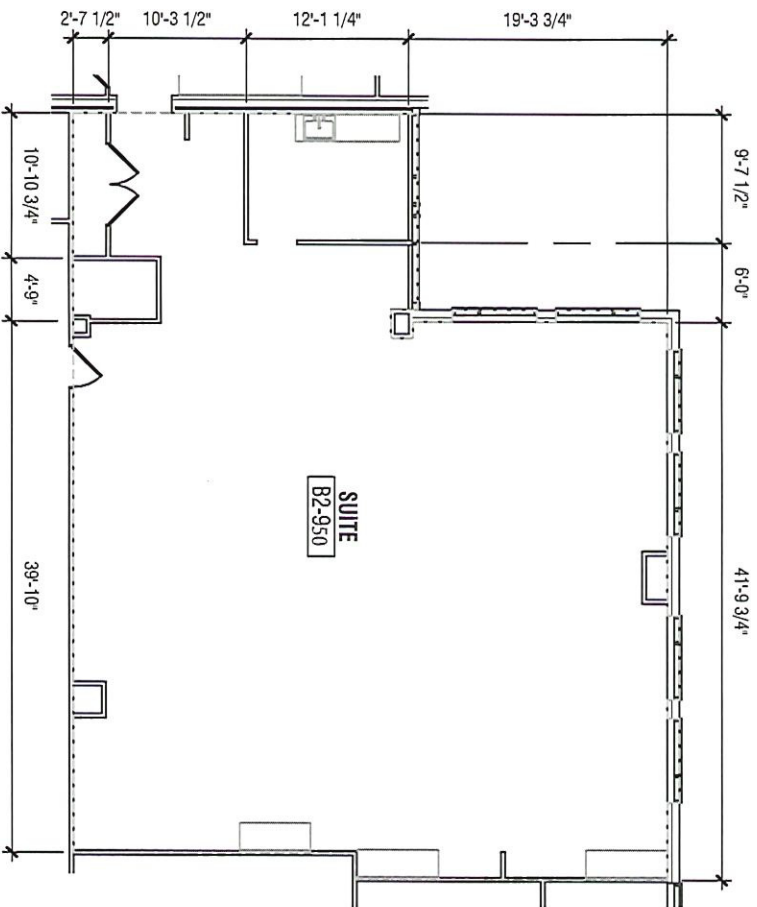


Suite B2-600, B2-800			
USF	LOAD FACTOR	RSF	LSF (1.20)
4836 SF	1.24	5996 SF	5803 SF

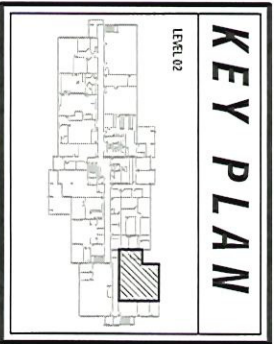


B2-950





Suite B2-950		
USABLE S.F.	LOAD FACTOR	LEASING S.F.
2248 SF	1.2	2697 SF



LUMINAUT
 1103 SPENCER ST. CH, OH 43002
 702 N. COLUMBIA AVE. IND, IN 46204
 OH 513.624.1070 - IN 317.656.5800
www.luminaut.com



PURDUE
 RESEARCH FOUNDATION
 Project Title
PURDUE
 TECHNOLOGY
 CENTER - NWI

Issue Date: 09/29/23

Issue For:

LEASING DRAWINGS

Revision:

Project No: IN22075

Scale 3/32" = 1'-0"

Suite Number:

B2-950

B2-950



RETAILER MAP

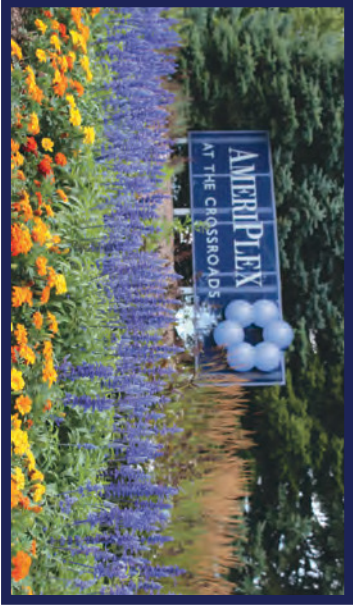




A Joint Venture Development by:

HOLLADAY PROPERTIES
www.holladayproperties.com

& PURDUE RESEARCH FOUNDATION
www.prf.org



For more information, contact:

David A. Lasser, SIOR/CIIM
219-795-1100
dlasser@commercialn-sites.com

COMMERCIAL SITES LLC
www.commercialn-sites.com