

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate: \$21.00/SF

Available SF: 3,204 RSF

Lease Type: NNN

Expenses: \$11.29/SF

Building Size: 32,103 SF

Parking: 175

Zoning: Professional Office

PROPERTY OVERVIEW

Join Jay Platt, D.D.S., Hinshaw & Culbertson, Edward Jones, O'Donnell Law, Proper Title, and more in this elegant two-story open lobby building. 2 suites 2,540 or 3,202 RSF are available on the second floor. Heated exterior walks, fully sprinkled 24-hour electronic building security, covered entry, satellite/cable access, ATT fiber and Comcast phone/data. CAM: \$5.15/RSF, Real Estate Taxes: \$2.27/RSF, Utilities: \$3.17/RSF, (Optional) Office Cleaning: \$0.70/RSF, total net \$11.29/RSF.

Suite 204 interior features include: 3,204 SF with 7 offices, reception area, conference room, open office area and staff lounge.

LOCATION OVERVIEW

Located on the northeast corner of Woodhollow Drive and Holly Lane. 1/2 block West of U.S. Highway 41 Indianapolis Blvd. Close to the Highland Grove Retail shopping area which includes Target, Best Buy, Kohl's, Petco, OfficeMax and the Shoppes on Main anchored by Whole Foods, Dick's Sporting Goods, Barnes and Noble, Nordstrom Rack, DSW, WHBM, Albert's Jewelers, Walgreens, Meijer and walking distance to Jalapeños', Panera, Buona Beef, Steak and Shake and more! 1/2 mile west of Kennedy Avenue, 2 3/4 miles south of Ridge Road, 3 1/2 miles southwest of I-80/94 and less than 2 miles north of U.S. Highway 30. 2023 INDOT traffic counts 34,654 cars/day.

LEASE SPACES



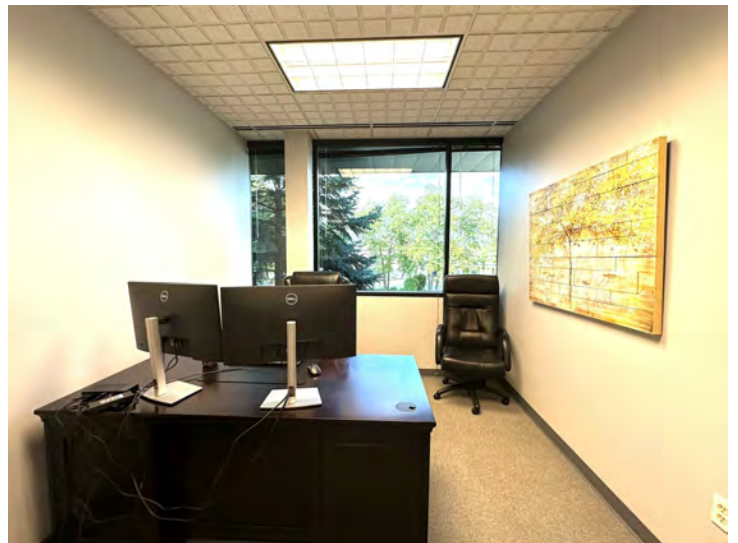
LEASE INFORMATION

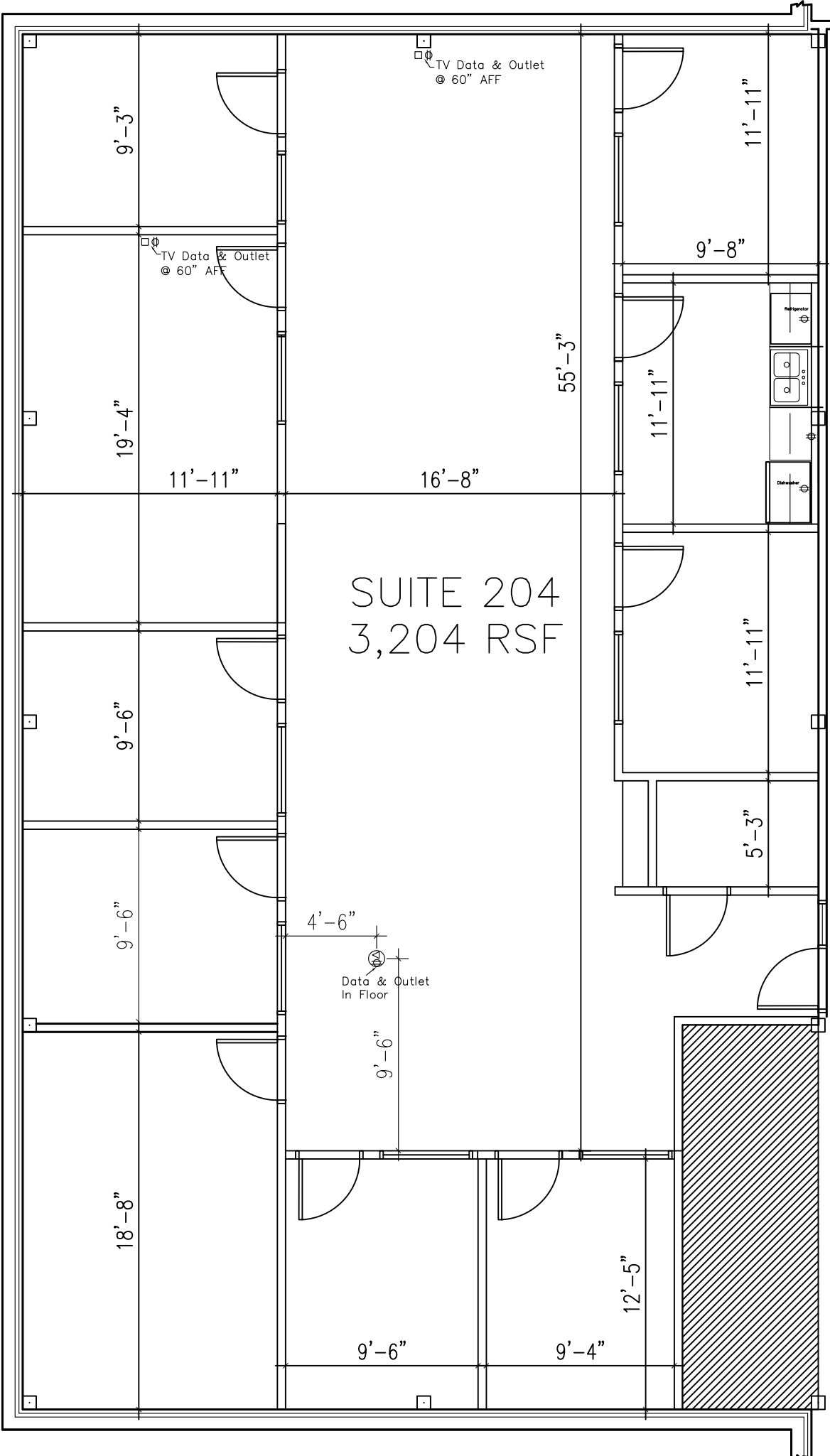
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,204 SF	Lease Rate:	\$21 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 204	Available	3,204 SF	NNN	\$21.00 SF/yr	CAM: \$5.15/RSF, Real Estate Taxes: \$2.27/RSF, Utilities: \$3.17/RSF, (Optional) Office Cleaning: \$0.70/RSF, total net \$11.29/RSF.

SUITE 204 OFFICE PHOTOS





SUITE 204
3,204 RSF

9'-3"

19'-4"

9'-6"

9'-6"

18'-8"

TV Data & Outlet
@ 60" AFF

TV Data & Outlet
@ 60" AFF

11'-11"

16'-8"

4'-6"

Data & Outlet
In Floor

9'-6"

9'-6"

55'-3"

9'-8"

11'-11"

11'-11"

11'-11"

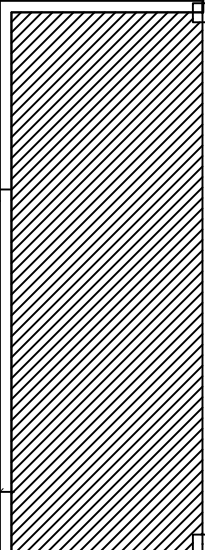
5'-3"

12'-5"

9'-4"

Refrigerator

Dishwasher



SUITE 204 OFFICE PHOTOS



EXTERIOR BUILDING PHOTOS



AERIAL PHOTOS



For Information Contact:

David Lasser, SIOR/CCIM

219.796.3935

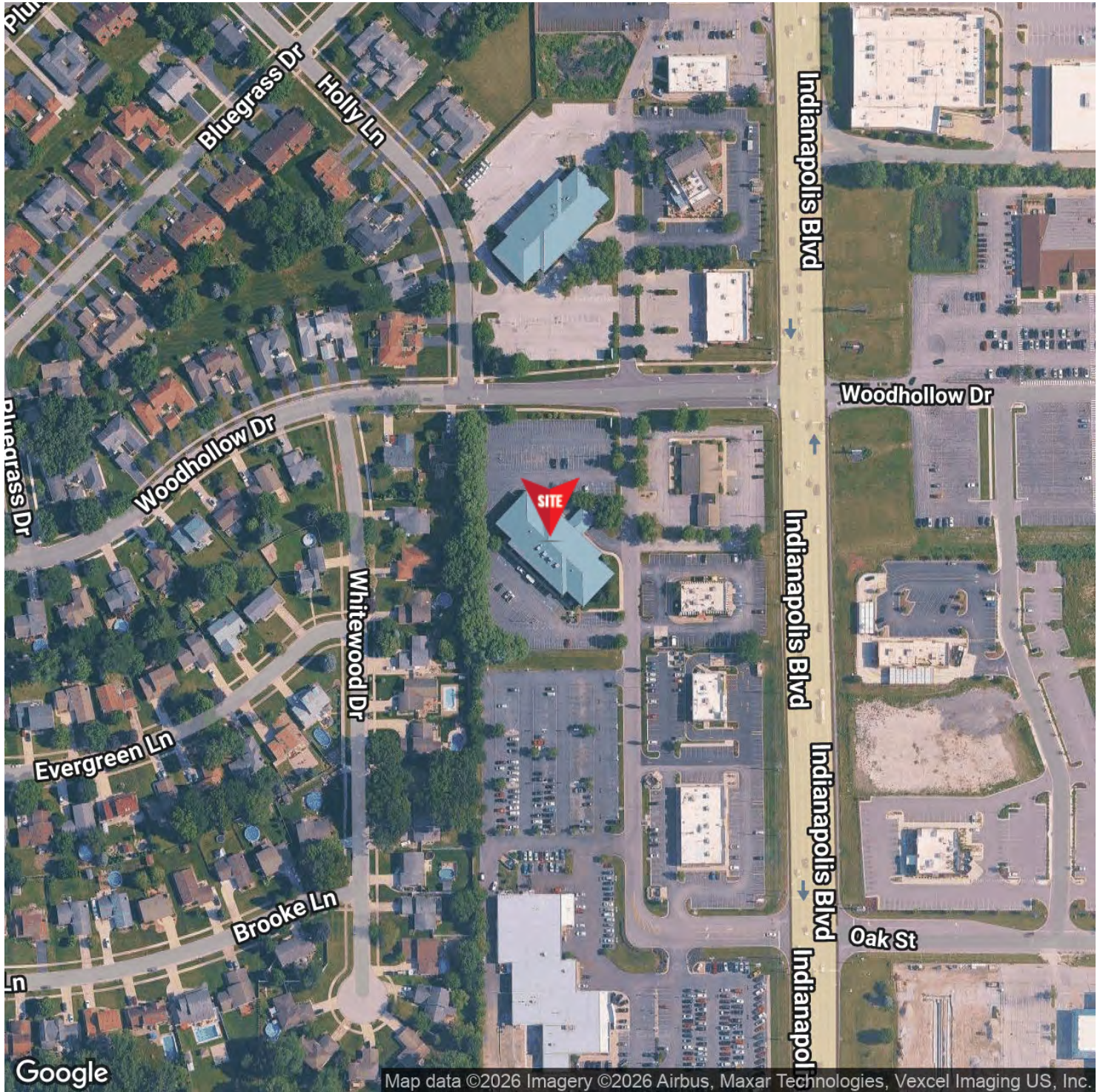
dlasser@commercialin-sites.com

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RETAILER MAP



LOCATION MAP



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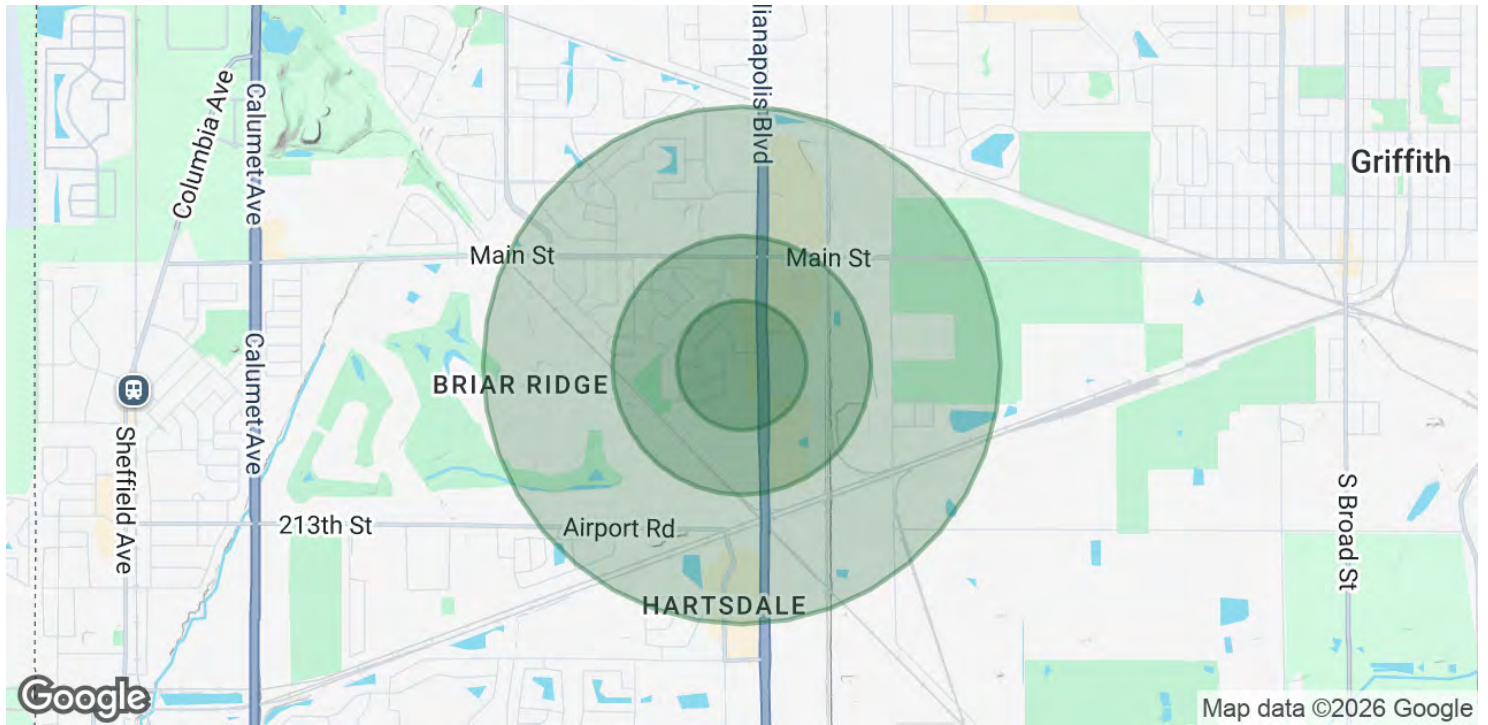
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	559	1,872	5,618
Average Age	44.4	47.3	51.9
Average Age (Male)	41.2	43.9	48.5
Average Age (Female)	44.8	48.2	54.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	222	770	2,625
# of Persons per HH	2.5	2.4	2.1
Average HH Income	\$93,548	\$101,526	\$110,560
Average House Value	\$190,375	\$219,474	\$263,755

2020 American Community Survey (ACS)

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