

EXECUTIVE SUMMARY



OFFERING SUMMARY

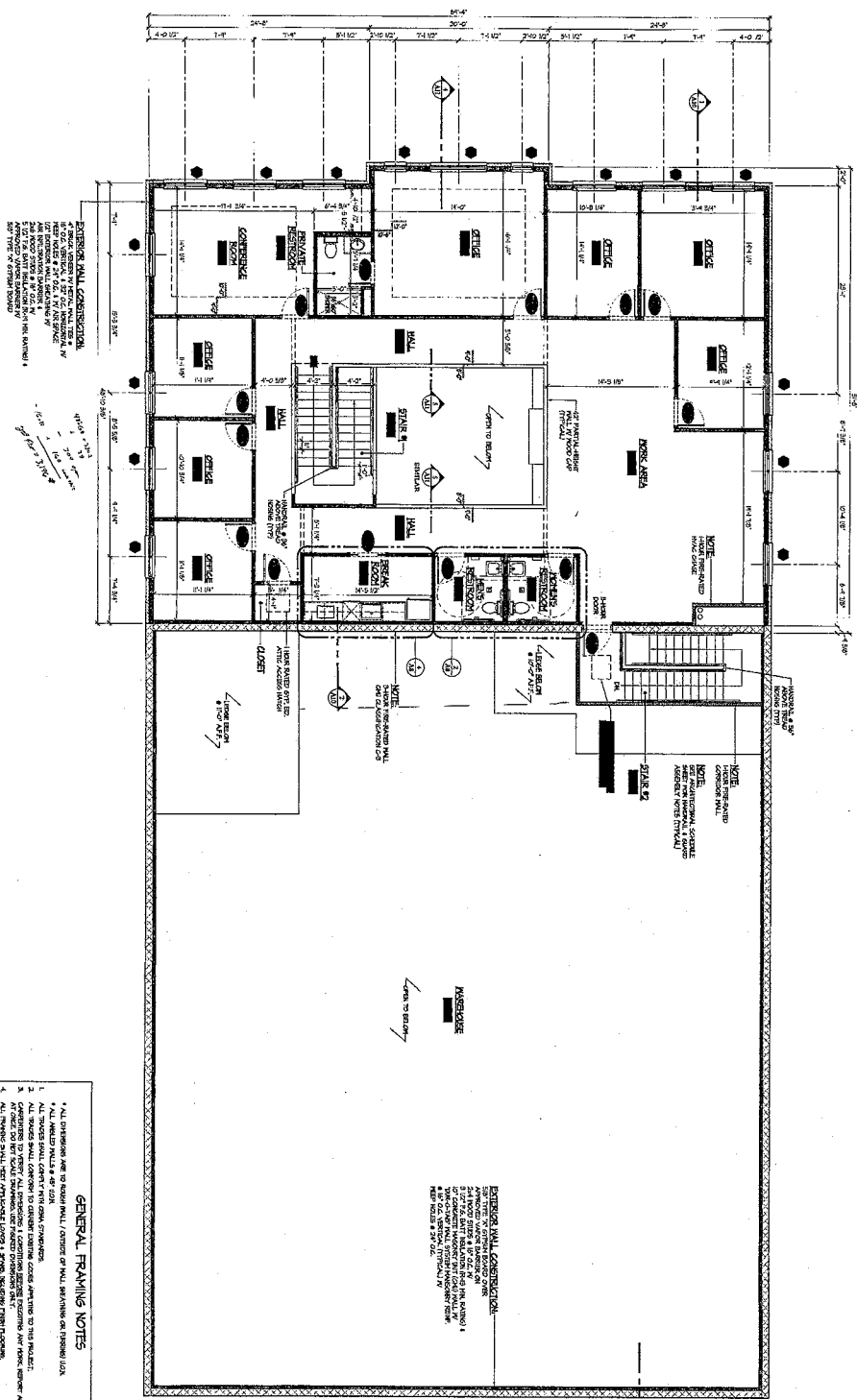
Lease Rate:	\$15.00/SF
Available SF:	13,032 SF
Lease Type:	Mostly Gross
Expenses:	Utilities, Snow/Lawn Janitorial
Building Size:	13,032 SF
Lot Size:	1.08 acre
Parking:	27
Zoning:	B-3

PROPERTY OVERVIEW

This is a 13,032 SF office/flex building. Two-story office with approximately 7,000 SF of office. Main level interior features include two door vestibule with reception area/window, three private offices, conference room, gathering/waiting room, large open area suitable for cubicles, break area, mechanical room, IT room, men's/women's bathrooms, breakroom and 6,000 SF warehouse with 12'x14' overhead door and shop office. 2nd floor offices include approximately 3,300 SF of offices with 7 offices, conference room, break area, men's/women's bathrooms and access stairs to warehouse. This is a modified gross lease with tenant paying utilities, janitorial, snow removal and lawn care.

LOCATION OVERVIEW

Located on the northeast corner of Indiana Avenue and Porter Street. 3 blocks south of Summit Street, 1.8 miles west of Broadway, 2 miles west of I-65/109th Street, 4 miles south of U.S. Highway 30, 9 miles west of the Illinois/Indiana State line and less than an hour southeast of Chicago. Less than a mile to the Lake County Courthouse and Crown Point Square. Near Family Express, Niemeyer's Landscaping, Practically Magic Home and Garden and numerous restaurants and other retail business.



SECOND FLOOR PLAN
 3461 FIRST FLOOR SQ. FT.
 3461 SECOND FLOOR SQ. FT.
 1000 TOTAL SQ. FT.

SCALE 1/8" = 1'-0"



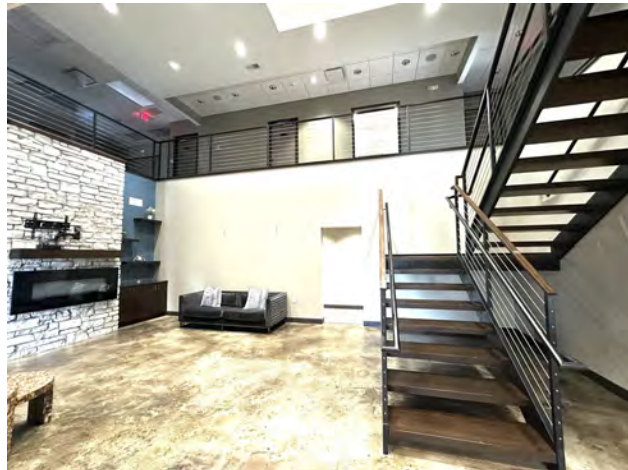
GENERAL FRAMING NOTES

1. ALL DIMENSIONS ARE TO EXIST WALL / CENTER OF WALL, UNLESS OTHERWISE NOTED.
2. ALL INTERIOR WALLS ARE 8" THICK CONCRETE.
3. ALL EXTERIOR WALLS CONFORM TO EXISTING EXTERIOR WALLS, UNLESS OTHERWISE NOTED.
4. ALL INTERIOR WALLS, EXCEPT FOR THOSE NOTED OTHERWISE, ARE 8" THICK CONCRETE.
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EXTERIOR WALL CONSTRUCTION
 EXTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING: 1. EXTERIOR WALLS SHALL BE 8" THICK CONCRETE. 2. EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO. 3. EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO. 4. EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO. 5. EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO. 6. EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO. 7. EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO. 8. EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO. 9. EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO. 10. EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO. 11. EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO. 12. EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO. 13. EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO. 14. EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO. 15. EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO.

	SECOND FLOOR PLAN SCALE: AS NOTED PROJECT NO.: 16-281	ISSUE FOR: 16-281		COPYRIGHT 2017. All trademarks of the Architect. All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from the Architect.	JOHN ASSOCIATES ARCHITECTS 13177 RHODE STREET CEDAR LAKE, IN 46303 PHONE: (708) 906-4670	LRDM INCORPORATED 530 NORTH INDIANA AVENUE CROWN POINT, INDIANA 46307

INTERIOR OFFICE



UPPER/LOWER BREAK AREA



For Information Contact:

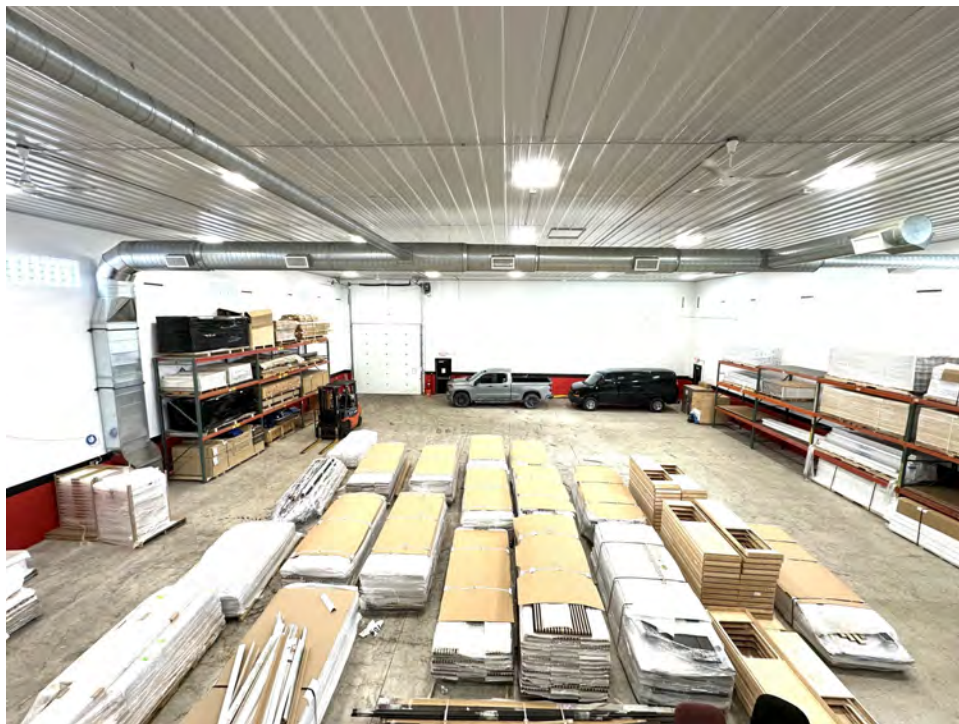
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WAREHOUSE



For Information Contact:

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RETAILER MAP



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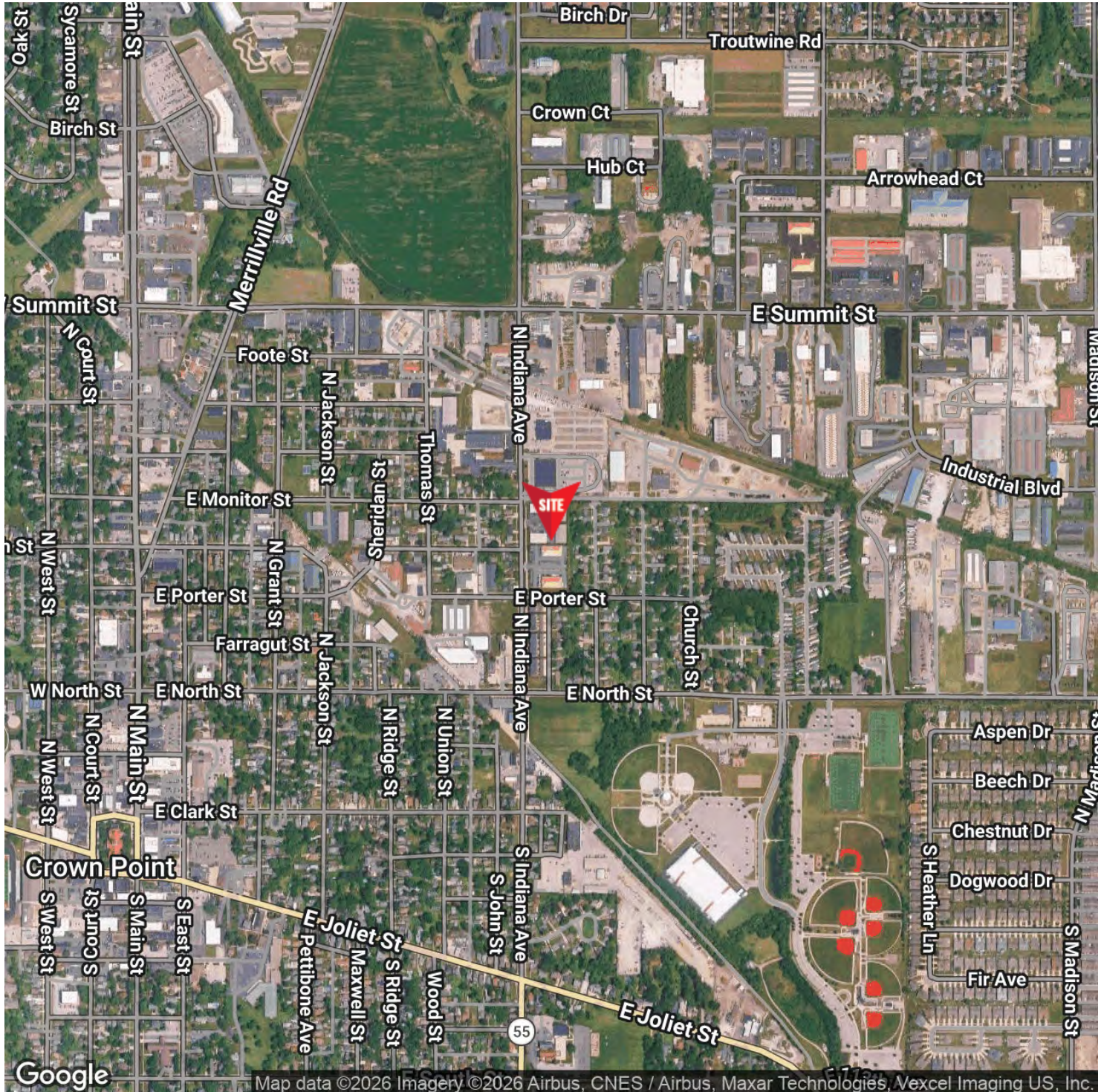
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AERIAL MAP



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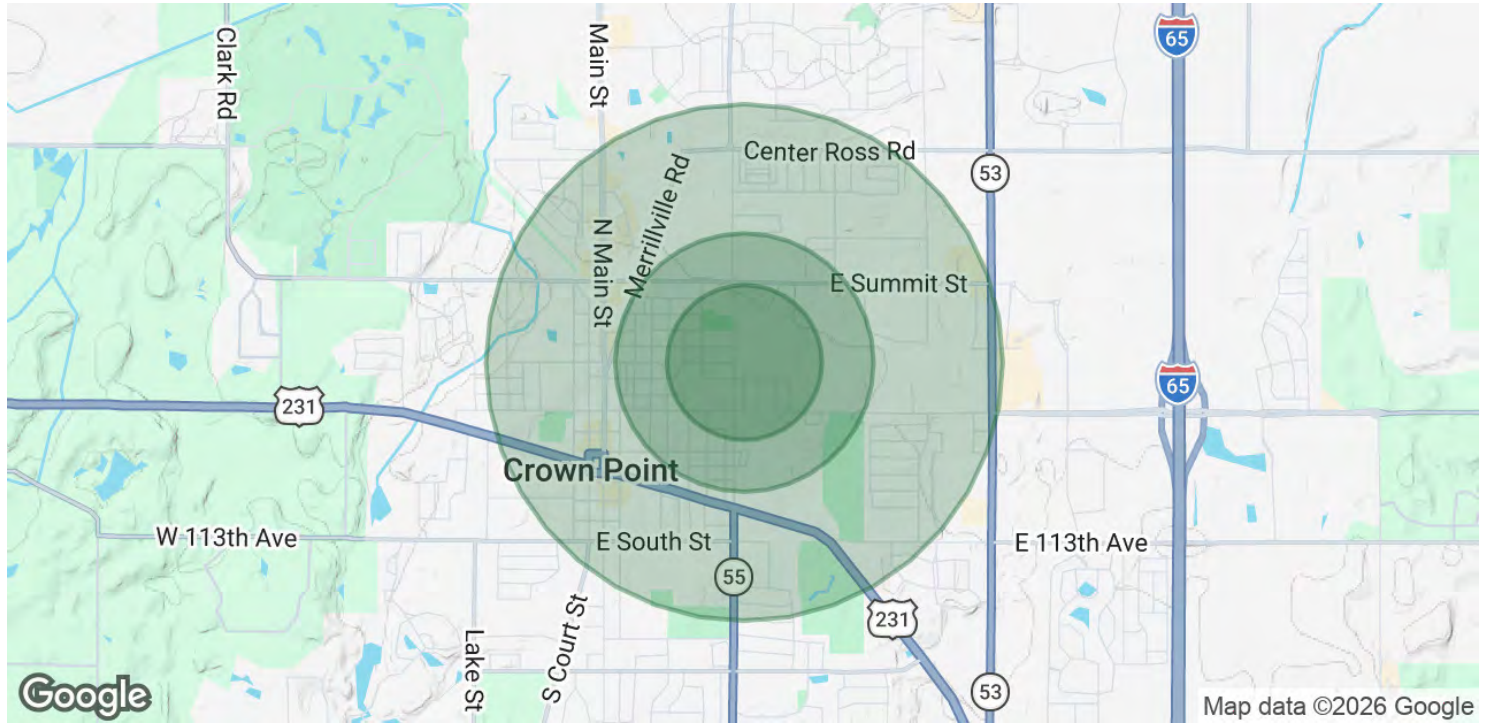
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	791	1,912	8,423
Average Age	42	42	43
Average Age (Male)	39	39	41
Average Age (Female)	44	44	44

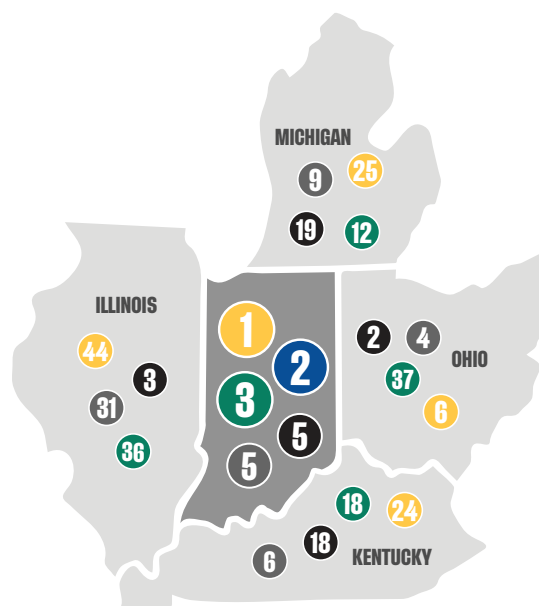
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	347	855	3,617
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$84,416	\$84,418	\$94,955
Average House Value	\$246,535	\$237,021	\$278,824

Demographics data derived from AlphaMap

INDIANA BUSINESS CLIMATE

AN ECOSYSTEM OF INNOVATION

Indiana is more than the Crossroads of America - it's the center of intelligence that connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports business objectives.



- 1** **PROPERTY TAX INDEX RANK**
(Tax Foundation, 2022)
- 2** **BEST PLACE TO START A BUSINESS**
(Forbes, 2024)
- 3** **STATE BUSINESS TAX CLIMATE INDEX SCORE**
(CNBC, 2023)
- 5** **COST OF DOING BUSINESS**
(CNBC, 2023)
- 5** **AMERICA'S TOP STATE FOR BUSINESS INFRASTRUCTURE**
(CNBC, 2023)



ADVANTAGE INDIANA

4.9% CORPORATE INCOME TAX

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

2.5% UNEMPLOYMENT INSURANCE RATE

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except NAICS code 23 is 3.23% or government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

\$238 UI TAX FOR NEW EMPLOYERS

COMPETITIVE TAX RATES

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

3.0% INDIVIDUAL INCOME TAX RATE

MI: 4.25% | OH: 3.5% | KY: 4% | IL: 4.95%

4TH WORKER'S COMPENSATION PREMIUM RATE RANK

Indiana offers a competitive environment for business, with less red tape and higher rankings to impact your bottom line.

MI: 14th | OH: 5th | KY: 6th | IL: 33rd

AAA INDIANA BOND RATING

MI: AA+ | OH: AAA | KY: AA | IL: A-
(Fitch, 2024)

BUILT FOR BUSINESS RIGHT TO WORK STATE

Indiana is a right to work state with a business-friendly environment.

MI: No | OH: No | KY: Yes | IL: No

