

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$15.50 SF/yr
Min/Max SF:	1,303 -6,470 SF
Lease Type:	Triple Net
NNN Expenses:	\$10.65/SF
Building Size:	47,148 SF
Lot Size:	2.81 Acres
Parking:	189 spaces
Zoning:	C-3

PROPERTY OVERVIEW

Class A office space. Merrillville Corporate Center is a four story office building with approximately 47,148 rentable square feet. There are three available units ranging from 1,303 RSF to 6,470 RSF. Suite 201 is available with 8 offices, reception area, break room, storage room, conference room, training area and open area suitable for cubicles. Suite 204 can be combined with suite 201 to form 6,470 SF. Suite 302 is available with 11 offices, conference room, and kitchen. Stone and glass construction with saw tooth design offers many windowed corners. Finish upgrades include new parabolic lighting, perforated vertical blinds and solid full height doors with lever door handles. Fiber optics available, provided by AT&T. Common areas include ADA bathrooms and 2 elevators. Tenants occupying the building include Walgreens Corporate, PNC (full branch), Krieg DeVault Law, Reingold CPA, and Braman Insurance. Triple net expenses include heat, air and 5 day janitorial service, are estimated at \$10.65/SF plus \$1.00/SF estimated electric for separately metered lights and outlets. (CAM @ \$7.90/sf. Taxes @ \$2.75/sf).

LOCATION OVERVIEW

Southeast corner of Broadway and 80th Place just 1 block east of Broadway (S.R. 53); 1st stoplight north of U.S. Highway 30; Only 1/2 mile west of I-65; walking distance to the Lincoln Junction Plaza with Planet Fitness, Fresh to Order, NutriHub, Athletico, ImmediaDent, Catch Table & Tap. Gino's Steakhouse, Asparagus, Portillos, Panera, Post Office and Merrillville Town Hall are all close by.

AVAILABLE SPACES

LEASE TYPE | NNN

TOTAL SPACE | 1,303 - 6,470 SF

LEASE TERM | Negotiable

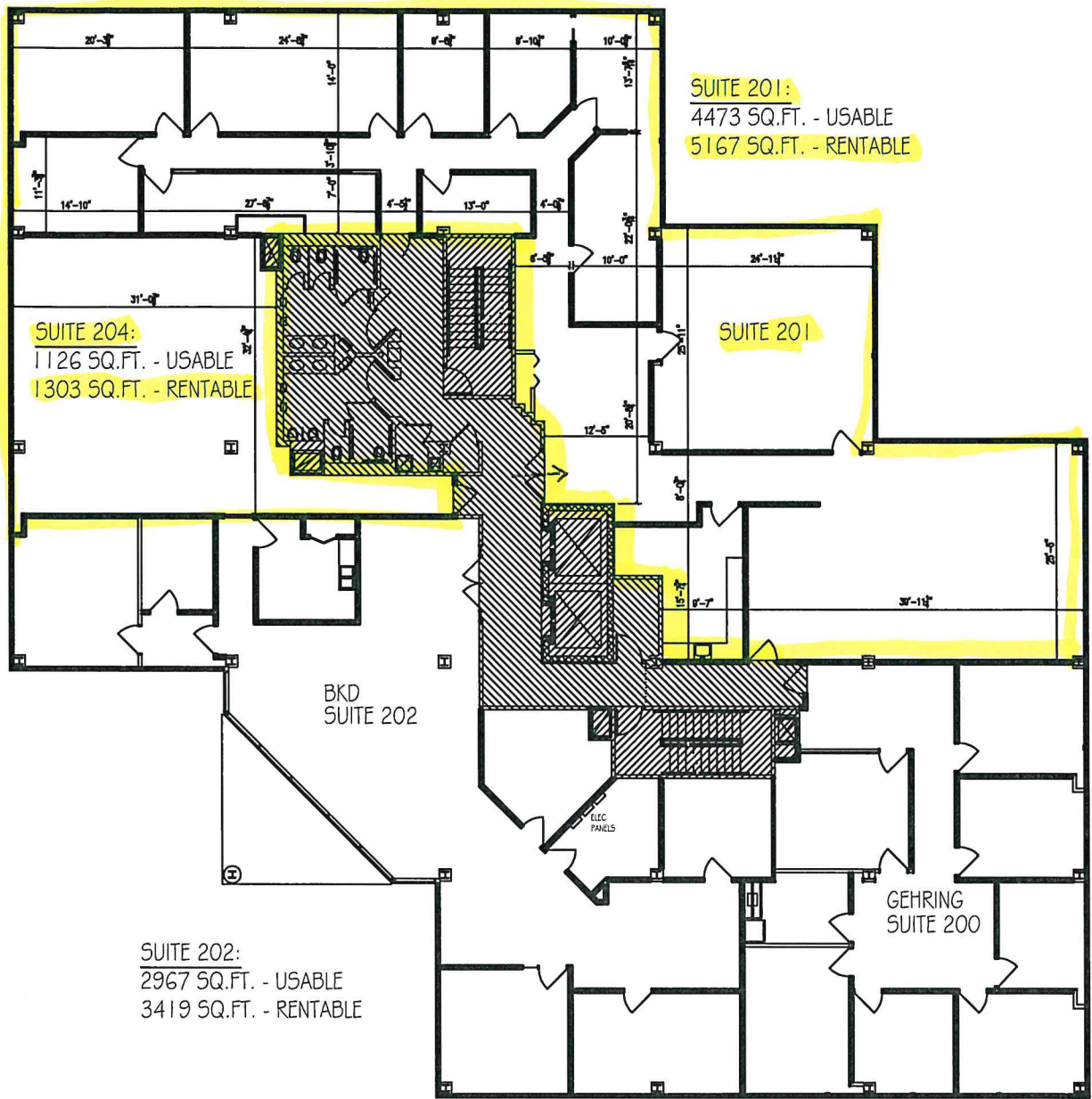
LEASE RATE | \$15.50 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
201	Available	5,167 - 6,470 SF	NNN	\$15.50 SF/yr	NNN \$10.65/SF plus \$1.00/SF estimated electric. Can be combined with Suite 203 to form 6,470 RSF.
204	Available	1,303 - 6,470 SF	NNN	\$15.50 SF/yr	NNN \$10.65/SF plus \$1.00/SF estimated electric. Can be combined with Suite 201 to form 6,470 RSF.
302	Available	3,513 - 4,068 SF	NNN	\$15.50 SF/yr	NNN \$10.65/SF plus \$1.00/SF estimated electric.

LOBBY





SUITE 201:
 4473 SQ.FT. - USABLE
 5167 SQ.FT. - RENTABLE

SUITE 204:
 1126 SQ.FT. - USABLE
 1303 SQ.FT. - RENTABLE

SUITE 202:
 2967 SQ.FT. - USABLE
 3419 SQ.FT. - RENTABLE

SUITE 200:
 1943 SQ.FT. - USABLE
 2233 SQ.FT. - RENTABLE

11-05-20

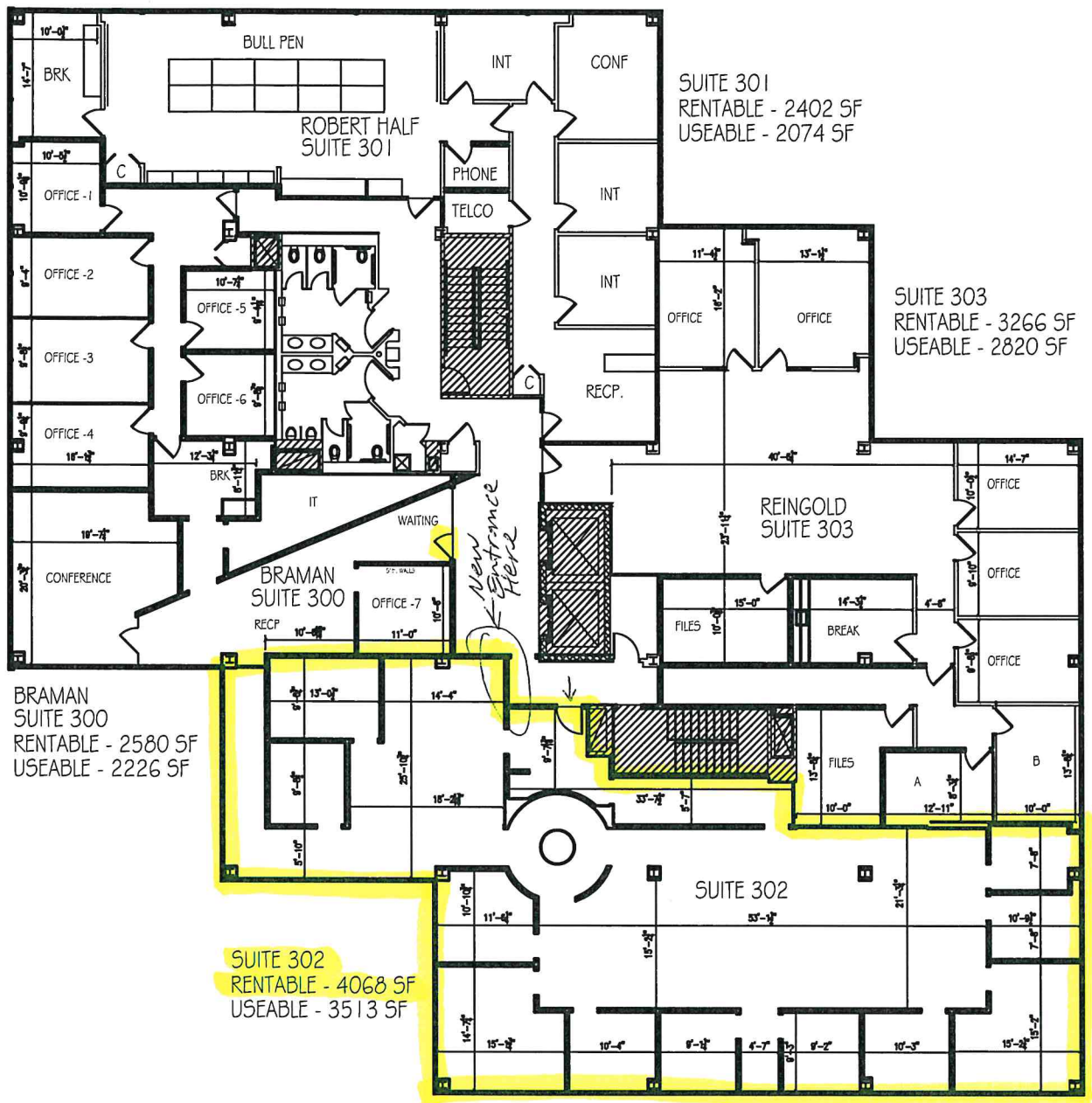
	USE	COMMON	RENT
SUITE 200-	1943	290 (18%)	2233
SUITE 201-	4473	694 (43%)	5167
SUITE 202 -	2967	452 (28%)	3419
SUITE 204 -	1126	177 (11%)	1303
SUB TOTAL - 10509			
COMMON - 1613			
BLDG TOTAL- 12122			

SUITE 202 PHOTOS



SUITE 203





11-05-20

USE COMMON RENT

SUITE 300 -	2226	354 (21%)	2580
SUITE 301 -	2074	328(19.5%)	2402
SUITE 302 -	3513	555(33%)	4068
SUITE 303 -	2820	446(26.5%)	3266
SUB TOTAL -	10633		
COMMON -	1683		
BLDG TOTAL-	12316		

SUITE 300 PHOTOS



DRONE AERIALS



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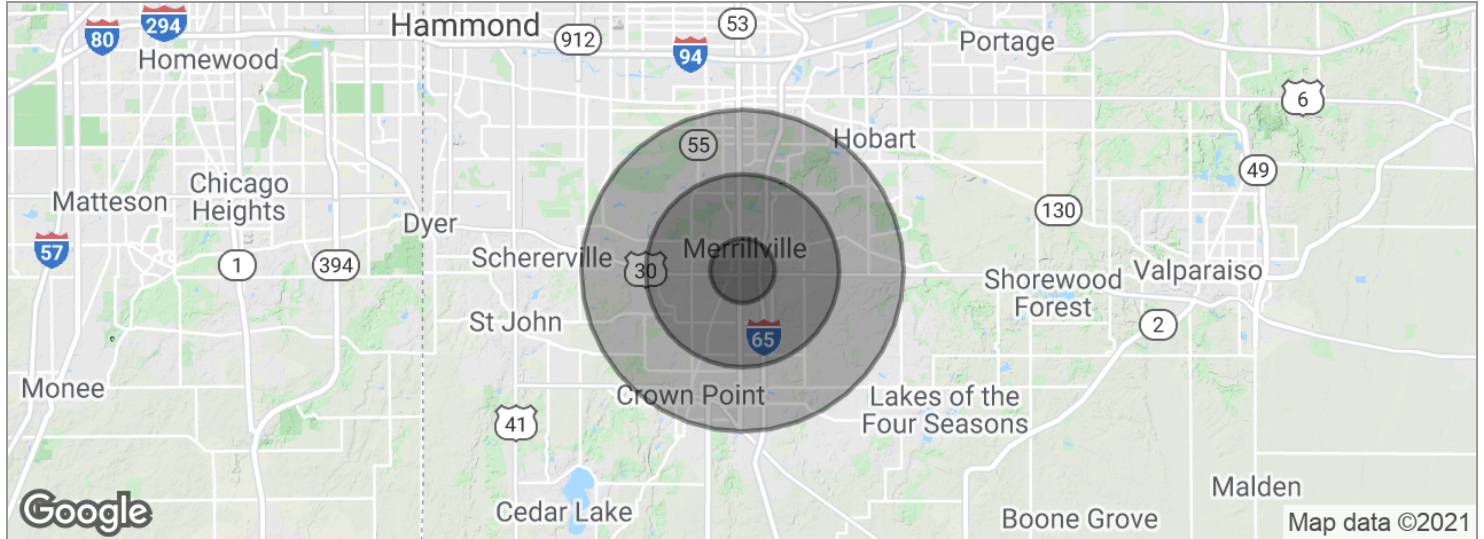
RETAILER MAP



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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,529	32,669	104,617
Median age	43.8	38.3	36.5
Median age (Male)	35.0	34.8	34.4
Median age (Female)	48.6	41.9	39.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,525	12,743	39,022
# of persons per HH	2.3	2.6	2.7
Average HH income	\$52,267	\$61,159	\$62,283
Average house value	\$174,320	\$176,657	\$168,422

** Demographic data derived from 2010 US Census*

MERRILLVILLE CORPORATE CENTER

BUILDING FACTS & AMENITIES

ADDRESS AND DIRECTIONS:

8001 Broadway, Town of Merrillville, Lake County, Indiana 46410
Southeast corner 80th Place and Broadway (S.R. 53)
1 block North of US 30
½ mile West of I-65, 5 miles South of I-80/94
1 ½ miles West of Southlake Mall
45 minutes Southeast of Chicago
TRAFFIC COUNTS: 2019 INDOT US 30 (Lincoln Highway) 55,636 and Broadway (S.R. 53) 17,410 cars per day

LOCATION AMENITIES:

There are over 6 million square feet of retail shopping and restaurant developments within 2 miles, including numerous nearby restaurants, many hotel/motels, banks, and other convenient services. Within ½ mile of the building you will find a FedEx Store, a UPS Store, the Merrillville Post Office and the Merrillville Town Hall. Within 2 blocks easy walking distance are 2 hotels and 8 restaurants! This location offers nearby public transportation with a south Broadway Express bus stop located on Broadway at 80th Place. As a 1st floor anchor tenant, PNC Bank offers tenants full banking center services plus drive-up tellers.

OWNERSHIP AND MANAGEMENT:

Ownership: Corporate Center Merrillville, LLC
473 Dunham Road, Ste 200
St. Charles, IL 60174

Managed by: Murray Properties, Inc.
with local service providers and daily supervision.

CONSTRUCTION:

47,184 total square feet.
4 story precast concrete with glass paneling.
Built in 1992.
Saw tooth design offers 8 corners per floor.
Poured concrete floors.

Developed by Southwick/Whiteco.
TPO Roof, new 2020
Floor to finished ceiling height: 8'3"
Height of ceiling plenum: 24"

PARKING:

225 Parking spaces equates to 4.9 space per 1000 SF. Additional vacant land area could be paved.

SPACE MEASUREMENT:

BOMA (Building Owners and Managers Association) standards for space measurement are utilized on a per floor actual basis. At the present time the usable/rentable factors are as follows:

4 th Floor:	16.13%
3 rd Floor:	16.31%
2 nd Floor:	15.85%
1 st Floor	8.73%

ELECTRICITY:

277 volt, 800 amp, 3 Phase service for mechanicals
Typical premises service is 120 volt 200 amp. 3 phase available to lease premises, if needed.
Electric for tenant premises lights and outlets are separately metered.
No under floor duct system

TELEPHONE AND INTERNET:

Building offers availability to T1 and DSL lines offered by AT&T and Comcast. AT&T fiberoptics service available in the building.

HEATING, VENTILATING, and AIR CONDITIONING (HVAC):

New roof top units 2020
Variable Air Volume (VAV) system provides efficient ventilation with two Weathermaker roof top combination HVAC units, no perimeter baseboards, 60 VAV boxes and 34 electric heating units controlling air flow.
HVAC Normal Operation: 7:00 a.m. – 7:00 p.m. Monday-Friday and 8:00 a.m. – 12:00 p.m. Saturday
Early or after-hours service is available subject to fees of \$45.00 per hour.

ELEVATORS:

Two (2) 4,000-pound maximum DOVER elevators with fire department connect.

ADA:

The property currently complies with American Disabilities Act requirements with regard to parking, ramps, elevators, bathrooms and common areas.

LIFE SAFETY:

Notifier AFP-100 fire detection system
Full sprinkler system (ESFR System) with recessed sprinkler heads.
2 ground floor entrances
Smoke detectors.
Two stairwells
Non-smoking building

SECURITY SYSTEM:

Motion detector exterior and 1st floor lobby and hallway video surveillance camera system with PC storage. Tenants have 24/7 access
Magnetic “swipe card” reader Kiosk in foyer for after-hours
Trigon Electronics dial to tenant suites phone in foyer.
Building Access Hours of unlocked main doors:
Mon.-Fri.: 6:00AM – 6:00PM
Saturday: 7:00 AM – 3:00 PM
Sunday: Locked

SIGNAGE:

- 1. Multi-tenant panel monument sign on 80th Place, subject to availability.
- 2. Main floor entry foyer and lobby elevator directories.
- 3. Suite entry door side panels or lettering.
- 4. All above mentioned signage and copy is subject to Landlord approval and at Landlord expense.
- 5. For larger tenants: on the building when possible with back lit channel lettering, at Tenant expense.

UTILITIES:

NIPSCO electric for tenant premises (lights and outlets separately metered).

Tenants should budget approximately \$1.00/RSF for this expense.

NIPSCO electric for air conditioning is included in triple net operating expenses.

NIPSCO gas for heat is included in triple net operating expenses.

Northwest Indiana Water Company water from fountains on each floor for drinking, lavatory and toilet purposes is included in triple net operating expenses.

MAIL AND EXPRESS MAIL SERVICE:

Direct mail delivery/pick-up occurs daily at each tenant premises.

US Post Office is one block to the west on 80th Place.

On site UPS and Fed/Ex drop boxes curbside.

Fed/Ex-Kinko's Store is located at 95 West 81st Street, ½ mile southeast.

UPS Store is located at 759 East 81st Place, ½ mile southeast facing US 30.

OTHER SERVICES INCLUDED IN OPERATING EXPENSES:

Real Estate Taxes

Fire Detection & Maintenance

Insurance Expenses

Snow removal and lawn mowing

Landscape Expenses – Interior & Exterior

Maintenance & Repair – General, Electrical, HVAC, Parking Lot

Pest Control

Scavenger / Waste Removal

Property Management

Janitorial

Window Washing

JANITORIAL SPECIFICATIONS

OFFICE AREAS

FIVE DAYS A WEEK:

- Empty and replace all waste containers, inserting liners where required
- Spot clean tops of desks (papers on desks not to be disturbed)
- Fronts of all cabinets spot cleaned as needed
- Dust all furniture including desks, tables, bookcases, shelves, chairs, filing cabinets, cabinet tops and chrome floor lamps
- Spot clean windows and interior glass including inside and outside of entry doors, glass counters, shelving and dust window sills
- Vacuum carpeting in open areas and under chairs
- Dust mop with treated mop all tile floors
- Damp clean counter tops
- Damp mop tile areas
- Remove all trash from building to proper location
- Recheck cleaning areas and turn out lights and properly secure all doors that were locked upon entry

ENTRANCES AND LOBBY:

FIVE DAYS A WEEK:

- Vacuum or sweep with stiff brush outside wall off mats
- Vacuum inside mats
- Vacuum carpets
- Spot clean all glass inside and out
- Dust all horizontal surfaces to reachable height
- Damp mop tile floors
- Remove fingerprints from doors, frames, light switches and walls
- Spot clean walls
- Sweep and police immediate exterior of all entrances
- All entrance door glass cleaned daily
- All windows spot cleaned and window sills dusted daily

WEEKLY:

- Clean and sanitize telephones
- Clean partition glass
- Dust all horizontal surfaces to reachable height including sills, ledges, moldings, shelves, picture frames, ducts, heating outlets and file cabinets
- Heavy vacuum all carpet areas
- Dust all lower portions of chairs and furnishings
- Damp wipe and polish chrome floor lamps and chair legs as needed
- Place all chairs, waste containers and other furnishings in proper places

MONTHLY:

- High dust walls, ceilings, blinds and horizontal surfaces
- Dust ceiling diffusers
- Damp wipe base board heating vents

QUARTERLY:

- Vacuum ceiling vents

TWICE PER YEAR:

- Scrub, seal and wax all tile floors
- Scrub and rinse all ceramic tile floors
- Windows washed

WEEKLY:

- Clean kickplates
- High dust walls, ceilings and horizontal surfaces including stairwells
- Dust above hand height all horizontal surfaces
- Wash lobby glass

HALLWAYS, LANDINGS, STAIRWELLS & ELEVATORS

FIVE DAYS A WEEK:

- Vacuum carpets and elevator door tracks
- Clean and polish all stainless steel in elevators
- Dust ceiling and lights in elevator cab
- Clean and polish exterior of cabs on each floor
- Empty and replace all waste containers, inserting liners where required
- Spot clean all glass inside and out
- Dust walls, handrails and window ledges
- Dust all horizontal surfaces to reachable height
- Damp mop tile and hard surface floors
- All floors and touch point areas will be cleaned with a germicidal chemical

WASHROOMS

FIVE DAYS A WEEK:

- Dust and spot clean metal partitions
- Clean and polish all chrome
- Clean all glass and mirrors
- Clean, sanitize, polish and dry all fixtures including toilet seats, stools, urinals, sinks, sanitize backs and fronts of toilet seats
- Refill all dispensers
- Empty and sanitize interior of sanitary containers
- Clean and sanitize exterior of all containers
- Empty all containers and disposals, replace liners as needed
- Sweep, damp mop and sanitize floors
- All floors and touch point areas will be cleaned with a germicidal chemical

WEEKLY:

- Clean kickplates
- High dust walls, ceilings and horizontal surfaces, including stairwells
- Dust above hand height all horizontal surfaces
- Wash elevator tracks

WEEKLY:

- Spot clean walls and partitions
- Remove fingerprints from doors, light switches
- High dust all horizontal surfaces including sills, ceiling diffusers
- High dust light fixtures as needed

MONTHLY:

- Wash and sanitize metal partitions
- Clean baseboards
- Clean wall kicks and plates, ledges, shelves, ducts and heating outlets

QUARTERLY:

- Scrub tile floors
- Wash ceramic tile walls
- Clean with phosphoric acid product for lime deposit around faucet bases, water fountain drain areas, washrooms, etc.