

1516 119TH STREET - 4,700 SF CLASS-A MEDICAL OFFICE

1516 119TH STREET, WHITING, IN



OFFERING SUMMARY

| | |
|--------------------------|--|
| Lease Rate: | \$15.00 SF/yr (NNN) |
| Available SF: | 1,200 - 4,640 SF |
| Year Built: | 2015 |
| Zoning: | C-DB-SZ, Downtown Business Special Zone |
| Market: | Chicago |
| Submarket: | Lake County (Indiana) |
| Passthrough Expenses: | \$6/SF |

PROPERTY OVERVIEW

33 Realty is pleased to present for lease 1516 119th Street, a +/-4,640 SF Class-A second-generation medical office space located in downtown Whiting, Indiana.

The property is composed of a large waiting area, seven exam rooms, break room, procedure room, three private offices, and a ~1,200 SF physical therapy room (potential to be leased separately).

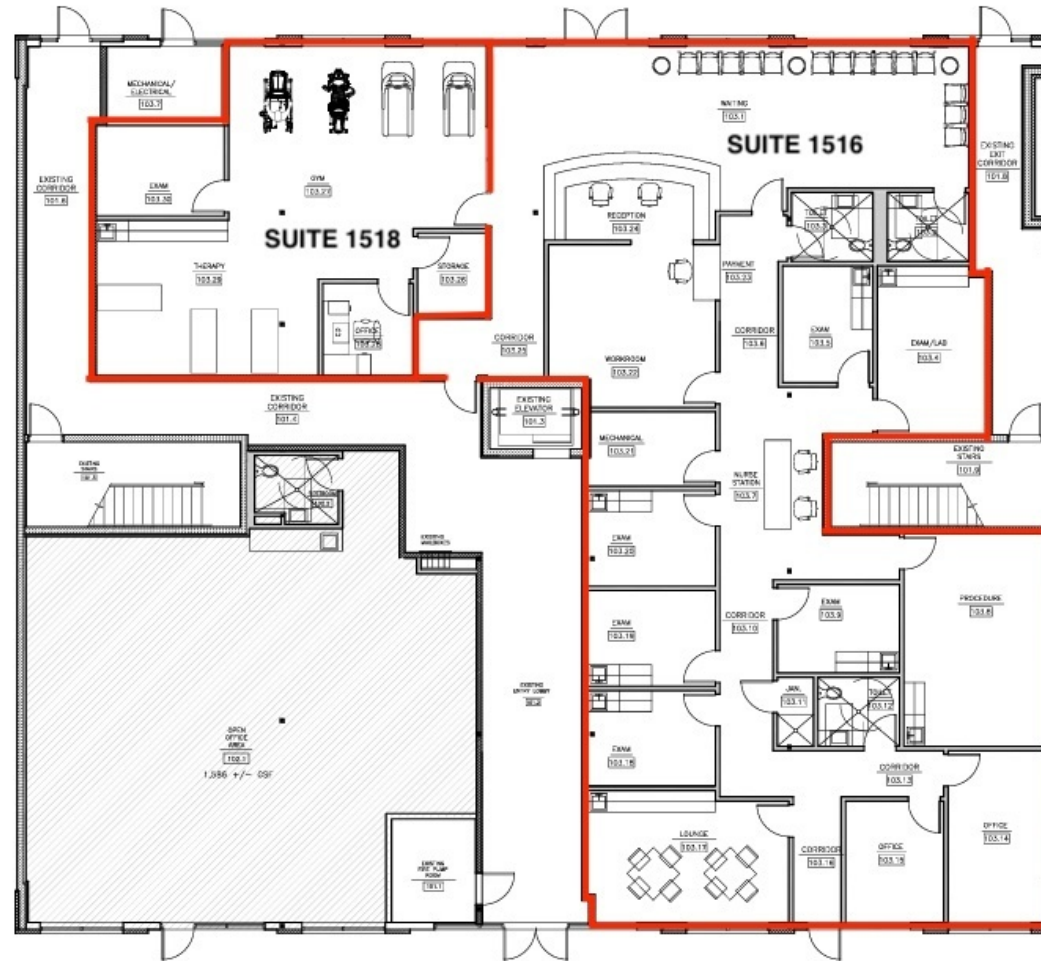
Constructed in 2015 with ample off-street parking, the property is in excellent, turnkey condition for medical and related users.

Asking rental rate is \$15/SF with \$6/SF in passthrough expenses.

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FLOOR PLAN
1ST FLOOR

SCALE: 3/32"=1'-0"

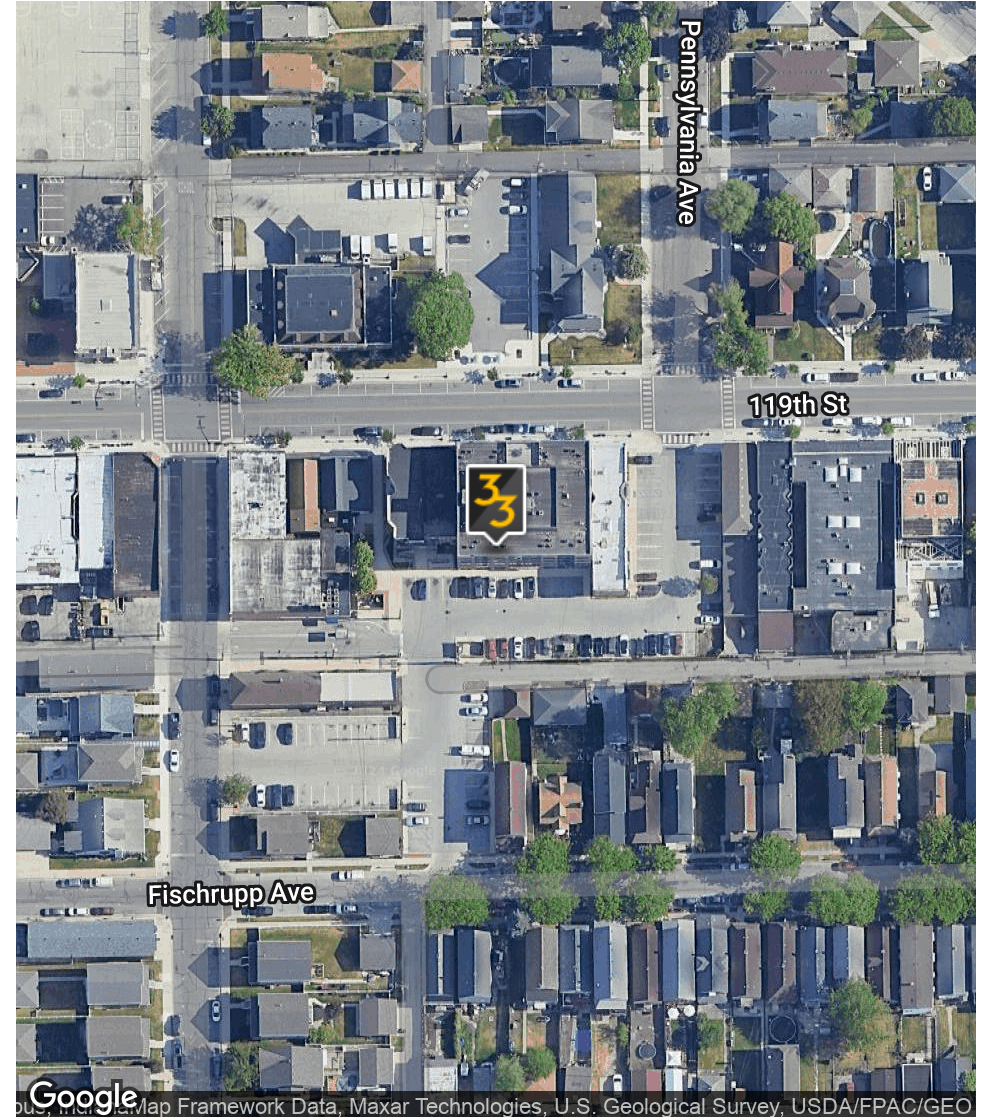
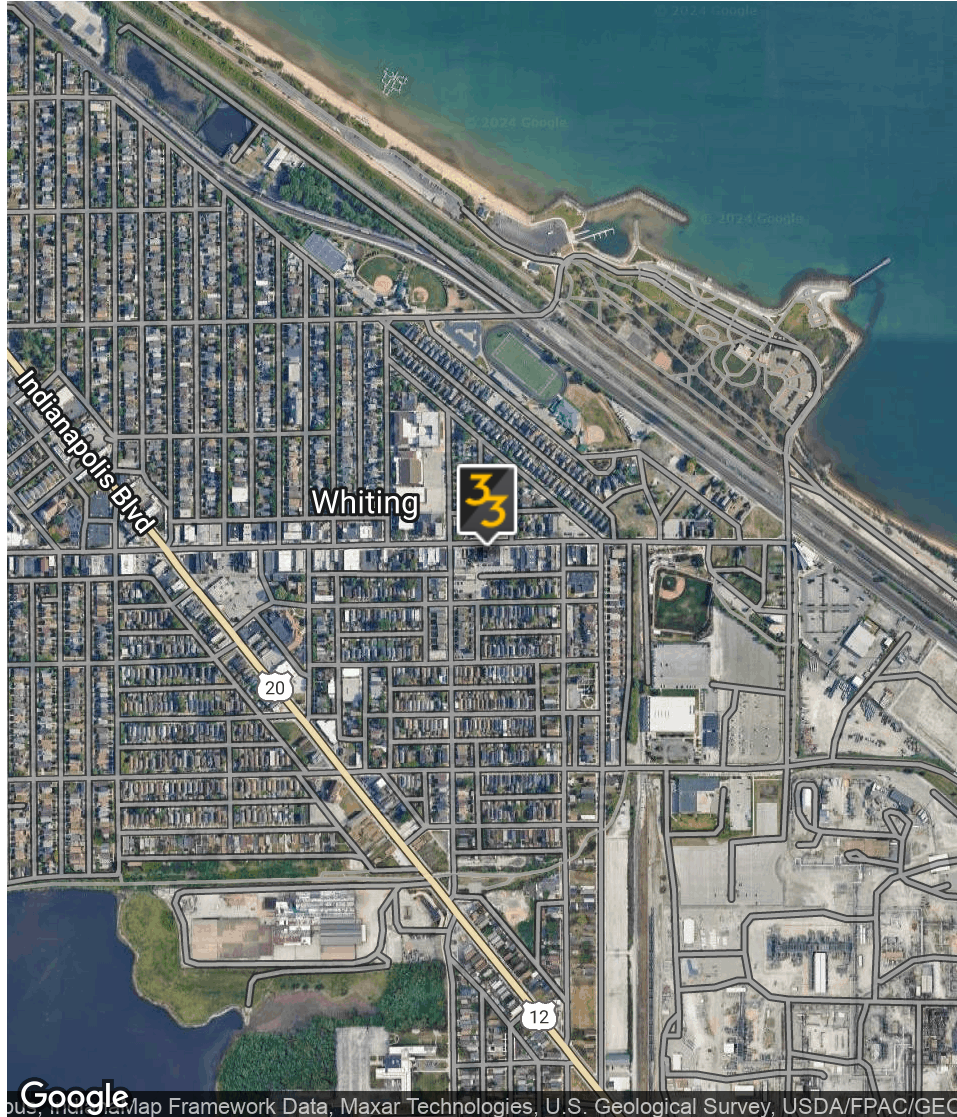


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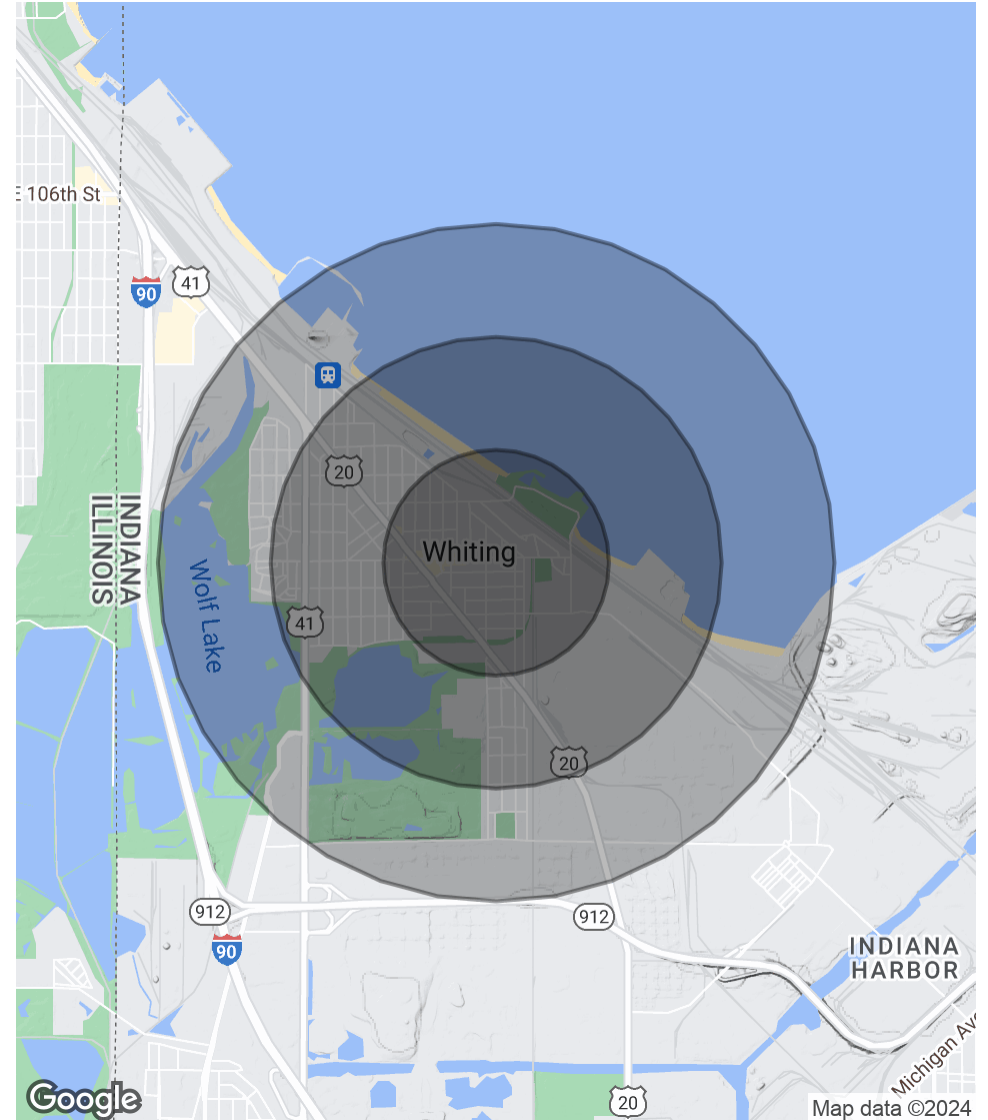
POPULATION

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population | 4,451 | 9,691 | 12,061 |
| Average Age | 36.6 | 37.7 | 38.0 |
| Average Age (Male) | 34.3 | 37.0 | 38.1 |
| Average Age (Female) | 40.1 | 40.7 | 40.8 |

HOUSEHOLDS & INCOME

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,970 | 4,462 | 5,521 |
| # of Persons per HH | 2.3 | 2.2 | 2.2 |
| Average HH Income | \$54,409 | \$58,551 | \$57,847 |
| Average House Value | \$138,835 | \$135,155 | \$131,089 |

** Demographic data derived from 2020 ACS - US Census*



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REALTY

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SUITE 1516



SUITE 1516



SUITE 1516



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SUITE 1518



SUITE 1518



SUITE 1518



SUITE 1518



SUITE 1518



SUITE 1518

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PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing throughout the Chicago MSA.

Prior to joining 33 Realty, Gene spent two years as a multifamily investment sales and retail leasing broker with a local firm after six years working in commercial real estate appraisal/valuation at CBRE, Inc., The Butler Burgher Group, Inc. (BBG), and Colliers, International. While working in appraisal, he worked on institutional and middle-market retail, office, industrial, special use, and multi-family properties throughout the Midwest, giving him a broad knowledge of underwriting experience. His background in appraisal, valuation, and sophisticated underwriting makes him an asset to every client he works with.

Gene obtained a bachelor's degree from DePaul University's Real Estate Program and undergraduate Liberal Studies Honors Program. While in school, he interned for some of Chicago's most well-respected local real estate companies from his sophomore year on and obtained his Illinois broker's license at age 20 for residential sales and leasing purposes. He participates in local real estate, neighborhood, and city organizations. Outside of work, Gene is an active golfer, soccer player, skier, cyclist, traveler, and lives with his fiancé Sara and three French Bulldogs, Jerry, Elaine, & Kramer, in Chicago's Wicker Park neighborhood.

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