SVN CHICAGO COMMERCIAL

SVN NORTHERN COMMERCIAL

LEASE

+/- 1,009 to 32,792 SF Medical & Executive Office Units- The Colony's Professional Building

521 E. 86TH AVENUE

Merrillville, IN 46410

PRESENTED BY:

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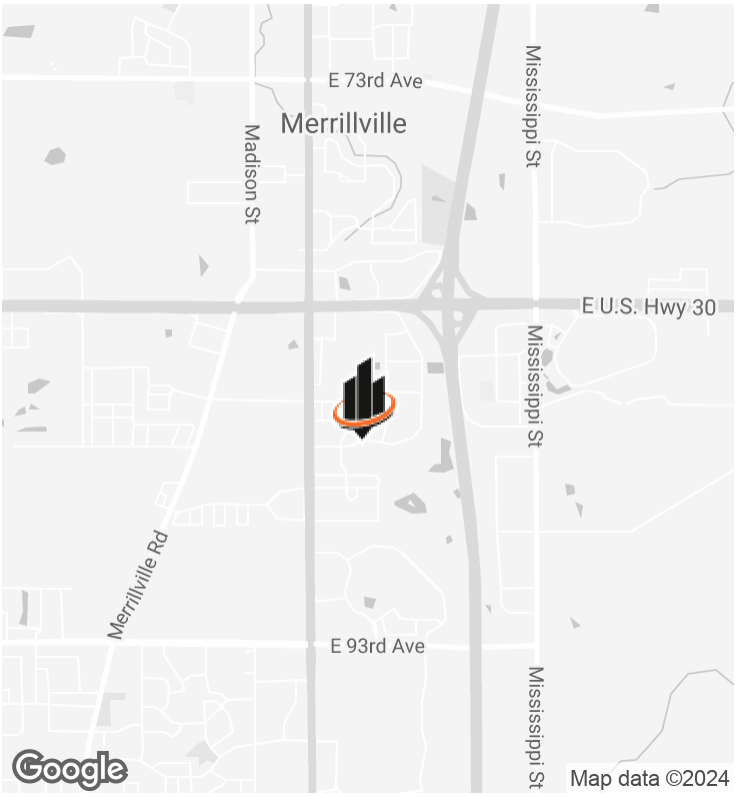
PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	$10.00 SF/yr (NNN) $5.88/SF/yr NNN
BUILDING SIZE:	32,792 SF
AVAILABLE SF:	1,009 - 13,195 SF
LOT SIZE:	2.83 Acres
YEAR BUILT:	1979
RENOVATED:	1985
MARKET:	Indiana
APN:	45-12-27-103-003.000-030

PROPERTY OVERVIEW

SVN is pleased to present The Colony's Professional Office Building at 521 E. 86th Avenue in Merrillville, Indiana. This +/- 32,792 SF single-story free-standing brick office building is on 2.83 AC. This property features 12 executive and medical suites and many office configurations for a variety of tenant sizes and use requirements. Private entry, restroom, kitchenette, conference room, co-working space, and signage. Perfect opportunity for owner/user, medical/dental professional, executive office user. Tenant Incentives.

PROPERTY HIGHLIGHTS

- Executive & Medical Offices
- Private Entry | Private Restrooms
- Ample Parking | 138 Spaces
- Monumental Signage
- Tenant Incentives Available

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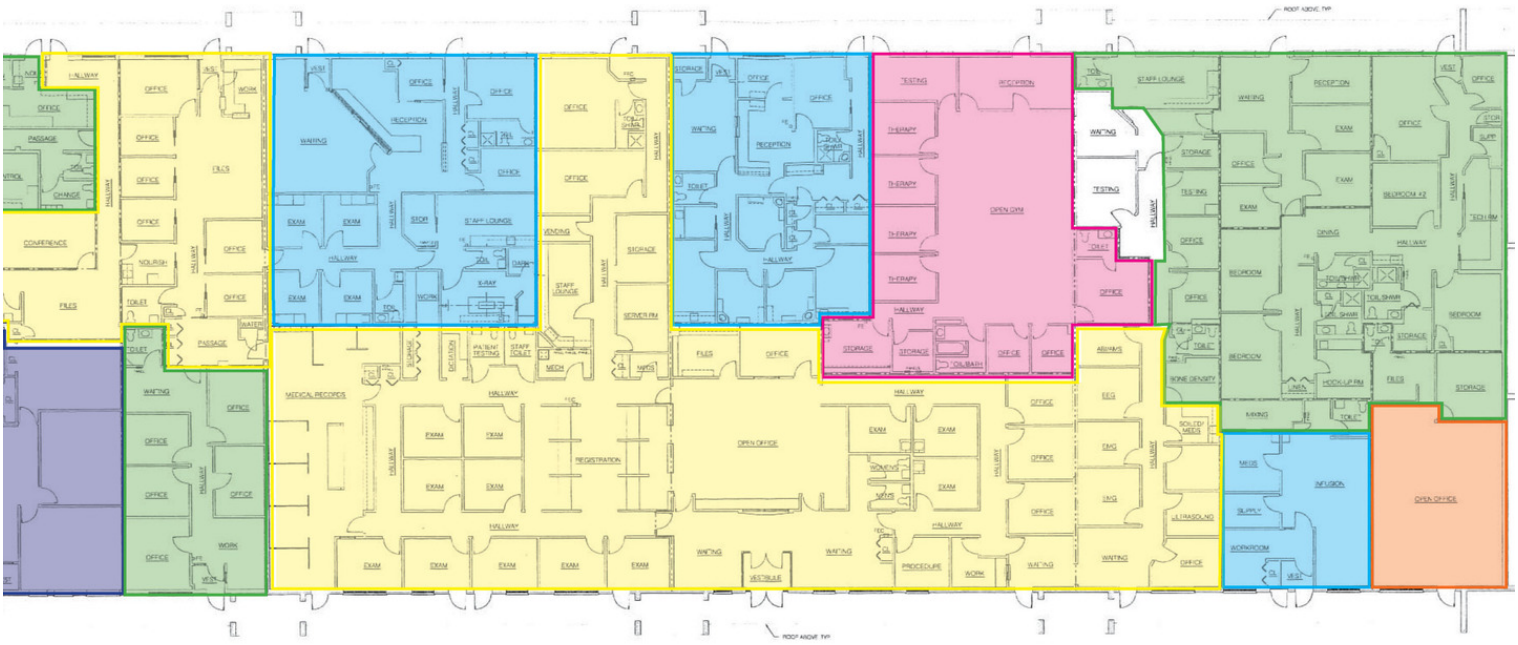
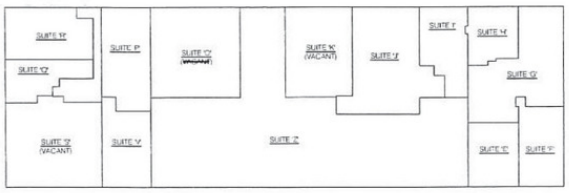
ADDITIONAL PHOTOS



FLOOR PLAN
= 1'-0"



SUITES LAYOUT
SCALE: NTS

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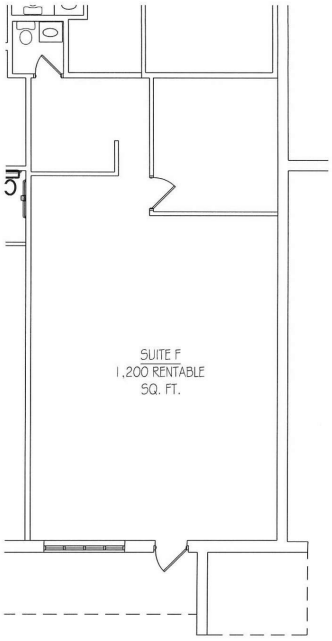
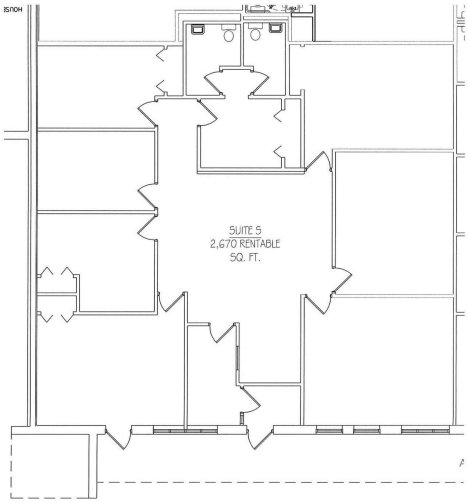
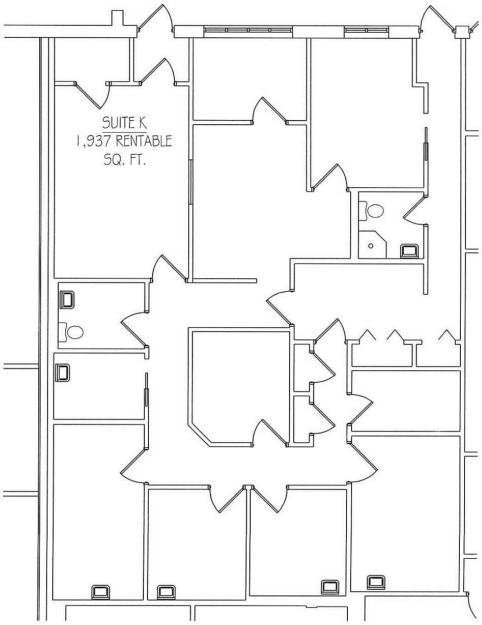
EXAMPLE FLOOR PLANS







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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	**LEASE TERM:**	24 months
TOTAL SPACE:	1,009 - 13,195 SF	**LEASE RATE:**	$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
E	-	1,028 SF	NNN	$12.00 SF/yr	Medical or Executive Office Private Entry and Restroom Ample Parking | Signage
F	Available	1,125 SF	NNN	$12.00 SF/yr	Medical or Executive Office Private Entry and Restroom Ample Parking | Signage
I	Available	1,009 SF	NNN	$12.00 SF/yr	Medical or Executive Office Private Entry and Restroom Ample Parking | Signage
S	Available	2,625 SF	NNN	$12.00 SF/yr	Medical or Executive Office Private Entry and Restroom Ample Parking | Signage

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LEASE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
V	Available	1,200 SF	NNN	$12.00 SF/yr	Medical or Executive Office Private Entry and Restroom Ample Parking | Signage
Z	Available	13,195 SF	NNN	$12.00 SF/yr	Medical or Executive Office Private Entry and Restroom Ample Parking | Signage

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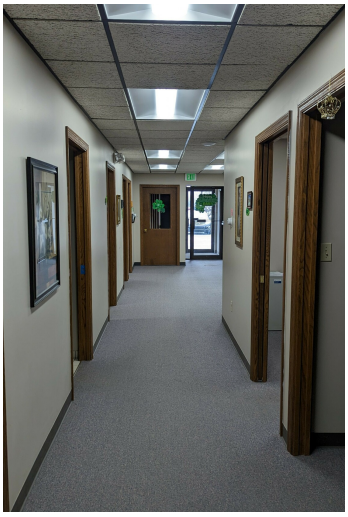
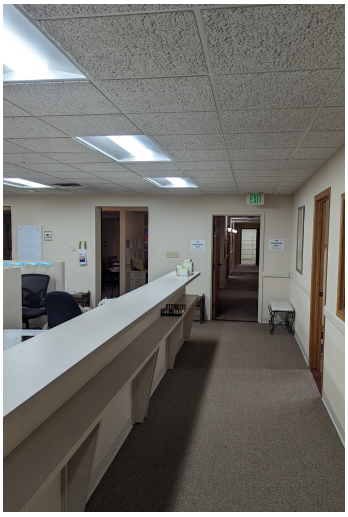
INTERIOR PHOTOS





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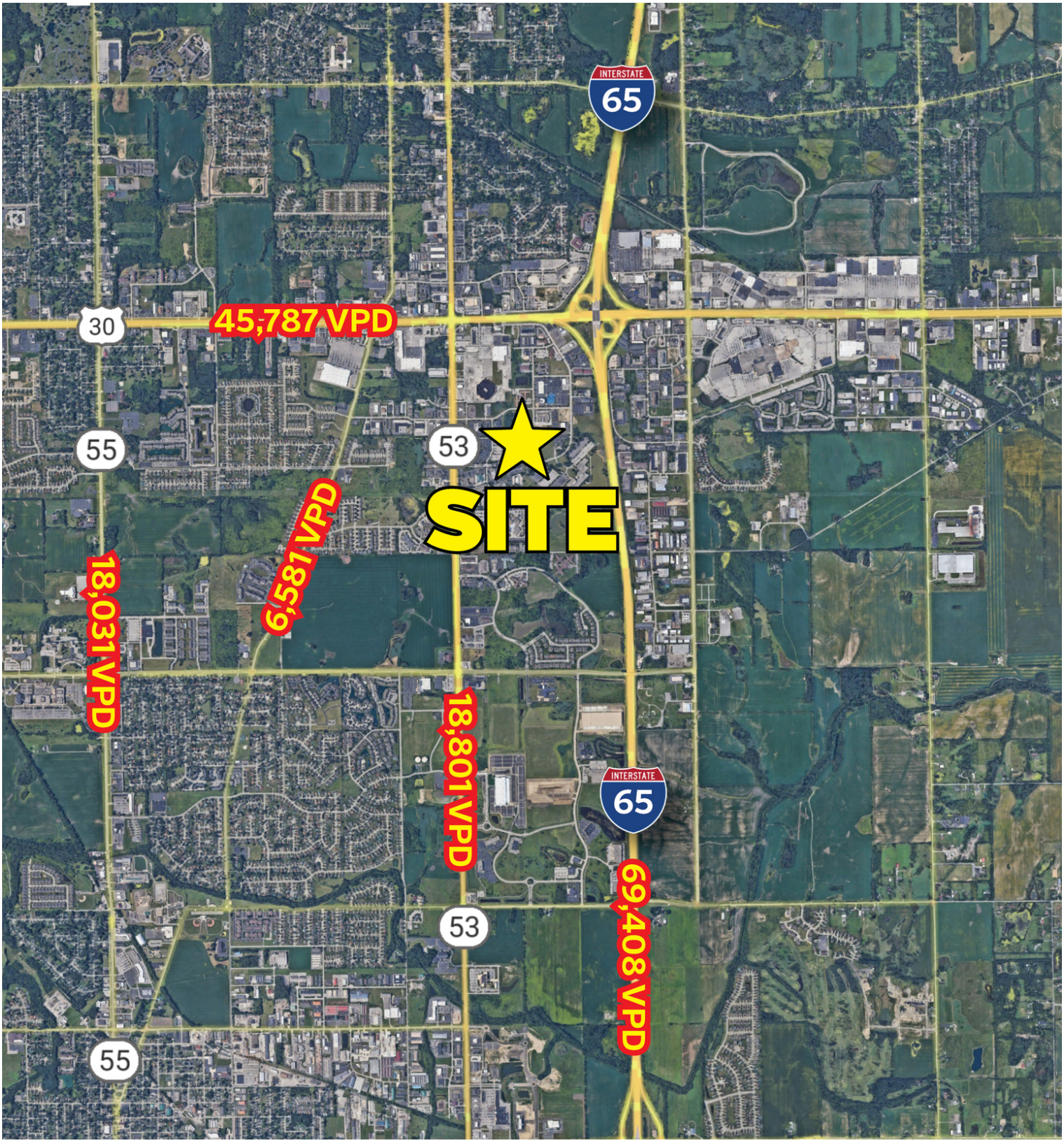
TRAFFIC COUNTS



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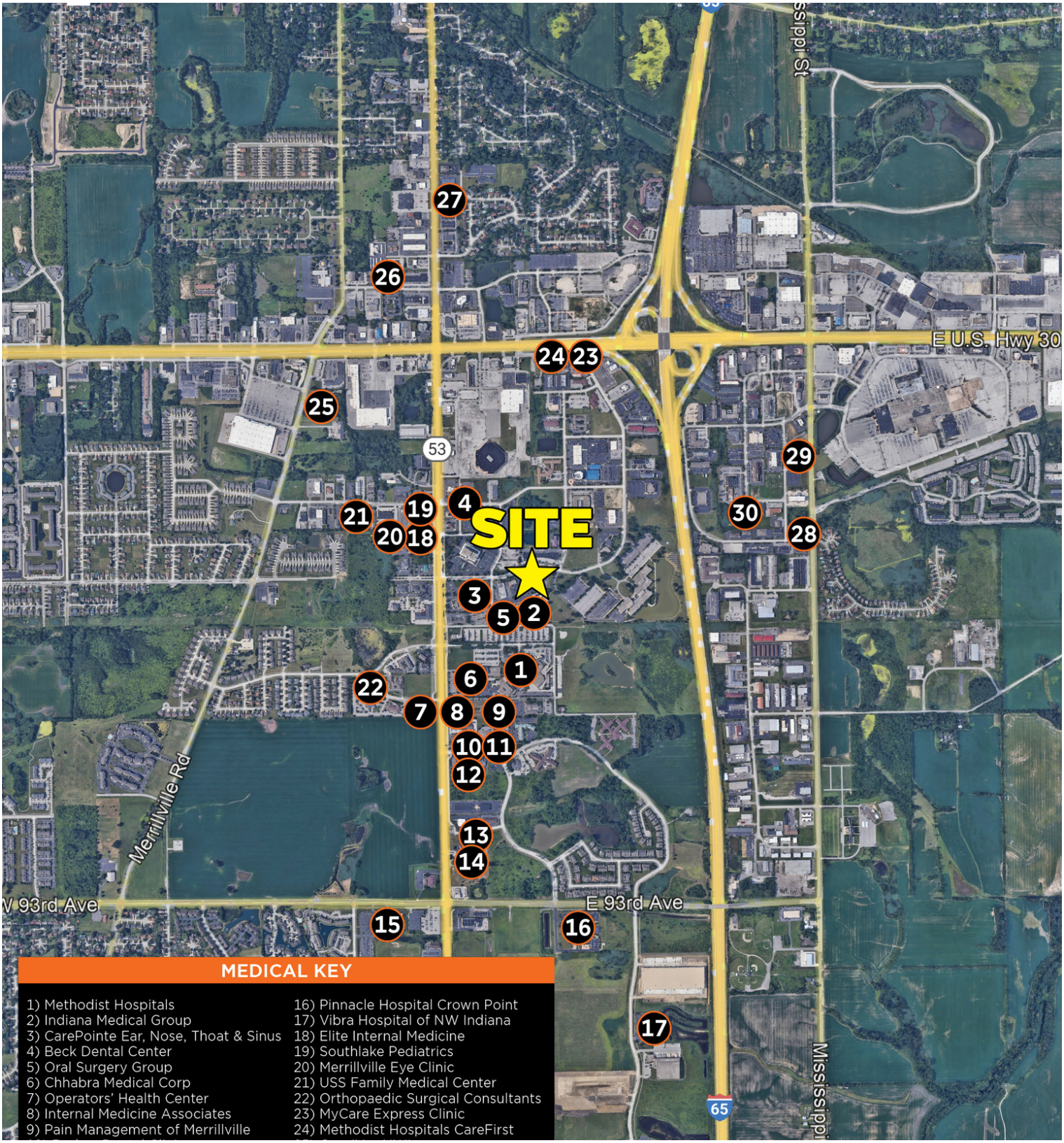
MEDICAL AREA



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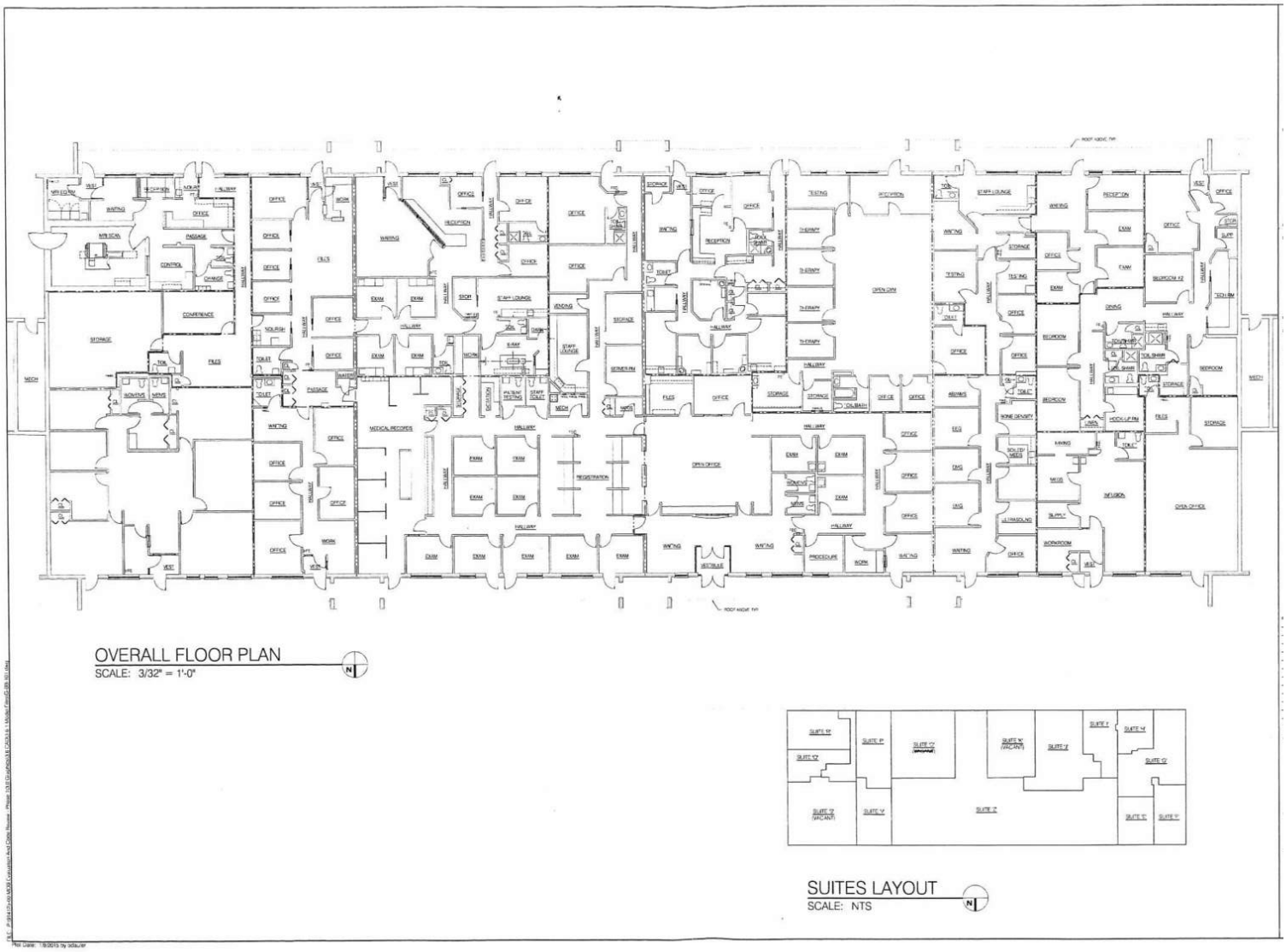
FLOOR PLAN - FULL BUILDING LAYOUT



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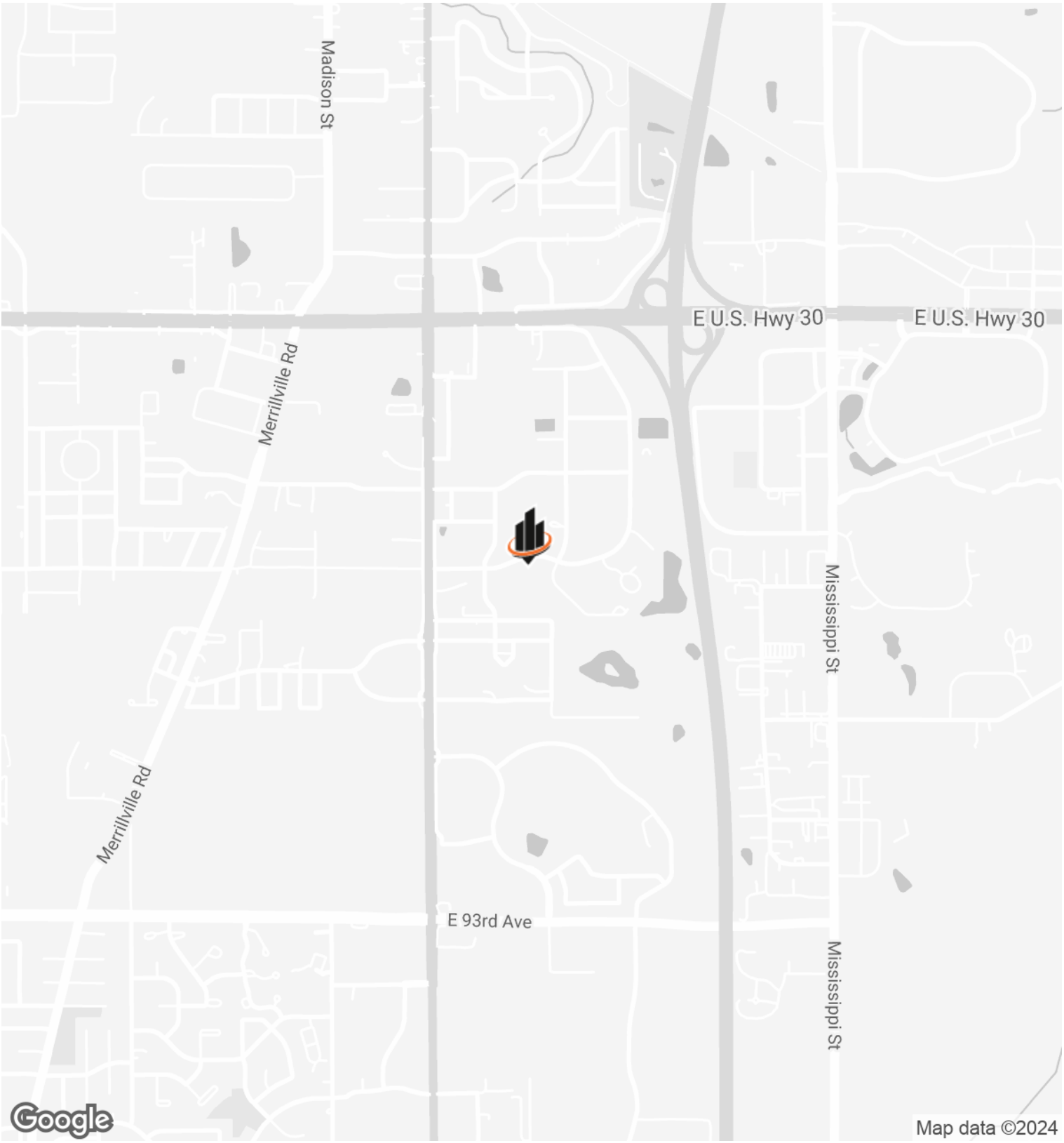
LOCATION MAP



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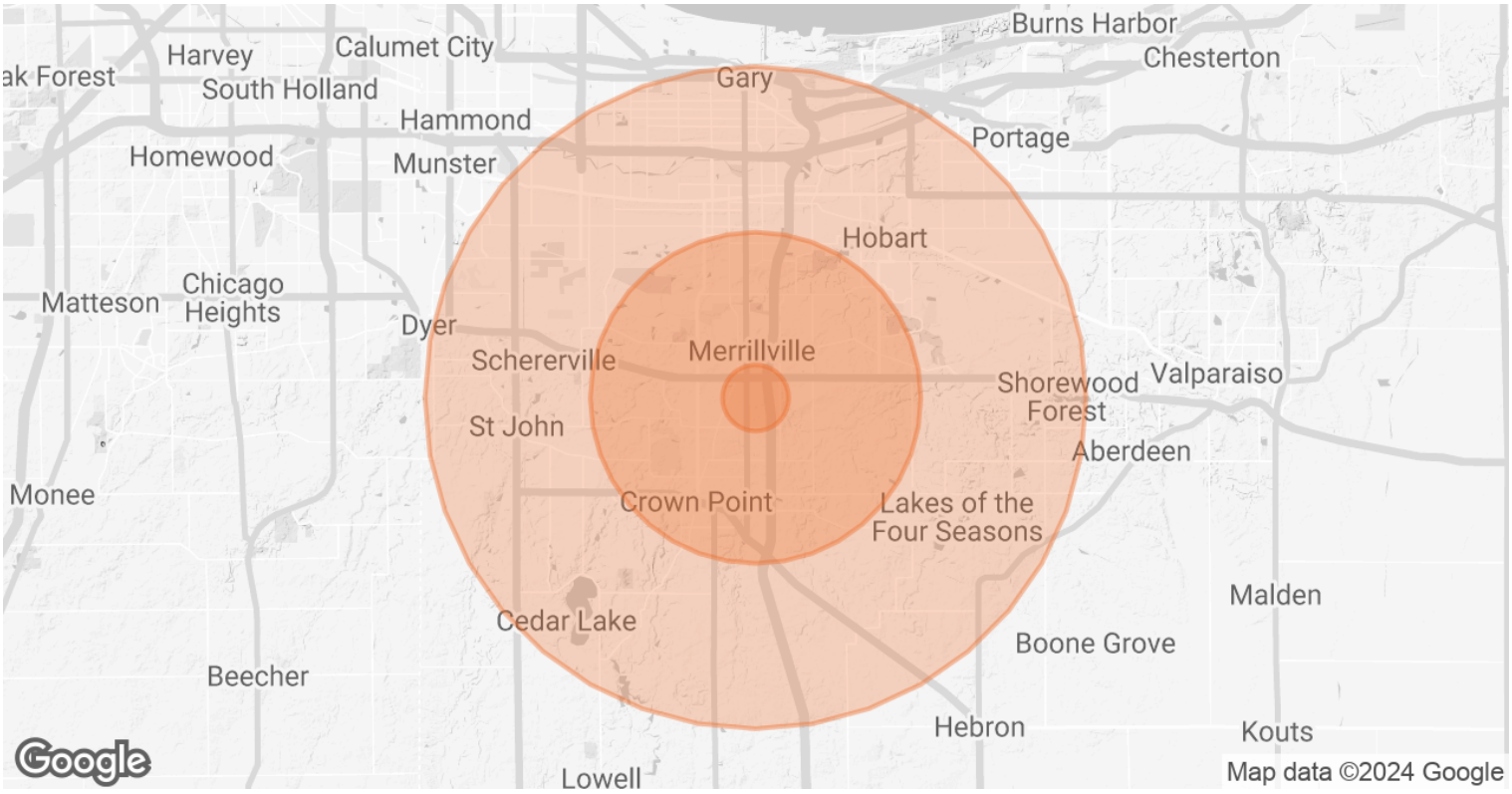
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,228	91,321	344,018
AVERAGE AGE	46.2	41.2	41.1
AVERAGE AGE (MALE)	45.8	39.2	39.0
AVERAGE AGE (FEMALE)	46.6	42.3	42.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,102	38,607	151,131
# OF PERSONS PER HH	2.0	2.4	2.3
AVERAGE HH INCOME	$63,558	$75,481	$71,845
AVERAGE HOUSE VALUE	$136,303	$173,025	$169,311

2020 American Community Survey (ACS)

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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