



## ST. JOHN PROFESSIONAL CENTER

10200 WICKER AVE  
SAINT JOHN, IN 46373

**Michael Lunn, CCIM, SIOR, ALC**  
Managing Director  
219.769.0733  
mlunn@svn.com

# Property Summary



## OFFERING SUMMARY

Available SF:	1,200 - 7,400 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Lot Size:	8 Acres
Building Size:	19,800 SF
Zoning:	B-2
Market:	Gary - MSA

## PROPERTY OVERVIEW

Welcome to St. John Professional Center. This property is located on U.S. 41 [Wicker Avenue] and consists of three one-story brick 6,600 SF office buildings. Building 4 can be built-to-suit and will consist of +/- 7,400 square feet. The attractive buildings have a pleasing soft residential look to them, with easy parking access directly in front of the individual entries. Current tenants include Weismann Eye Care, Steinmueller Dental, You & Me Spa, Transitions Counseling, Orthopedic Specialists, Realty Executives, and State Farm among others.

## LOCATION OVERVIEW

The subject property is located on the west side of Route 41, 3.5 miles south of US Highway 30 in fast-growing St. John, Indiana. This commercial corridor is exploding with the announcement of The Shoppes at 95th and major medical providers entering the market. You can be in downtown Crown Point or on 394 North within 10 minutes drive time of the site, and in the Chicago loop under 1 hour.

# Available Spaces

<b>LEASE RATE:</b>	\$15.00 SF/YR	<b>TOTAL SPACE:</b>	1,200 - 7,400 SF
<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
4th Building	Office Building	\$15.00 SF/yr	NNN	7,400 SF	Negotiable	

# Additional Photos



# Location Maps

