

# FOR SALE OR LEASE

## OFFICE BUILDING



### MARSHALL SQUARE

2600-2620 W. 81ST AVE., MERRILLVILLE, IN 46410

#### PROPERTY HIGHLIGHTS

- Located two blocks west of IN-55 on the north side of US-30
- 5 minutes from Lake County Circuit Court
- Flexible floor plans
- Tenant allowance for qualifying prospects
- Exterior is a neatly landscaped garden style office complex with ample parking
- Excellent for medical, law, insurance or similar user
- Great signage and visibility
- Traffic Counts: 42,142 VPD on 81st Ave.

<b>SALE PRICE</b>	<del>\$675,000.00</del>	<b>\$599,000</b>
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<b>LEASE RATE</b>	<b>\$12.00 SF/YR MG</b>
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#### OFFERING SUMMARY

Available SF:	Fully Leased
Lot Size:	1.28 Acres
Year Built:	1989
Building Size:	8,400 SF
Market:	Lake County
Price / SF:	\$71.31

### PRICE REDUCTION



## LOCATION DETAILS

MARSHALL SQUARE | 2600-2620 W. 81ST AVE., MERRILLVILLE, IN 46410 | FOR LEASE



STEVE NICKSIC, CCIM  
Senior Broker  
219.508.0554  
snicksic@bradleyco.com

JIM NICKSIC  
Senior Broker  
219.743.3825  
jnicksic@bradleyco.com

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