

COMMERCIAL IN-SITES, LLC
PREPARED BY: DAVID LASSER, SIOR/CCIM
REPORT DATE: JANUARY 2026
NORTHWEST INDIANA OFFICE MARKET SURVEY
MULTI-STORY CLASS "A" OFFICE BUILDINGS
**(THE NEWER AND OR LARGEST, MULTI-STORY OFFICE BUILDINGS)
(DIRECT SPACE NOT INCLUDING ANY SUBLEASES)**

MAP	BUILDING NAME	LOCATION / ADDRESS	TOTAL BUILDING SF RENTABLE SF VACANT SF	VACANT	VACANT UNITS (RENTABLE SF)	FULL SERVICE GROSS RENT/SF	OTHER TERMS AND COMMENTS
1	ONE PROFESSIONAL CENTER 2 Stories over Covered Parking Stone and Steel	CROWN POINT 2100 North Main Street 1 block south of 93rd Avenue Near Lake County Gov't Complex	25,000 22,892 0		0	\$21.00	Built 1987. Rentable/Usable Factor of 14%. 1.06 acre site. Sold in 2014 & 2019. Last quoted: \$12.00 + \$6.00 estimated for cam/taxes; 76 parking spaces Plus separately metered utilities and janitorial est @ \$3.00/SF Tenants: O'Donnell Law, GuideStar, Eley-Graham, McCarthy
2	THE GALLERIA I & II 425 East-4 Stories, 275-West-3 Stories Brick, Stone and Glass	DYER 275-425 U. S. Highway 30 NWC U.S. 30 & Church St.	92,500 92,500 20,316		425 (E) 5500, 1685, 2548 rsf 275 (W) 5364, 5219 rsf	\$24.00	Bldg 425-East 2001: 52,500 sf. Bldg 275-West 2004: 40,000 sf. R/U Factor 7% - 12% 425 asking \$17.00/SF. 275 asking \$19.00-\$21.00/SF. Modified gross lease includes cam/taxes. Multiple condominium owners. Plus utilities and janitorial services est @ \$3.00/SF Mix of ground floor retail, office and medical tenants. 449 parking spaces. Tenants: Koransky Bouwer, Endo, Ortho, Buttle, Alyssa Grace Salon, Rubino, Den Bistro, Phat Stax
3	WOUELAND PROFESSIONAL CENTER 2 Buildings, 2 Stories Brick and Dryvit 1100 West and 1160 East 1100 - bank branch with drive-up available	DYER 1100-1160 Joliet St./US 30 SEC US 30 & Liberty Place East of Post Office	35,000 35,000 0		0	\$24.00	1160 is Bldg I-East Built 2003: 18,000 SF. 1100 is Bldg II-West Built 2004: 16,236 SF Modified gross lease includes cam/taxes (low due to tax abatement). Last quoted Triple net \$15.00 + \$6.00 est for cam/taxes. 180 parking spaces. Plus separately metered utilities and janitorial est @ \$3.00/SF Tenants: ATI PT, MW Neurology, Kids First,Mitchell, Advanced Dental, Tanzillo Stassin
4	OXBOW LANDING New Construction, 3 stories Brick and Metal I-80/94 Visibility	HAMMOND 2901 & 2929 Carlson Drive 1-94 at Kennedy Ave. 3 miles east of IN/IL state line	74,400 74,400 0		2929 100% leased 2901 100% leased	\$30.35	2929 37,400 SF Built 2015. 2901 37,400 SF Built 2018, Rentable/Usable Factor: TBD Last quoted \$18.75/SF + triple net assumes \$8.60/SF (2929: \$8.29, 2901: \$8.90) Plus separately metered utilities and janitorial services est @ \$3.00/SF \$40.00 - \$60.00 TI Allowance. Parking is 5/1000, 2901 has 192 spaces. 2929 Tenants: Eichorn, Impact, RHI, Hepler, Fed Defenders, Crown Corr, Westland Bennett law 2901 Tenants: Helix Eye Care, ATG, GIT, Executive Suites ² .(entire floor small executive suites)
5	CARDINAL CAMPUS New Construction, 3 Buildings in Phase I Brick, Stone and Metal, Solar Panels Brick paver streets, gardens and hotel planned LEED certified project	HIGHLAND 2209 & 2213 Main St. NE corner Main St. and Prairie 1 block west of U.S. Hwy 41 1/4 mile northwest of Whole Foods 3.5 miles south of I 80/94	63,157 63,157 9,803		Bldg 2: 2nd floor 9803 rsf Bldg 3: 100% leased/sold	\$36.50	2018 Construction, 7 office building complex with a boutique hotel. Bldg #1: 15,717 SF, Bldg #2: 22,570 SF, Bldg #3: 24,871 SF. Rentable/Usable varies 18-21%. Triple net \$25.00+\$8.50/rsf; \$50.00/SF TI Allowance. Condominiums for purchase were previously marketed. Plus separately metered electric and janitorial services est @ \$3.00/SF Bldg #1: Veterinary Orthopedic Specialists (developer) Bldg #2: Bone & Joint Specialists, ATI, orthotics, lab, MADE DDS Bldg #3: Urologic Specialists, Otolaryngology Assoc, Lewis Brisbois Law, @Properties
6	MUNSTER PROFESSIONAL CENTER 2 Stories Brick	MUNSTER 8840 Calumet Avenue NWC Calumet & Fisher Across from Community Hospital North of Walgreen's	29,000 24,000 4,033		2nd floor 2200, 1833 sf	\$30.25	Built 2005. 124 parking spaces (3.3/1,000) across from Community Hospital & Munster H.S. Rentable/Usable Factor 17%. \$29.25/SF gross (including \$10.75 NNN). Plus janitorial services est @ \$1.00/SF. One NIPSCO meter prorated into NNN. Tenants: Edward Jones, Zounds, MW Pain Mgmt, Canalia Law, MRI, E.N.T., JSSS
7	FOUNTAIN VIEW PROF. CENTER 2 Stories Granite and Dark Tint Glass	MUNSTER 10110 Don Powers Drive Calumet/Sheffield, north of Main Near Café Borgia, Fitness Pointe	34,355 34,355 0		0	\$32.07	Built 2007. Rentable/Usable Factor 18%. 175 parking spaces, 5.43/1,000. Last quoted \$31.07/rsf includes taxes, CAM and utilities from \$20.00/SF quoted base rent. Plus janitorial services est @ \$1.00/sf. Tenants: Dr. Pellar, Retina, Sleep Lab, IN Plastic Surgery, Hinsdale Ortho, GFI Wealth, IBJI Rehab
8	MAPLE LEAF CROSSINGS 4 Stories Stone and Glass	MUNSTER 9410 Calumet Avenue NWC Calumet Ave/45th Street	61,500 61,500 11,300		1st floor 1500 usf 3rd floor 9800 usf	\$35.34	Built 2023. Mixed use development with 3 buildings, 52,500 net YSF 2 restaurants and Hyatt Hotel. 394 parking spaces. \$25.00/SF + triple net est @ \$7.34/SF. Plus separately metered utilities and janitorial services est @ \$3.00/SF. POA \$2.62/RSF Tenants: Dr. Tilak, Cut Vein Restoration, Smith Sersic Law, GIF Wealth, Restful Sleep, Indigo Lewis Joseph, LLP, 1st Source, LLC, Morgan Stanley, MEE Management 100% sold out as condos, 52,500 net USF, resales asking \$250.00/USF

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			RENTABLE SF	VACANT			
9	MERRILLVILLE CORPORATE CENTER 4 Stories Stone and Green Glass	MERRILLVILLE 8001 Broadway SEC Broadway/80th Place 1 block north of US 30/west of US 30	47,148 47,148 9,927	21%	2nd floor 5,701 rsf 3rd floor 4,226 rsf	\$28.70	Built 1992. Rentable/Usable Factor of 14.25% +/-, 189 parking spaces Triple net, \$15.00+\$12.70 est for cam/taxes, heat, air and janitorial. Plus seperately metered electric estimated at \$1.00/SF. Fiberoptics on-site. Tenants: PNC Bank, Braman, Endodontics, Gehrig, Robert Half, Mrvan US Rep
10	MERRILLVILLE CORPORATE LAKES 4 Stories Stone and Green Glass	MERRILLVILLE 707 East 80th Place SWC 80th Place/Delaware St. 1 block north of US 30/west of US 30	46,680 46,680 3,695	8%	1st floor 317 rsf 2nd floor 3,378 rsf	\$26.45	2001 construction. Rentable/Usable Factor 11.58% +/-, 227 parking spaces Triple net, \$15.00+\$10.45 est for cam/taxes, heat, air and janitorial. Plus seperately metered electric est. at \$1.00/SF. Fiberoptics on-site. Tenants: Merrill Lynch, Reminger Law, FH Paschen, Quintairos Prieto Wood Boyer PA
11	PARK TOWER 3 Stories Stone, Brick, Dryvit and Metal	MERRILLVILLE 233 East 84th Drive SEC 84th Drive & Connecticut 1 block east of Broadway	58,843 58,843 2,473	4%	3rd floor 2,473 usf	\$23.85	Built 2001. Rentable/Usable Factor of 12%. Note leasing here is done on USF. Turn-key finishes by Owner. 1st floor last quoted \$24.00/SF + utilites & janitorial est @ \$3.00 3rd floor is modified gross \$22.85/SF, includes utilities + janitorial est @ \$1.00. Tenants: Knight Hoppe, Clark Dietrich, Cassidy Schade, Robinson, Cender, Kroenberg
12	8585 BROADWAY JP Morgan/Chase Bank 8 Stories Limestone	MERRILLVILLE 8585 Broadway NEC Broadway/86th Avenue Tallest building in Merrillville	190,000 172,410 100,002	53%	1st floor 20,177 rsf 2nd floor 30,858 rsf 3rd floor 13,540 rsf 4th floor 2,136 rsf 5th floor 13,668 rsf 6th floor 10,594 rsf 7th floor 4,970 rsf 8th floor 4,059 rsf	\$20.00	Built 1977. Quoting Rentable/Usable Factor of 15% (actual is more, 3 story atrium). Totally full service gross lease includes cam, taxes, utilities & janitorial. 800 parking spaces In 2000 Bank One sale/3 floor 10-year lease-back transaction occurred. 2016-2018 \$4,000,000 +/- renovations inside & outside, 2,100 SF 40 seat conference room Chase Bank has completely vacated. TI Allowance \$5.00/USF/year Tenants: Wells Fargo, Thrivent, Village MD, Martin & Martin, Hoepfner Law, Garan Lucow, VS Engineering
13	GEMINUS CORPORATE CENTER 4 Stories plus Lower Level Brick	MERRILLVILLE 8400 Louisiana Street 2 blocks southeast of U.S. 30/I-65 West of Westfield Southlake Mall	60,900 45,500 0	0%	0	\$20.00	Built 1979. Rentable/Usable Factor of 12.1% (actual is more, 4 story atrium). Totally full service gross lease includes cam, taxes, utilities & janitorial. Last quoted: \$20.00/RSF. 1999 sold to Geminus, which is Owner occupying most of the building. Tenants: Geminus, Tri-City, Regional Mental Health, Head Start, IN Tech
14	PURDUE TECHNOLOGY CENTER 2 stories Precast concrete, steel and	MERRILLVILLE 9800 Connecticut Drive AmeriPlex at the Crossroads Broadway frontage Crown Point mailing address	59,824 56,672 10,532	18%	2nd floor lab 1393, 488 rsf 2nd floor office 5,954, 2697 rsf	\$25.00	Built in 2004. 40,000 SF 20,000 sf addition in 2005. Rentable/Usable Factor of 22% Full service gross: office space \$25.00/SF and finished lab space \$38.09/SF TIA Allowance for remodels \$30.00/USF Lab space includes ventilation hoods, multiple gas lines, 3 phase power. 3 common conference rooms, breakroom and patio. Tenant: Purdue, RDA, SBDC, White-Peterman, BP, M&O, Mesa, Pearson Testing, IN Land Trust Some 1 room executive suites. Co-space offers access to mailbox and all amenities.

All information furnished is from sources deemed reliable and is subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawn without notice.

Source: Commercial In-Sites 1-1-26 **Page 2 of 5**

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			VACANT SF				
15	PLUM CREEK CENTER I 2 Stories Brick and Dark Tint Glass	SCHERERVILLE 222 Indianapolis Boulevard West of US 41 on Plum Creek Dr Next to Jalapenos, Panera	34,340 34,340 3,045	 9%	2nd floor 3,045 sf	\$31.93	Built 2001. Rentable/Usable Factor 22%. \$21.00+\$10.93 estimated triple net cam/taxes. Includes utilities and 5 day a week janitorial Tenants: Legacy, Hammer, Grzesik, Enbridge, American Dream, GENOA
16	PLUM CREEK CENTER II 2 Stories Brick and Dark Tint Glass	SCHERERVILLE 322 Indianapolis Boulevard West of US 41 on Plum Creek Dr Next to National City Bank, Bouna Beef	32,103 32,103 2,540	 8%	2nd floor 2,540 rsf	\$32.29	Built 2007. Rentable/Usable Factor of 22%. \$21.00+\$11.29 estimated triple net cam/taxes. Includes utilities and 5 day a week janitorial Tenants: Edward Jones, Proper Title and Future, Platt DDS, Dr. Garza, Tom O'Donnell Law
17	THE CROSSINGS OF SCHERERVILLE Formerly Plaza 833 2 Towers, 4 Stories plus Lower Level Stone, Brick and Metal Panels	SCHERERVILLE 833 West U.S. 30 SWC US 30 & US 41 Across from Tiebel's Restaurant	115,311 105,163 14,078	 12%	LL West 2,945 rsf 1 East: 3,157 rsf 2 West: 2,804 rsf 4 East: 5,172 rsf East Exec Suites - leased	\$26.00	Built 1973/1982. Rentable/Usable Factor applied of 18% (actual is more, 4 story atrium). 2007 and 2014 Contemporary renovations of exterior and common areas. Entire floor plates are 12,599 rsf. 350+ parking spaces From \$19.00 - \$30.00/SF full service gross includes cam/taxes/utilities and 5 day janitorial service. 4 East executive suites: 2,087 rsf 7 rooms, furnished suites at \$30.00/rsf, copier, coffee, lounge Tenants: Clifton, Laciak, Core, Lakeshore B/J, Coldwell Banker, O'Neil, Arcelor, Progressive
18	FIRST FINANCIAL BANK 3 Stories Plus Lower Level Walk Out Brick	SCHERERVILLE 450 West U.S. 30 NEC US 30 & Joliet Street 1/2 mile east of US 41	21,394 21,394 0	 0%	0	\$20.00	Built 2003. Rentable/Usable Factor of 14.8%. Last quoted \$20.00 full service gross lease includes cam, taxes, utilities & janitorial. Nicely built out and fully furnished, 3rd floor space Tenants: First Financial Bank (Owner occupied)
19	THE POINTE 3 Stories Stone, Brick and Dryvit	SCHERERVILLE 5521 West U.S. 30 SEC US 30 & Burr Street Across from Walgreen's, BP Crown Point mailing address	52,804 52,804 8,900	 17%	1st floor 1,600 sf 2nd floor 5,500 sf 3rd floor 1,800 sf	\$19.00	Built 2003. Rentable/Usable Factor of 12%. 230 parking spaces (4.4/1,000) \$16.00/SF Modified gross includes approx \$6.00/SF estimated triple net cam/taxes. Plus separately metered utilities and janitorial services est @ \$3.00/SF Tenants: Stellar College, Midwest Express Clinic, Buckeye, Infuse DDS, Life Strategies
20	AMERICAN COMMUNITY BANK 3 Stories Colonial Brick	SCHERERVILLE 7880 Wicker Avenue (U.S. 41) SWC US 41 & W 78th Court 1 mile south of US 30	33,024 33,024 0	 0%	0	\$21.00	Built 2009. Rentable/Usable Factor estimated at 12%. Last quoted \$20.00/SF gross including utililites. Plus janitorial services est @ \$1.00/SF Excess bank conference space on second floor. Tenants: American Community Bank, Bruce Clark Law, Inspired Title.

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21	STERLING CREEK PROFESSIONAL 2 Stories Stone, Brick and Dryvit	PORTAGE 3691 Willowcreek Road Across from Porter Hospital	41,000 41,000 0	 0%	0	\$24.50	Built 2007. First and only building in newer office/medical park. Rentable/Usable Factor of 15% (approximated) Last quoted: \$15.50 + \$6.00 estimated triple net cam/taxes. Plus separately metered utilities and janitorial services est @ \$3.00/SF Tenants: Lake Shore Bone & Joint, Boys & Girls Club of Porter County
22	FIFTH THIRD BANK BUILDING 4 Stories Limestone	VALPARAISO 56 South Washington Street SWC Lincolnway/Washington NWC of Downtown Square	36,970 36,970 0	 0%	0	\$20.04	Built 1969. Rentable/Usable Factor of 22%. Some covered parking. Nicely built out corporate office space. Last quoted: Gross includes \$14.00 + \$5.04/cam/taxes/utilities + \$1.00/SF janitorial 5/3 Bank owns building expands & contracts into use of space. Tenants: Fifth Third Bank, Blachly Tabor Bozik, Ogletree Deakins, Laciak CPA
23	EASTPORT TOWER 3 Stories Block, Dryvit and Metal	VALPARAISO 3001 Leonard Drive SR 49 Frontage Road off US 30	31,000 25,000 0	 0%	0	\$28.28	Built 1995. Rentable/Usable Factor of 17.2%. Last quoted: \$18.28 + Triple Net est @\$7.00 + utilities and janitorial services est @ \$3.00/SF Located in a mixed commercial/industrial park, adjoins Porter County Airport Tenants: NiSource/NIPSCO (single tenant building now)
24	SILHAVY POINTE 3 Stories Stone, Brick and Dryvit	VALPARAISO 1351 Silhavy Rd (US 30 Front) NWC U.S. Hwy 30 & S.R. 49 East of Strongbow's Restaurant	19,740 19,740 0	 0%	0	\$27.82	Built 2006. Rentable/Usable Factor 17%. Last quoted: \$18.00 + \$6.82/SF estimated triple net cam/taxes. Plus separately metered utilities and janitorial services est @ \$3.00/SF Tenants: Raymond James, John Anderson Foundation, Dermio, State Farm, Dr. Soleymani
25	FOREST PARK 2 Stories Dryvit	VALPARAISO 334 West US Hwy 30 1 mile east of Shorewood Forest	60,000 60,000 3,473	 6%	3,473	\$23.00	Built 1996. Rentable/Usable Factor 10% \$20.00 plus separately metered utilities & janitorial services est @ \$3.00/SF Tenants: US Federal CU, Express, Asera, ISTA, Sikorski, Bankers Life, Allstate
26	WINFIELD WOODS 3 Stories Stone, Brick and Dryvit	WINFIELD 9150 East 109th Avenue East of Randolph Rd. 3.4 miles south of US 30	25,500 24,000 0	 0%	0	\$21.50	Built 2008. Rentable/Usable Factor 17%. \$40.00/USF TI Allowance. 150 parking spaces. Last quoted: \$14.00+\$4.50 estimated triple net cam/taxes or \$18.50/SF MG Plus separately metered utilities and janitorial services est @ \$3.00/SF Tenants: Winfield Medicine/Rush P.T., Lab Corp, Winfield Dental, Anchor, C.P. Pharmacy

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LAKE COUNTY ONLY SUBTOTAL 21 BUILDINGS	TOTAL BUILDING SQ.FT. TOTAL AVAILABLE SQ.FT.	1,192,783 200,644	17%	VACANCY RATE	\$26.15	AVERAGE ASKING FULL SERVICE GROSS RENTAL RATE
PORTER COUNTY ONLY SUBTOTAL 5 BUILDINGS	TOTAL BUILDING SQ.FT. TOTAL AVAILABLE SQ.FT.	188,710 3,473	2%	VACANCY RATE	\$24.73	AVERAGE ASKING FULL SERVICE GROSS RENTAL RATE
REPORT TOTALS SUMMARY 26 BUILDINGS	TOTAL BUILDING SQ.FT. TOTAL AVAILABLE SQ.FT.	1,381,493 204,117	15%	VACANCY RATE	\$25.88	AVERAGE ASKING FULL SERVICE GROSS RENTAL RATE