



# Village Point Medical Office Building



**NOW LEASING**



## Village Point Medical Office Building

Coffee Creek Healthcare Campus

Located on the beautiful Coffee Creek Healthcare Campus, the Village Point Medical Office Building offers 32,000 square feet of high-quality new construction in a conveniently located patient-friendly facility where physicians can settle and grow their practices.

### High visibility on I-80



### Village Point at a glance...

<b>Address:</b>	3100 Village Point, Chesterton, IN
<b>Location:</b>	Coffee Creek Healthcare Campus Route 49 and the Indiana Toll Road
<b>Project:</b>	New medical office building
<b>Description:</b>	A two-story 32,000-square-foot medical office building
<b>Exterior:</b>	Masonry with architectural accents
<b>Entrance:</b>	Patient drop-off with drive-thru canopy
<b>Parking:</b>	Abundant surface parking with approximately five spaces per 1,000 square feet
<b>HVAC:</b>	Energy-efficient rooftop package units delivering heating and air conditioning to tenants' spaces. Approximately one zone (T-stat) per 1,400 square feet
<b>Elevator:</b>	One oversized medical elevator
<b>Ceiling Heights:</b>	9' ceilings in corridors & tenant spaces
<b>Efficient Floors:</b>	"Deep" and "shallow" spaces are available to accommodate both large and small tenants
<b>Property Mgr:</b>	HSA PrimeCare will provide full service medical property management services



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## Coffee Creek Healthcare Campus

This 120-acre campus at Coffee Creek is dedicated to the highest quality healthcare-related medical, academic and research facilities. Medical professionals at the campus take an individualized approach to health and wellness, focusing on the specialized needs of each patient. Development of facilities on campus is undertaken with a concentrated emphasis on meeting the requirements of individual providers and practice groups in an environment that communicates health, wellness and convenience to patients.



**Building offers high visibility from the Indiana Roll Road (I-80/90)**

### Lease terms...

<b>Available Space:</b>	16,000 sf located on the second floor divisible to 1,000 sf suites; custom floor plans to suit individual practices	<b>Services:</b>	5-day per week janitorial; common area maintenance; heating and air-conditioning extended hours; 24/7 access to building; medical waste removal not included
<b>Base Rent:</b>	\$19.00 / RSF net, plus pro-rata taxes and operating expenses	<b>Electricity:</b>	Separately metered per tenant
<b>Annual Rent Adjustment:</b>	2.5% per lease year	<b>Security Deposit:</b>	Subject to financial review
<b>Occupancy:</b>	Immediate		



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