



Beacon Hill Medical Pavilion

NWC I-65 and 109th Street // Crown Point, IN
10,000 to 60,000 SF Available

Property Highlights

- 4.57 acre land site for lease or build-to-suit
- Immediate access to I-65 via 109th Street
- Up to 60,000 SF medical office space available
- Located in the exciting Beacon Hill mixed use development in Crown Point, Indiana
- No medical use restrictions on this site

HSA Commercial: 100 S Wacker Drive, Suite 950 | Chicago, Illinois 60606 | www.hsacommercial.com
Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing may be withdrawn without notice.

Area Medical Providers

- UChicago Medicine
- Community Healthcare System
- Lakeshore Bone & Joint Institute
- 3 miles to new Franciscan Health Crown Point Hospital

Contact

HSA
COMMERCIAL REAL ESTATE

Robert Titzer
p 312.458.4468
rtitzer@hsacommercial.com



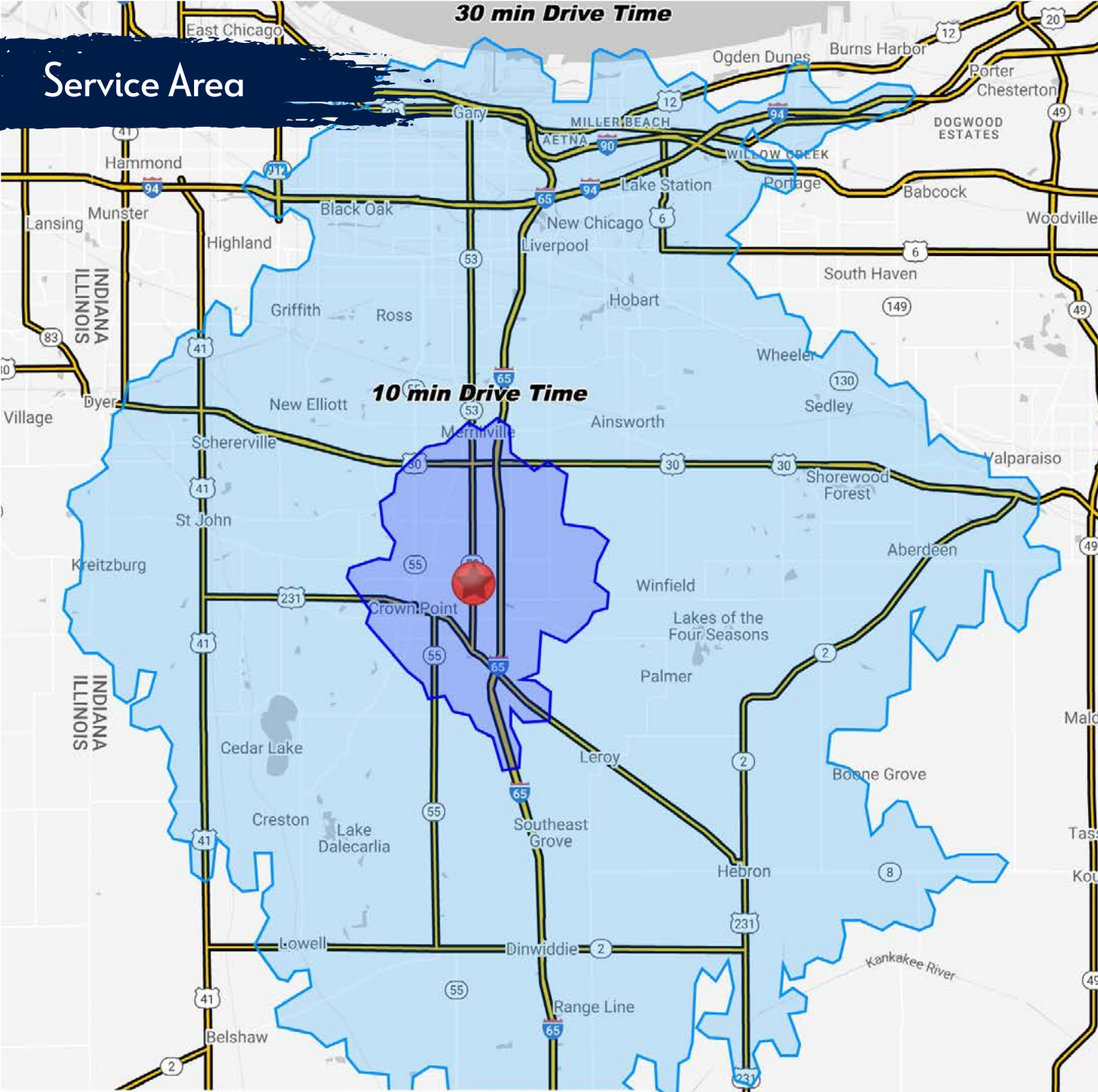
Beacon Hill Development

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Service Area



Demographics



Population

10-minute: 44,078
30-minute: 377,122



Average Household Income

10-minute: \$107,215
30-minute: \$100,176



Households

10-minute: 18,135
30-minute: 149,047



Employees

10-minute: 35,704
30-minute: 124,343



Median Age

10-minute: 40.5
30-minute: 39.6

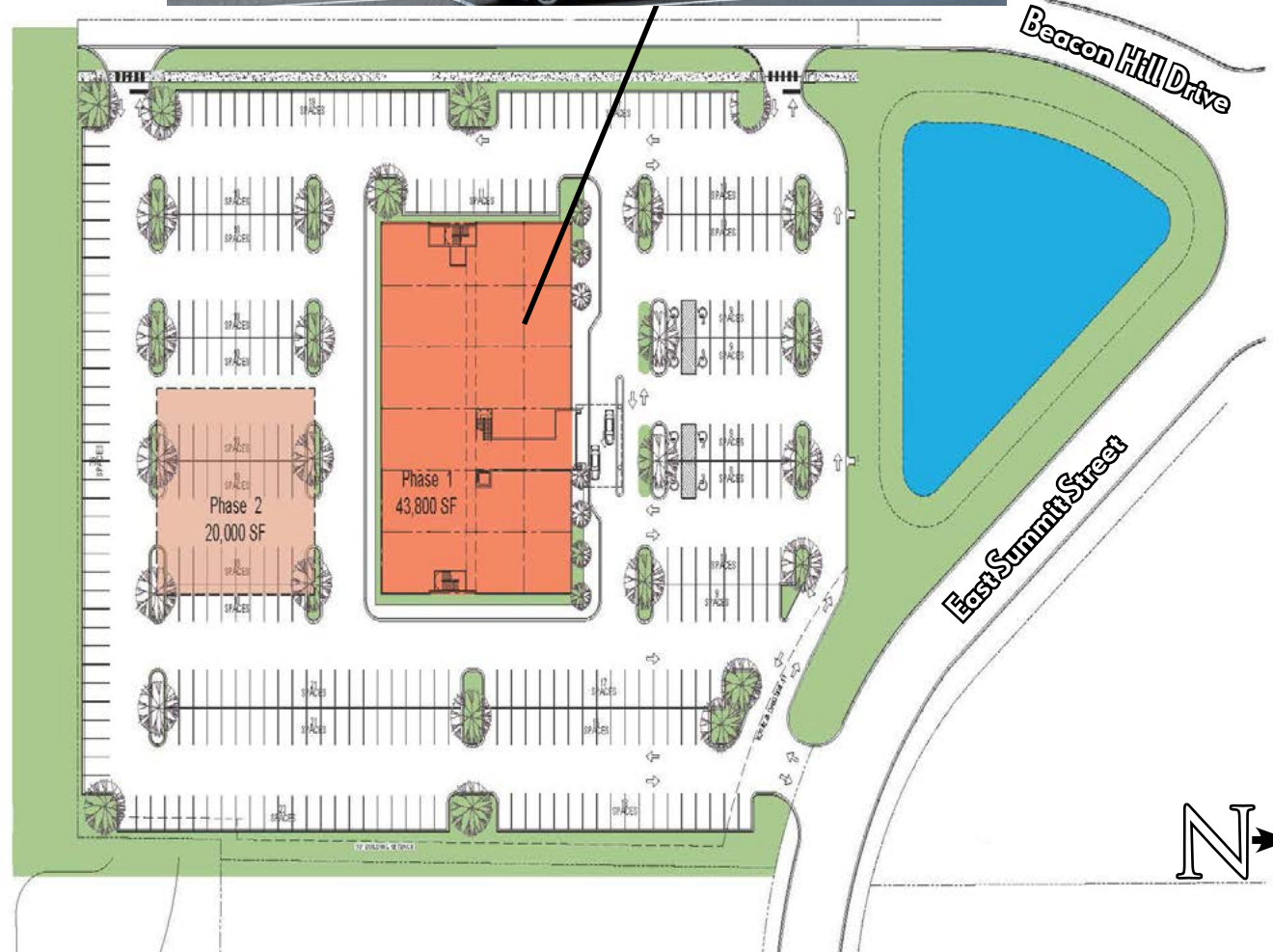
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Conceptual Site Plan

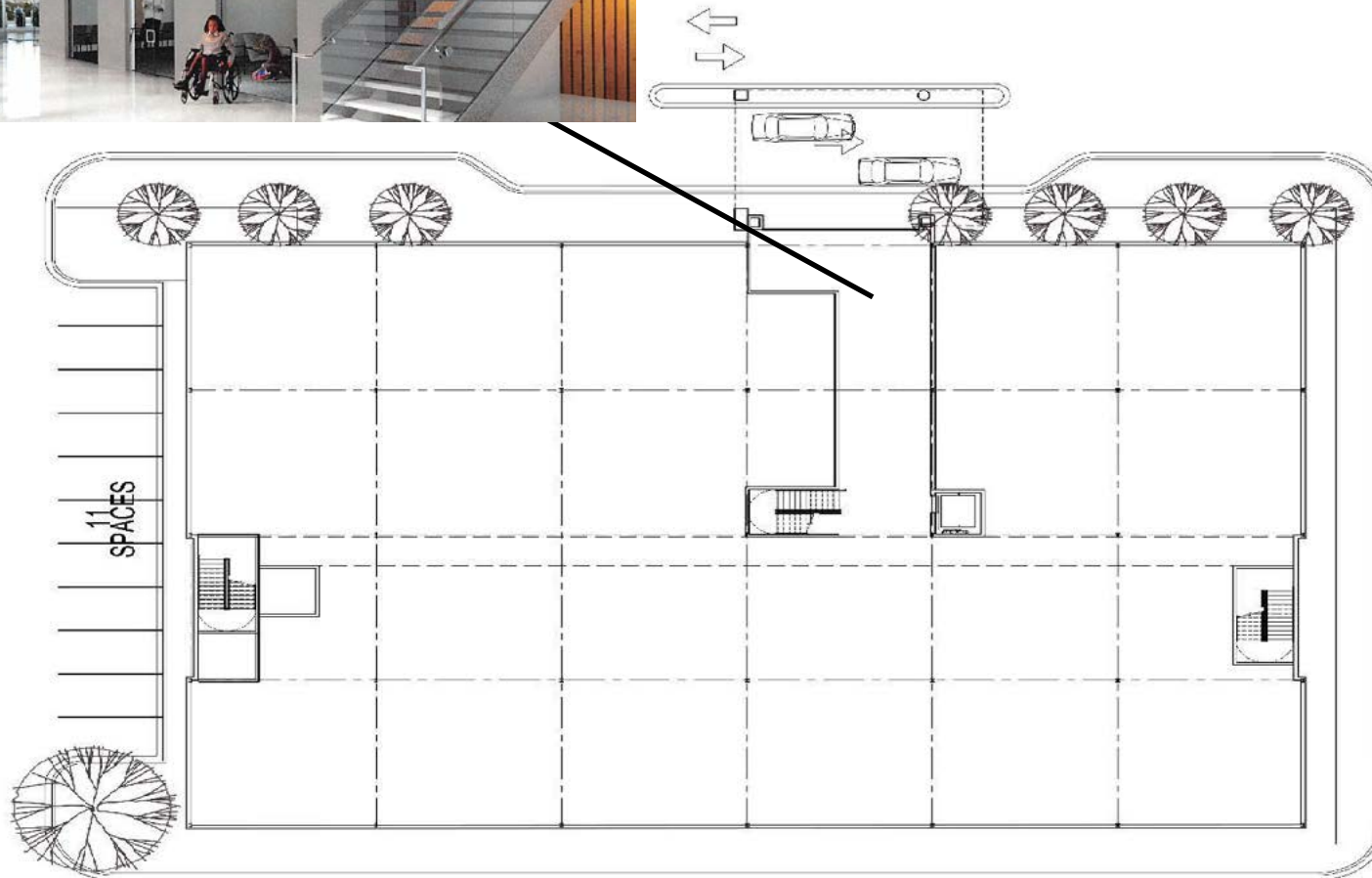
| | |
|--------------------------------|------------|
| BUILDING 1: | 43,800 SF |
| PARKING REQ AT 5.0/1000 | 319 spaces |
| PARKING PROVIDED | 354 spaces |
| BUILDING 2: | 20,000 SF |
| TOTAL AREA | 63,800 SF |
| PARKING REQ AT 5.0/1000 | 319 spaces |
| PARKING PROVIDED | 304 spaces |



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Conceptual Floor Plan

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Crown Point, Indiana



- Voted 'Best Downtown'
- Top ranked Crown Point High School
- Outstanding population growth with increasing median household income



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About HSA PrimeCare

Other HSA PrimeCare Developments Include:

Silver Cross Health Center - New Lenox, IL



University of Chicago Cancer Center - New Lenox, IL



Silver Cross Medical Office Pavilion - New Lenox, IL



Franciscan St. Anthony Outpatient Center - Lowell, IN



Froedtert & the Medical College of Wisconsin Drexel Town Square Health Center - Oak Creek, WI



Franciscan Health Woodland Cancer Care Center - Michigan City, IN



Advocate Medical Campus Southwest - Tinley Park, IL



Loyola Gottlieb Center for Immediate Care - River Forest, IL



Coffee Creek Medical Office Building - Chesterton, IN



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