

825 NORTHGATE BLVD

825 Northgate Blvd | New Albany, IN



 Dahlem

THE SPACE

Location **825 Northgate Blvd, New Albany, IN, 47150**
 COUNTY **Floyd**

HIGHLIGHTS

- Class A Office Suites
- Extensive Capital Improvements Throughout Building
- Conveniently Located at Grant Line Road & I-265
- Upgraded Finishes within Available Suites
- Suites Available Separate or Combined
- Combined SF 5,632 Asking \$18.00 PSF NNN



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type
100	Vacant	1st	2,725	\$20	NNN
102	Vacant	1st	2,907	\$20	NNN

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,413	54,424	107,227

AVERAGE HOUSEHOLD INCOME

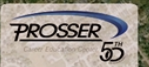
1.00 MILE	3.00 MILE	5.00 MILE
\$71,836	\$66,481	\$66,753

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,073	22,489	43,852



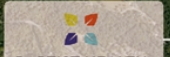
INDIANA UNIVERSITY
SOUTHEAST



62



Kraft-Graceland
Memorial Park



FAIRMONT ELEMENTARY
SCHOOL

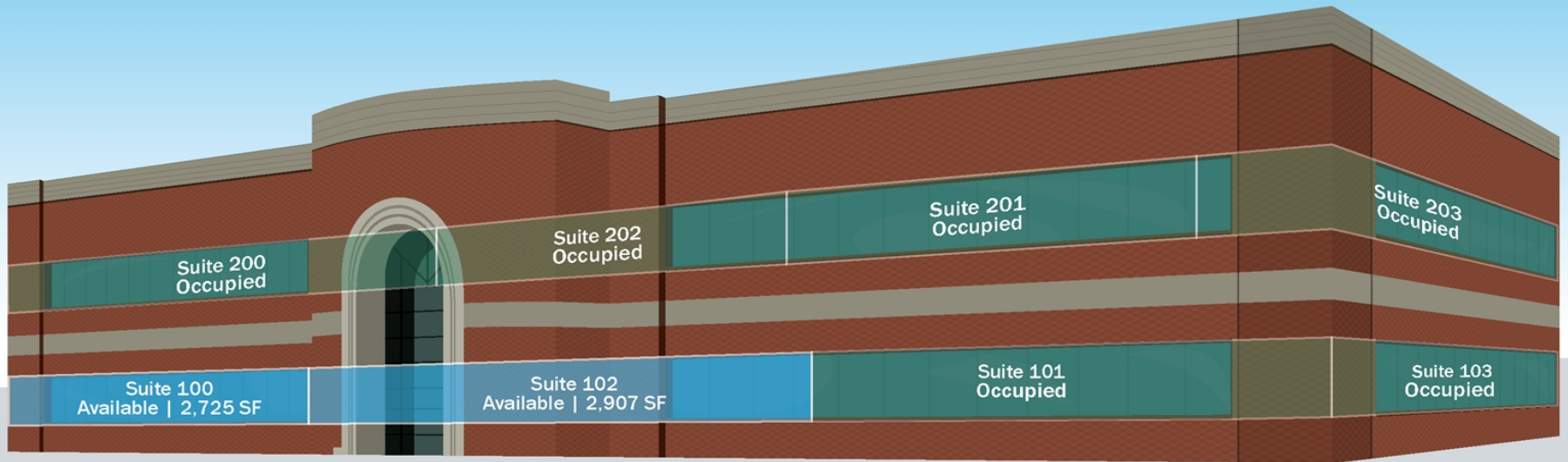


NEW ALBANY
HIGH SCHOOL



825 NORTHGATE BLVD

NEW ALBANY, INDIANA





Ste 100 - Entrance



Ste 100 - Conference Room



Ste 100 - Kitchenette



Ste 100 - Office



Ste 102 - Conference Room



Ste 102 - Office



Ste 102 - Hallway

MAG
MAXIMUS AUTO GROUP

825 NORTHGATE

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Dahlem and it should not be made available to any other person or entity without the written consent of Dahlem.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Dahlem. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

HHC PROPERTIES

The information contained herein is not a substitute for a thorough due diligence investigation. Dahlem has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, CFCs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

FRONTIER WARRANTY SOLUTIONS

20/TWENTY STRATEGIC SOLUTIONS

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Dahlem has not verified, and will not verify, any of the information contained herein, nor has Dahlem conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers will be responsible for their costs and expenses of investigating the subject property.

AUTO OWNERS INSURANCE

CENVEO WORLDWIDE LIMITED

BAPTIST HEALTH

PATOKA CAPITAL

MAXIMUS AUTO GROUP

Exclusively Marketed by:

Charlie Dahlem
President
502.614.0290
charlie@dahlem.com

Wes Elmore
Leasing Agent
502.614.0290
wes@dahlem.com

