

2901
CARLSON DRIVE



BUILDING SIZE

37,800
SQUARE FEET

PARKING SPACES

192

VIEWS FROM EXPRESSWAY

170,000
VEHICLES PER DAY

SITE SIZE

3.5
ACRES

Building Specs

A New Standard for Office Space in Northwest Indiana.

Located in Hammond on Interstate 80/94 at Kennedy Avenue, three miles east of the Indiana/Illinois state line and less than 30 minutes to Chicago.

Location

2901 Carlson Drive
Interstate 80/94 at Kennedy Avenue

Project Team

Developer: ATG Real Estate Development LLC
Architect: Architectural Group III
Leasing Broker: First Location LLC

Office Space

- Three floors
- 37,200 total rentable square feet with over 12,400 per floor
- Typical core to window depth of 30 to 40 feet
- Exterior column spacing of approximately 24 feet
- 4' 9" planning module
- Fully ADA accessible

Parking

- 192 parking spaces

Superstructure

- Structural steel building with concrete floor decks
- Window systems include curtain wall, butt glazing and punched openings

Floor Heights

- 12 foot floor to floor
- 9 foot finished ceiling with full height windows

Electrical System

- Separately metered electric service

Security

- 24 hours, 7 days per week secured access after hours

HVAC System

- Zoned system separately metered for gas forced air heat and electric condenser cooling
- System designed for tenant density of one person per