



Michigan City, Indiana

## Where Health and Business Synergize

Indiana University Health LaPorte Hospital and Holladay Properties are excited to announce a new joint venture development serving LaPorte County, Indiana: LifeWorks Business Park. This 40-acre master-planned business park will include a mix of hospitality, retail, office and medical space for a variety of users.

An attractive array of services and amenities combined with our convenient location and beautifully designed architecture and landscaping will ensure a quality development that will make this the go-to park in the area.

## Easy Access

Located at the intersection of I-94 and US-421 at the gateway to Michigan City, LifeWorks Business Park provides easy access to downtown Michigan City via US-421, as well as many other major metropolitan areas and highways via I-94.

## Area Attractions & Amenities

LifeWorks is situated in a park setting surrounded by a wide array of services and amenities including:

- Access to Downtown Michigan City
- Hotels
- Restaurants
- Outlet Mall and additional national, regional, and local retailers
- Casino
- Lake Michigan



## Lower Cost, Greater Value

Indiana has been recognized as a superior location for business and industry due to its competitive tax guidelines and relatively inexpensive property costs.

LifeWorks Business Park will enable you to enjoy great money-saving advantages while benefitting from outstanding amenities and resources to help your business succeed and grow.



## The Perfect Setting

LifeWorks is a master-planned business park that provides the perfect setting and accommodations for a variety of uses. Land purchase, leasing and build-to-suit opportunities are available for every size business, and plans are tailored to fit your budget and other needs. Financing is available for projects of any size.

Let us show you how LifeWorks can work for you!



## Unparalleled Environment

LifeWorks embraces the environment and will make the most of its surroundings. Tenants in this distinctive business park enjoy running trails, ponds, and wetlands, which will provide added benefits for you and your employees.







### AVERAGE DAILY TRAFFIC

I-94 -----> 45,985

US-421 -----> 34,899

### DEMOGRAPHIC SNAPSHOT

(10 Mile Radius)

Population -----> 96,163

Households -----> 36,698

Average Income -----> \$52,402

### SERVICE / RETAIL

21,500 SF of retail/service space will serve the tenants of the business park.



### HOTEL

A full-service Hampton Inn hotel is now open to meet the needs of a growing business.



### TRAIL SYSTEM

A continuous looped trail system will provide connectivity throughout the park.



## About Holladay Properties

Founded in 1952, Holladay Properties has grown and diversified from the construction of single-family tract housing to become a full-scale land development, design/build & fully-integrated real estate company, and one of the largest medical office management firms in the country. Holladay has more than 200 full-time associates in a range of specialties working from five development and about 20 management offices in major metropolitan areas with the knowledge and experience to complete any type of project for any kind of client.



## About IU Health LaPorte Hospital

Indiana University Health LaPorte Hospital aims to provide patients with safe, efficient, quality healthcare through excellence in service, technology and education. Along with partners IU Health, the Foundation, the Auxiliary, and IU Health LaPorte Physicians, Indiana University Health LaPorte Hospital is committed to providing for a healthy today, and planning for a healthier tomorrow.

A Joint Venture Development by



HOLLADAY  
PROPERTIES

&



La Porte Hospital



[www.HolladayProperties.com](http://www.HolladayProperties.com)

South Bend - Nashville - Indianapolis - Chicago/Portage - Richmond

For more information on build-to-suit, leasing or land purchase opportunities at LifeWorks Business Park, please call 219-841-5749.

