

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$19.00/RSF
Min/Max SF:	491/ 2,694 RSF
Lease Type:	Gross
Expenses:	Utilities and janitorial
Utility \$/SF:	\$1.50/SF
Building Size:	38,208 +/-
Lot Size:	2.18 Acres
Parking:	118

PROPERTY OVERVIEW

Introducing a prime leasing opportunity at 9245 Calumet Avenue, Munster, IN. This well-appointed property offers an ideal environment for businesses seeking a strategic and modern office space. Boasting a min/max of 491 RSF up to 2,700 RSF or more, the building is designed to accommodate a wide range of professional operations. With well-appointed amenities, ample parking, and customizable office layouts, this property provides the flexibility and functionality needed to create an efficient and productive workspace. Gross rental rate \$19.00/RSF. Tenant expenses are only utilities estimated at \$1.50/USF, premises janitorial and IT services. Optional janitorial premises cleaning is a tenant expense.

LOCATION OVERVIEW

Located in a rapidly developing mixed-use campus that integrates office, medical, and unique container architecture. Located on the west side of Calumet Avenue, ½ mile south of Powers Health Hospital, 2 miles south of I-80/94. This property is centrally located for any tenant in the medical and professional industry. Less than one block to the Maple Leaf Crossing complex, which is a mix of office, retail and the Hyatt Place Hotel, 1/4 mile north of the Centennial Village which is a mix of high-end retail and office space. 28 miles southeast of Chicago. INDOT 2025 traffic count on Calumet Ave 30,297/day.

LEASE SPACES



LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	198 - 2,694 RSF	Lease Rate:	\$19.00 RSF/yr

AVAILABLE SPACES - FOR A COMPLETE LIST CONTACT COMMERCIAL IN-SITES AT 219-795-1100*

SUITE	TENANT	SIZE (RSF)	LEASE TYPE	LEASE RATE	DESCRIPTION
101 LL	Available	2,694 SF	Gross	\$19.00 SF/yr	Gross rental rate \$19.00/RSF. Tenant expenses are only utilities estimated at \$1.50/USF, premises janitorial and IT services. 2,694 RSF/2,300 USF.
100H LL	Available	491 SF	Gross	\$19.00 SF/yr	Gross rental rate \$19.00/RSF. Tenant expenses are only utilities estimated at \$1.50/USF, premises janitorial and IT services. 491 RSF/249 USF.
103A LL	Available	324 SF	Gross	\$19.00 SF/yr	Gross rental rate \$19.00/RSF. Tenant expenses are only utilities estimated at \$1.50/USF, premises janitorial and IT services. 324 RSF/277 USF.
200N UL	Available	1,292 SF	Gross	\$19.00 SF/yr	Gross rental rate \$19.00/RSF. Tenant expenses are only utilities estimated at \$1.50/USF, premises janitorial and IT services. 1,292 RSF/817 USF.
205 UL	Available	1,502 SF	Gross	\$19.00 SF/yr	Gross rental rate \$19.00/RSF. Tenant expenses are only utilities estimated at \$1.50/USF, premises janitorial and IT services. 1,502 RSF/1,324 USF.
200I UL	Available	363 SF	Gross	\$19.00 SF/yr	Gross rental rate \$19.00/RSF. Tenant expenses are only utilities estimated at \$1.50/USF, premises janitorial and IT services. 363 RSF/217 USF.

For Information Contact: David Lasser, SIOR/CCIM 219.796.3935 dlasser@commercialin-sites.com

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1ST FLOOR COMMON AREA PHOTOS



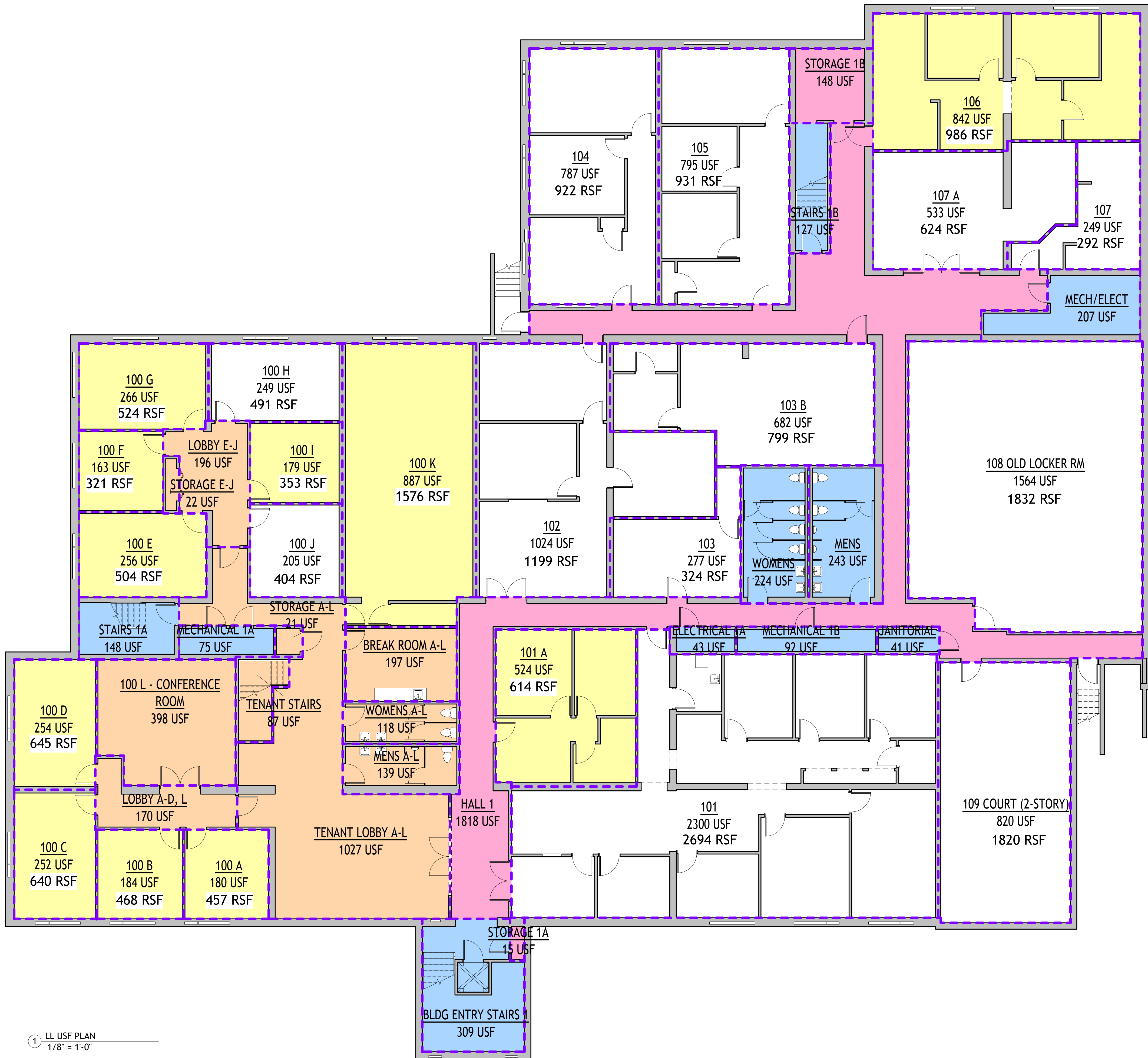
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1 LL USF PLAN
1/8" = 1'-0"

FAIRMONT BUILDING

- BLDG SERVICE AREA
- FLOOR SERVICE AREA
- TENANT ANCILLARY AREA
- TENANT USEABLE AREA
- VACANT

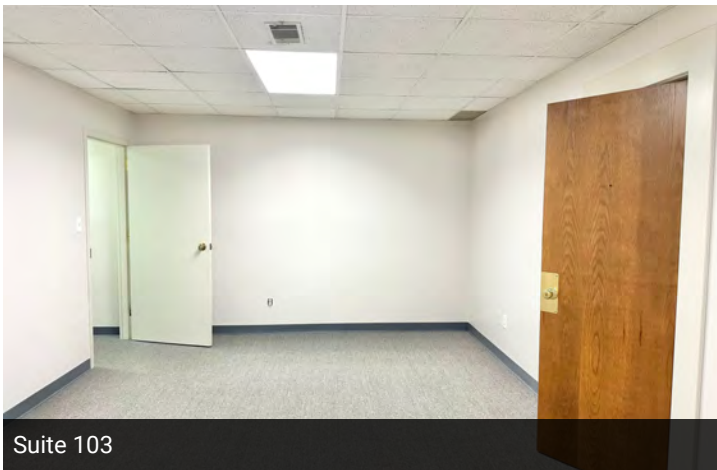
1ST FLOOR OFFICE SUITES



Suite 101



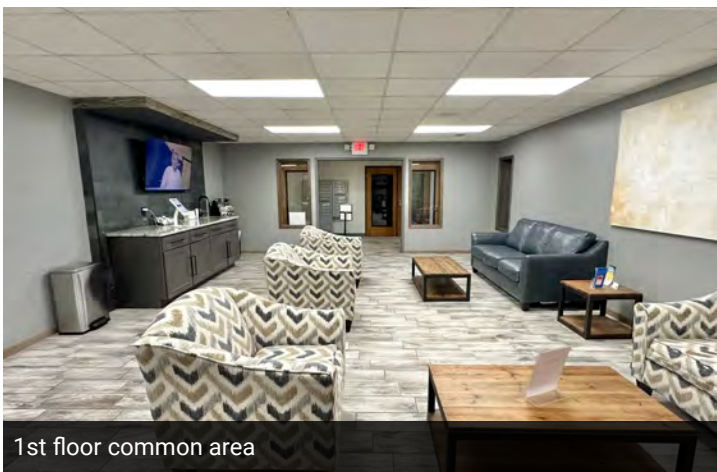
Suit 105



Suite 103



Suite 107



1st floor common area



1st floor common area bathrooms

2ND FLOOR COMON AREA PHOTOS



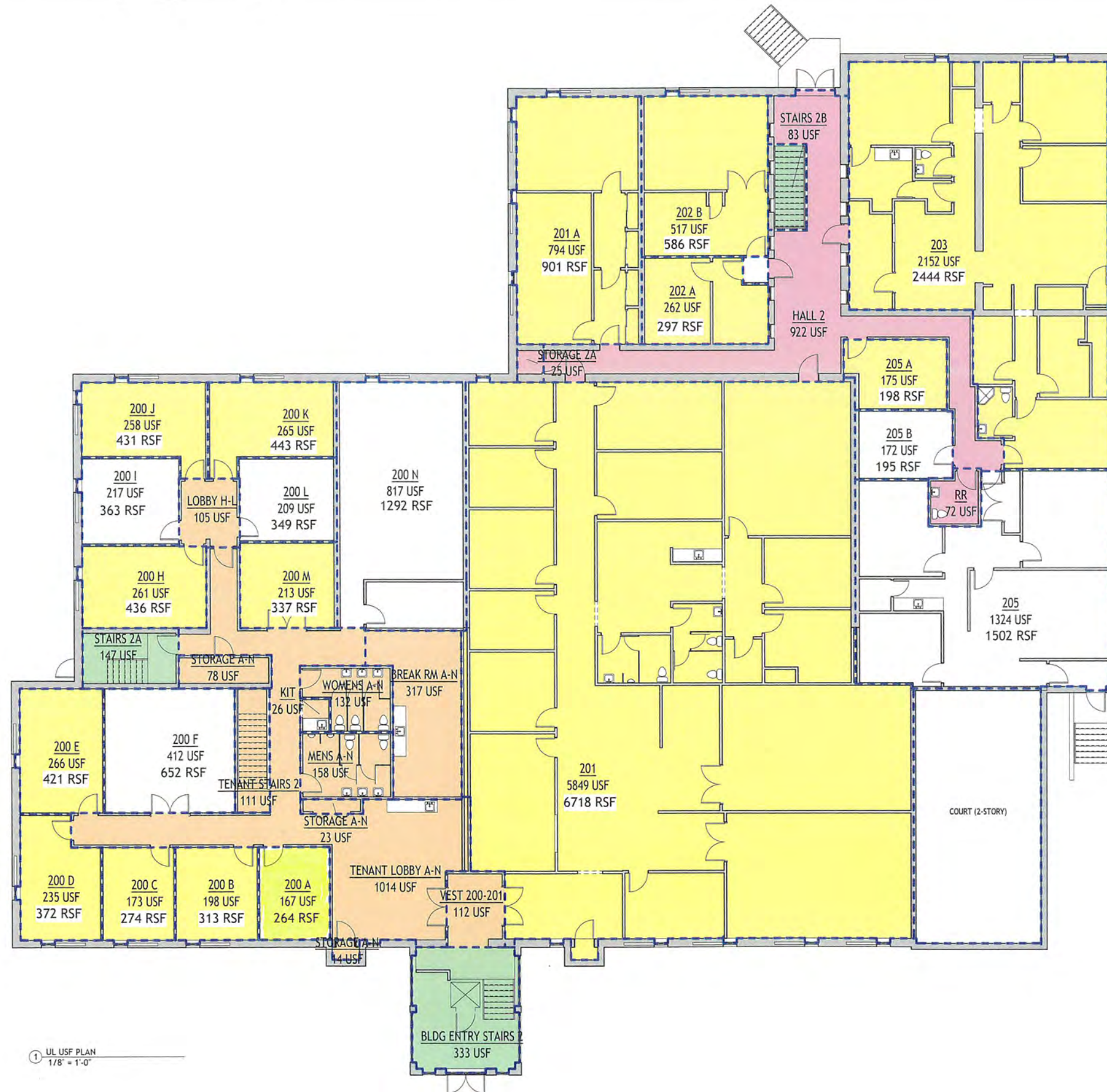
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- FAIRMONT BUILDING
- FLOOR SERVICE AREA
 - MAJOR VERTICAL PENETRATION
 - TENANT ANCILLARY AREA
 - TENANT USEABLE AREA
 - VACANT

1 UL USF PLAN
1/8" = 1'-0"

2ND FLOOR OFFICE SUITES



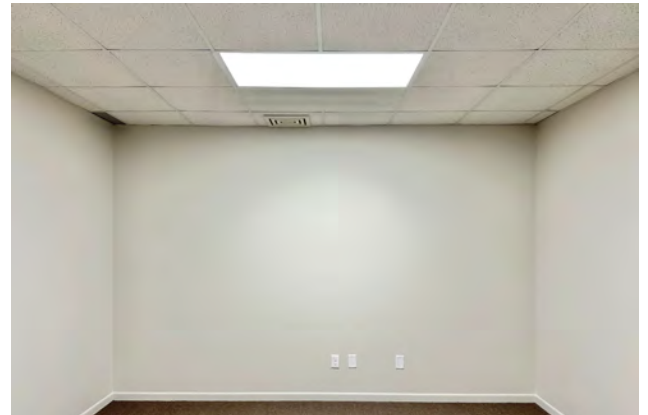
Suite 200C



200F



200I



Suite 200L



Suite 200N



Suite 205

[illegible]

109 PARKING SPACES
34332 SQUARE FEET RENTAL SPACE

* Note: Site plan changes of Sept. 25, 1989 are numbered 1, 2, & 3. Enclosures per survey of Sept. 13, 1989



SITE PLAN	
SCALE AS SHOWN	R.G.
5'-5" BS	1" = 50'
THE FAIRMONT	
SCHUYLER PROPERTIES	SP-1

49 W

ADDITIONAL PHOTOS



Walmart



GRAND ARMY OF THE REPUBLIC HWY



CALVIN COOLIDGE
ELEMENTARY SCHOOL

JAMES B. EADS
ELEMENTARY SCHOOL

ILLINOIS
INDIANA

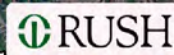


Strack & Van Til
food market

THORNTON FRACTIONAL
SOUTH HIGH SCHOOL

smiles
FOR MILES

Walgreens
TRUE
EATS & DRINKS



ILLINOIS
INDIANA



HOMESWOOD
SUITES by Hilton

LANSING



EXXON



nwi.com

Franciscan
HEALTH



Lansing Municipal
Airport (IGQ)

ILLINOIS
INDIANA

Rich's Park

Riverside
Dog Park



verizon



WILBUR WRIGHT
MIDDLE SCHOOL

MUNSTER
HIGH SCHOOL



SPRINGHILL SUITES
BY PARADISE



CALUMET AVE

Limitless
Golf Club

CALUMET CENTER



ST. THOMAS
MORE SCHOOL

Cabela's



Walmart

Wicker
Memorial Park

ELLIOTT
ELEMENTARY SCHOOL



FRANK H. HAMMOND
ELEMENTARY SCHOOL



White Oak
Park

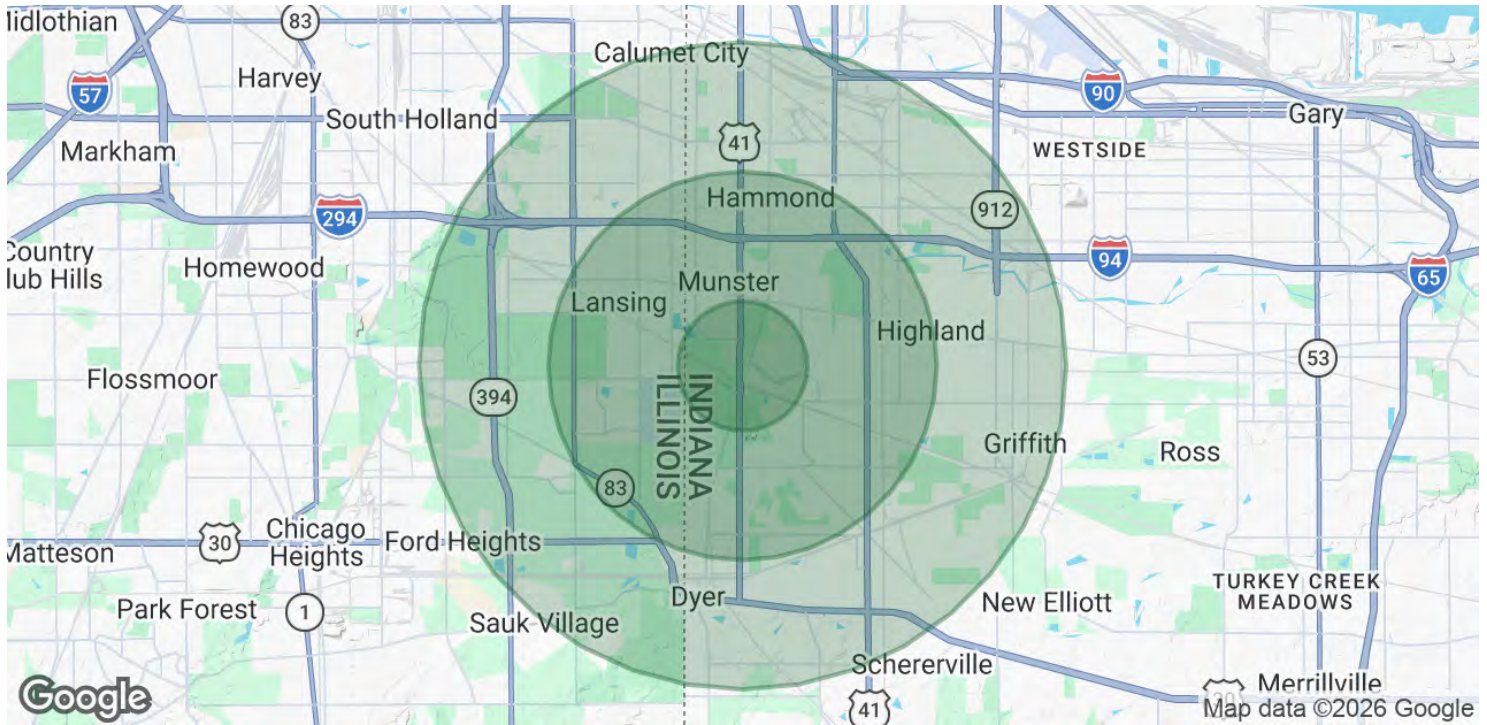
MUNSTER



INDIANAPOLIS BLVD



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,018	93,316	211,646
Average Age	47.9	42.4	40.7
Average Age (Male)	46.1	40.9	39.0
Average Age (Female)	49.1	43.9	42.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,350	37,542	83,639
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$136,016	\$102,787	\$92,725
Average House Value	\$345,228	\$249,428	\$223,416

2023 American Community Survey (ACS)