

EXECUTIVE SUMMARY



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OFFERING SUMMARY

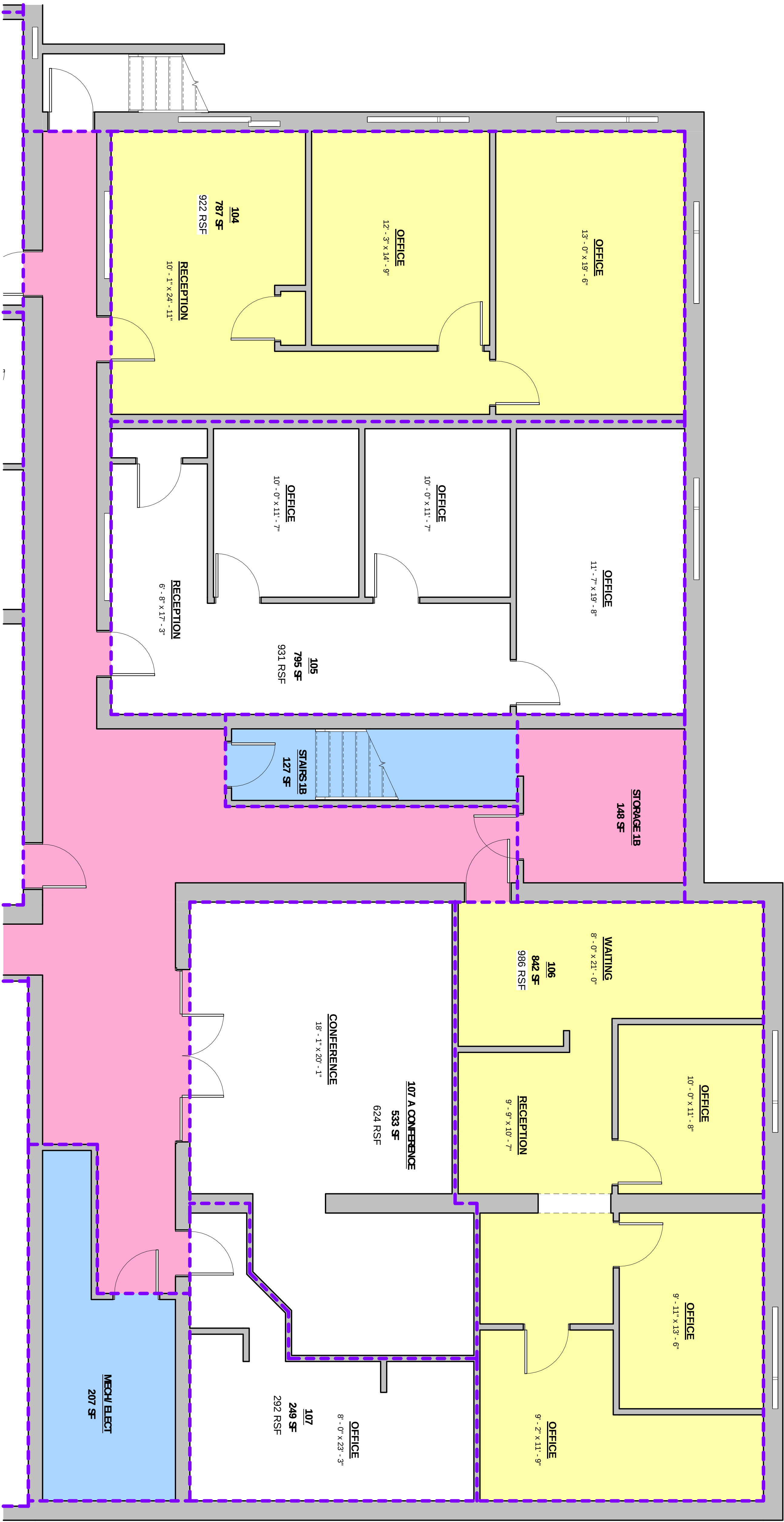
Lease Rate:	\$19.00/RSF
Min/Max SF:	198 / 2,694 RSF
Lease Type:	Gross
Expenses:	Utilities and janitorial
Building Size:	40,000 +/- SF
Lot Size:	2.18 Acres
Parking:	95

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 198 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

This is a prime location in Munster, located on the west side of Calumet Avenue, ½ mile south of Community Hospital, 2 miles south of I-80/94. This property is centrally located for any tenant in the medical and professional industry. 1/4 mile north of the Centennial Village which is a mix of high-end retail and office space. 28 miles from Chicago. Near Red Lobster, Rosebud Steak House, Kitaro Surf and Turf, El Salto, The Great Greek Mediterranean Grill, City Grill, Cafe Borgia and so much more! 2025 traffic count on Calumet Ave 30,297/day.



1. LL PLANE EAST
1/4" = 1'-0"

- FAIRMONT BUILDING
- BLDG SERVICE AREA
 - FLOOR SERVICE AREA
 - TENANT USEABLE AREA
 - VACANT

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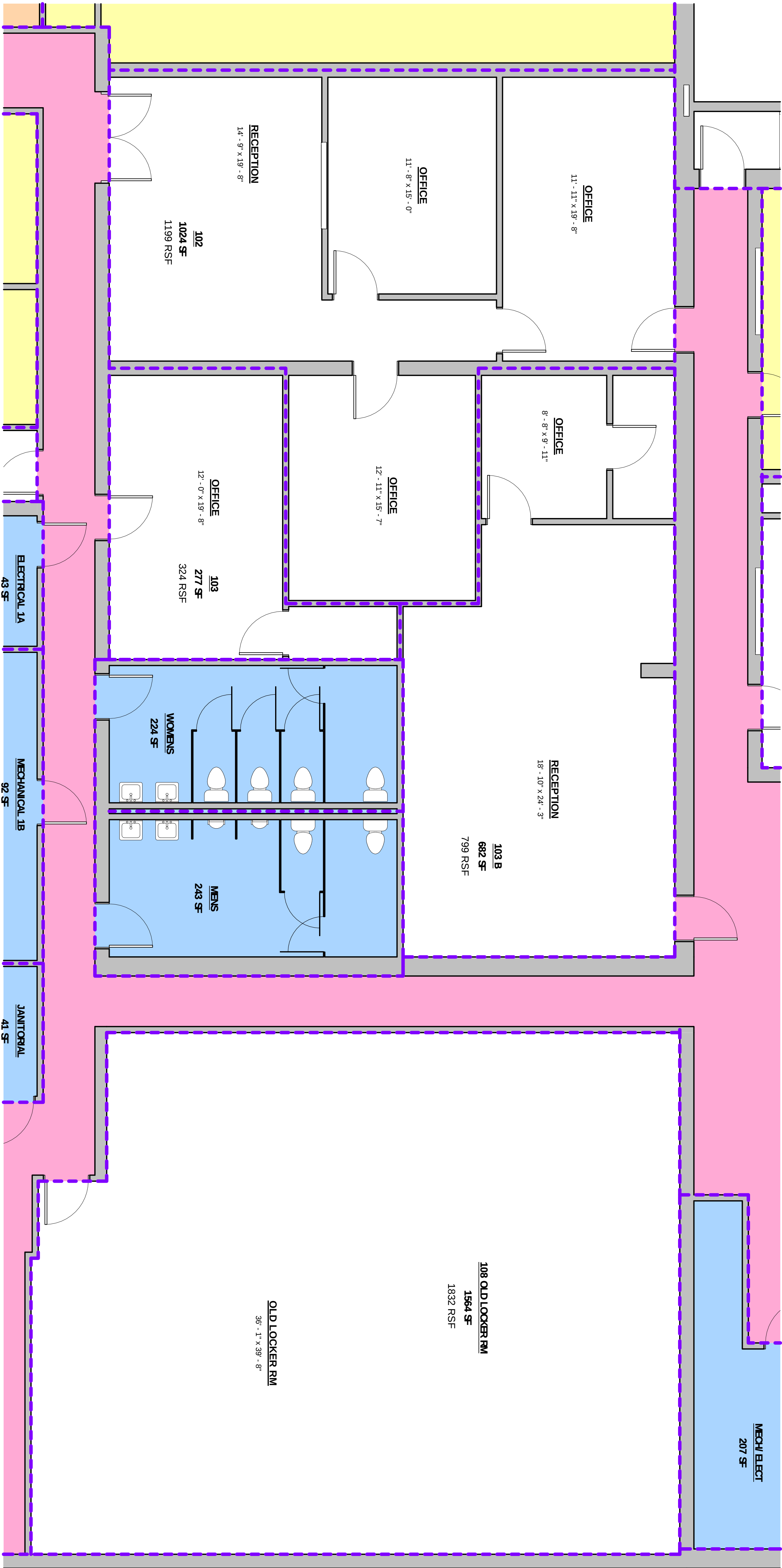
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PO BOX 165, ST. JOHN, IN 46373
P: 219-718-0086 . F: 219-365-5188
www.rhodydesigns.com

PROPOSED PROJECT FOR:
FAIRMONT BUILDING
1ST AM. MGMT CO, INC
9245 CALUMET AVE, MUNSTER, IN

DESCRIPTION
LOWER LEVEL
JOB NUMBER 25152
DATE REV 1/23/26
SHEET
A1 EAST



1 L1 PLAN - SE
1/4" = 1'-0"

FAIRMONT BUILDING

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

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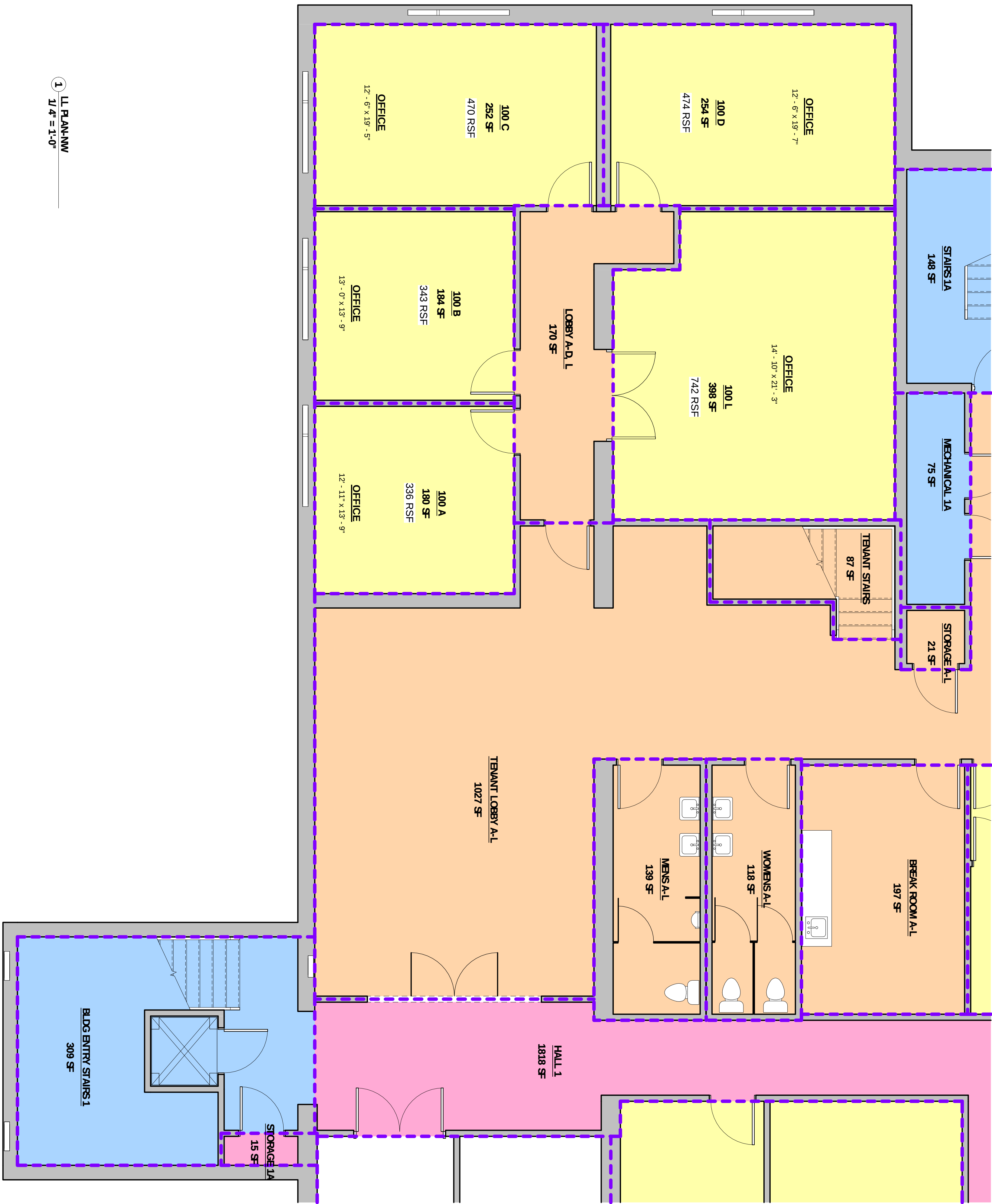
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A1 SE

DESCRIPTION
LOWER LEVEL
JOB NUMBER 25152
DATE REV 1/23/26
SHEET



1 LL PLAN-NW
1/4" = 1'-0"

- FAIRMONT BUILDING
- BLDG SERVICE AREA
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 - VACANT

DESCRIPTION
LOWER LEVEL

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DATE
REV 1/23/26

SHEET

A1 NW

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Making You the owner of YOUR design

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1 LL PLAN-SW
1/4" = 1'-0"

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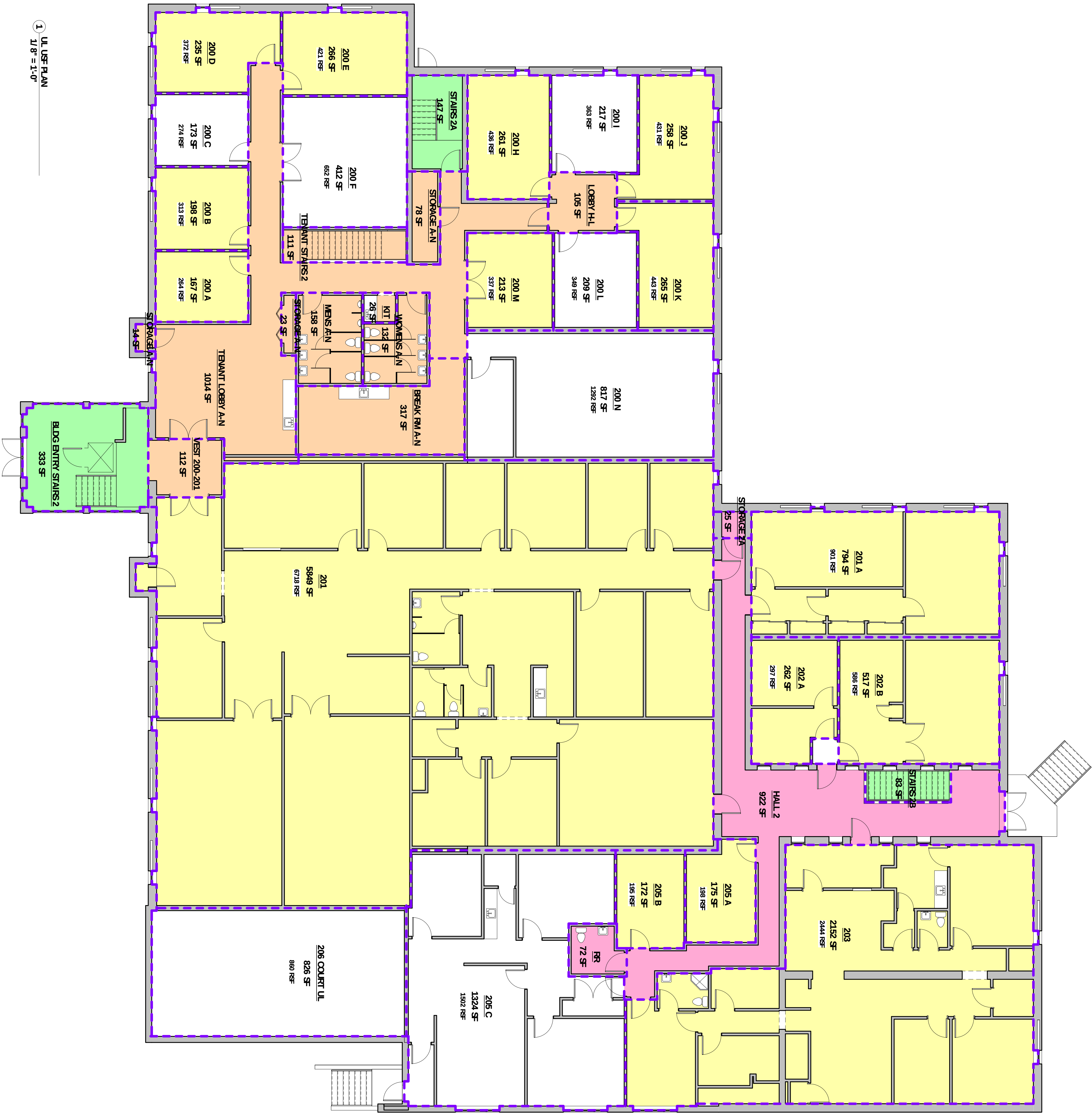
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DESCRIPTION	LOWER LEVEL
JOB NUMBER	25152
DATE	REV 1/23/26
SHEET	A1 SW



FAIRMONT BUILDING

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

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9245 CALUMET AVE, MUNSTER, IN

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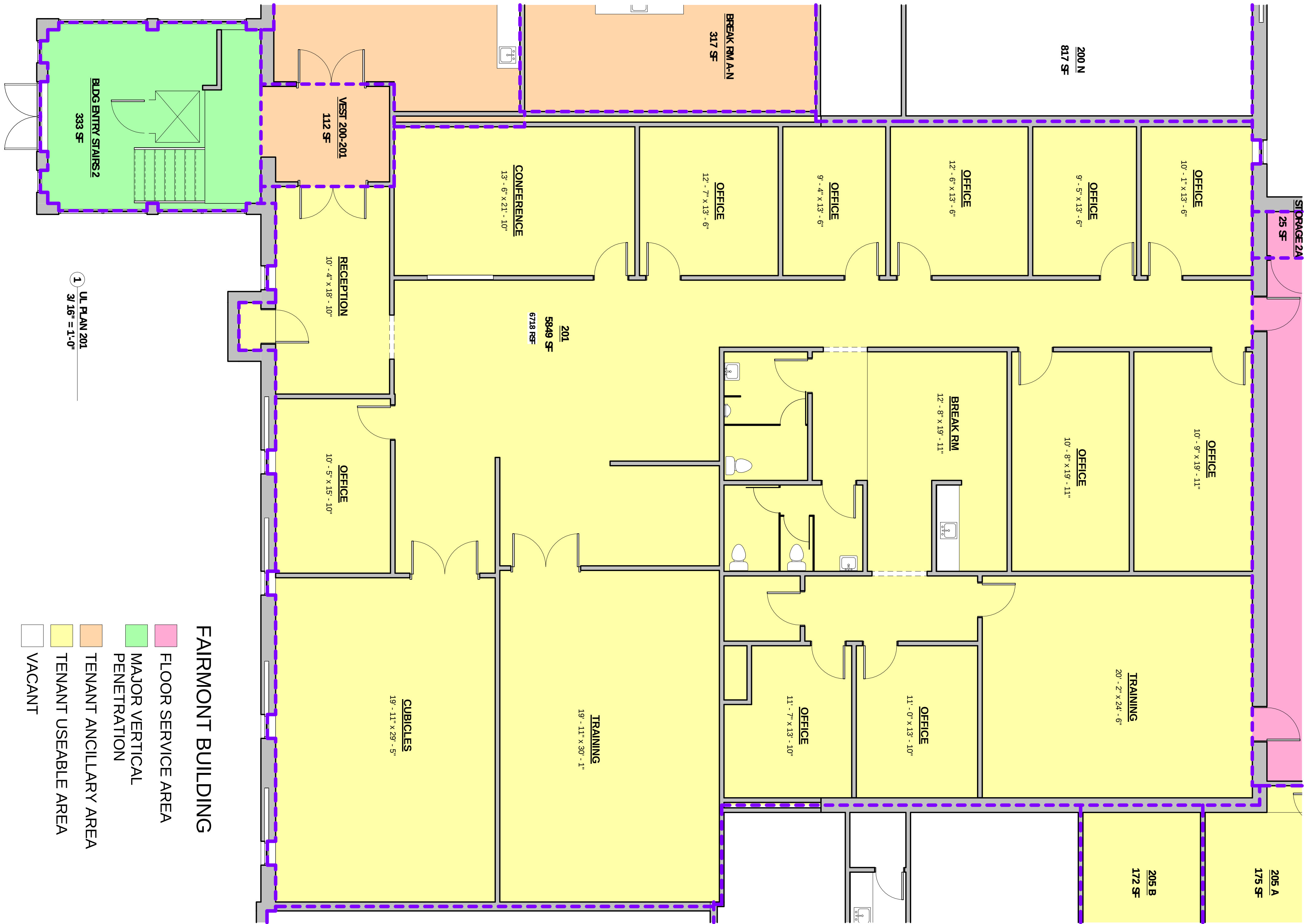
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DESCRIPTION
UPPER LEVEL

JOB NUMBER
25152
DATE
REV 1/23/26
SHEET



FAIRMONT BUILDING

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

1 UL PLAN 201
3/16" = 1'-0"

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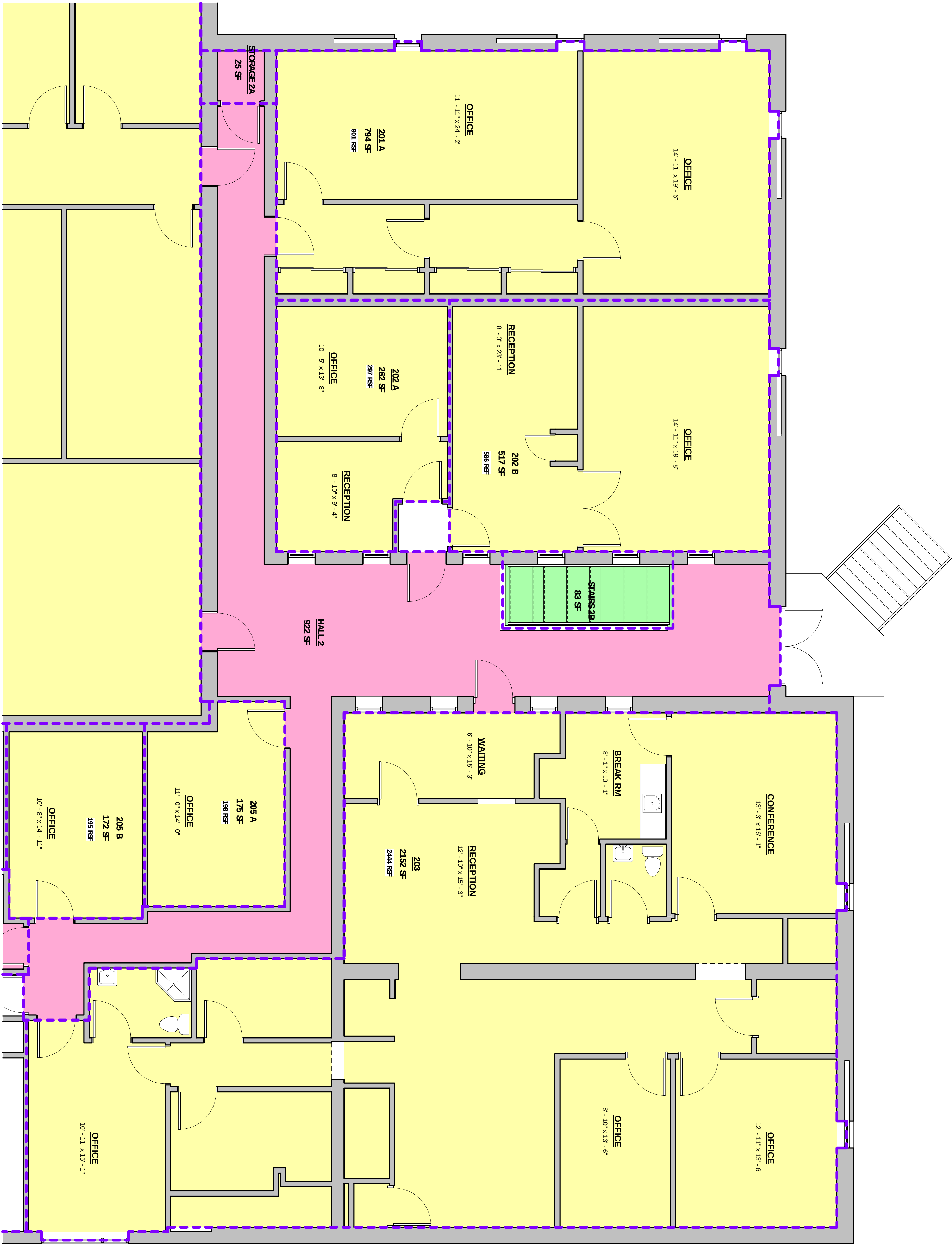
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9245 CALUMET AVE, MUNSTER, IN

DESCRIPTION
UPPER LEVEL

JOB NUMBER
25152

DATE
REV 1/23/26

SHEET
A2 201



- FAIRMONT BUILDING**
- FLOOR SERVICE AREA
 - MAJOR VERTICAL PENETRATION
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1 U. PLAN EAST
1/4" = 1'-0"

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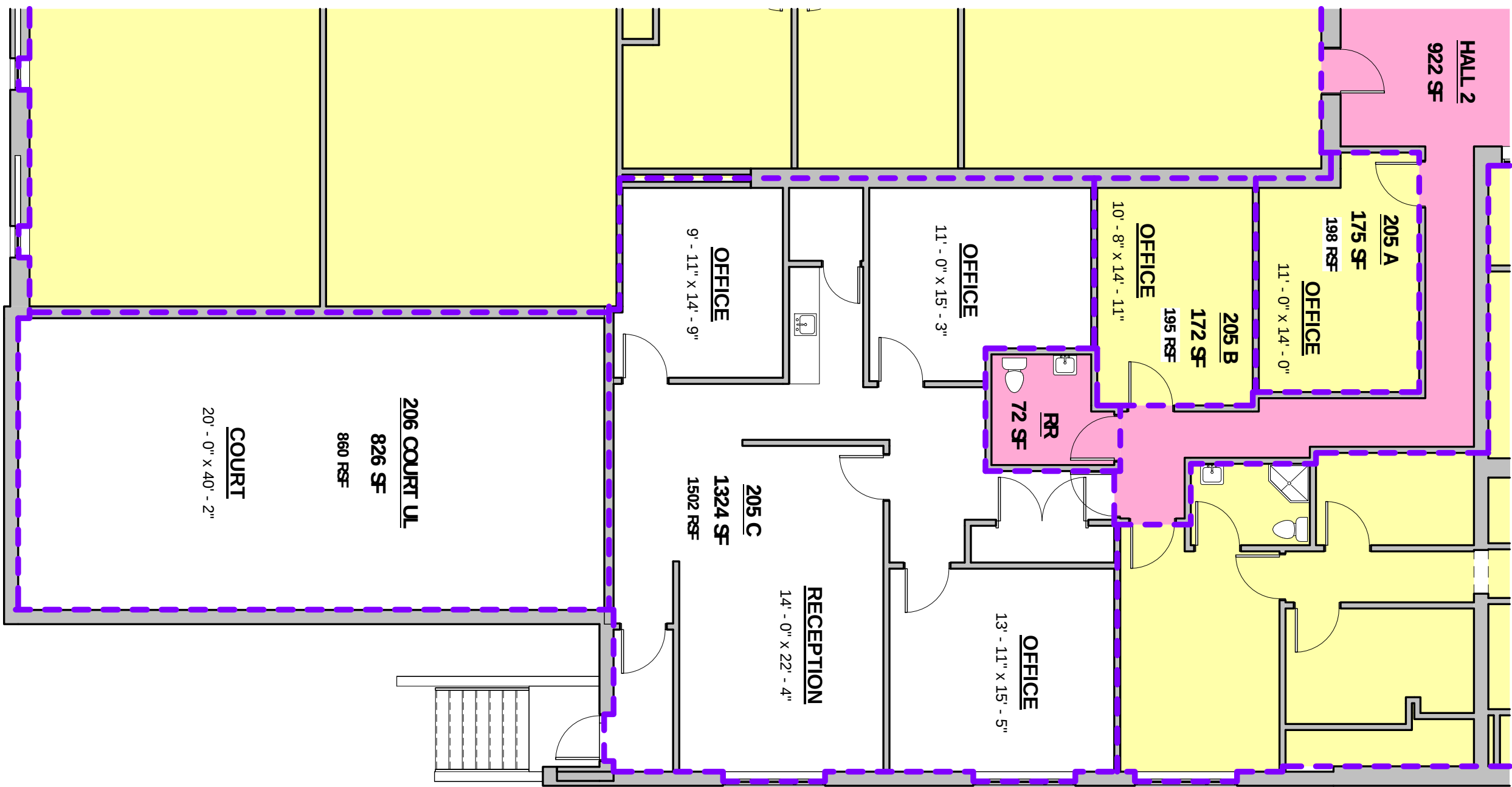
DESCRIPTION
UPPER LEVEL

JOB NUMBER
25152

DATE
REV 1/23/26

SHEET

A2 EAST



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

- FAIRMONT BUILDING
- FLOOR SERVICE AREA
 - TENANT USEABLE AREA
 - VACANT

DESCRIPTION
UPPER LEVEL

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DATE
REV 1/23/26

SHEET

A2 SOUTH

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LEASE SPACES



LEASE INFORMATION

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

AVAILABLE SPACES

SUITE	TENANT	SIZE (RSF)	LEASE TYPE	LEASE RATE	DESCRIPTION
100F LL	Available	310 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.
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
102 LL	Available	1,199 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. 1,199 RSF/1,024 USF.
103 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.
103B LL	Available	799 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. 799 RSF/682 USF.
105 LL	Available	949 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. 931 RSF/795 USF.

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

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LEASE SPACES



SUITE	TENANT	SIZE (RSF)	LEASE TYPE	LEASE RATE	DESCRIPTION
107 LL	Available	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. 292 RSF/249 USF.
108 LL	Available	1,832 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. 1,832 RSF/1,564 USF.
109 LL	Available	960 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. 960 RSF/820 USF.
200C UL	Available	274 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. 274 RSF/173 USF.
200F UL	Available	652 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. 652 RSF/412 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.
200L UL	Available	349 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. 349 RSF/209 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	198 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. 198 RSF/175 USF.

LEASE SPACES



SUITE	TENANT	SIZE (RSF)	LEASE TYPE	LEASE RATE	DESCRIPTION
205C 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.
206-UL	Available	860 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. 860 RSF/826 USF.

1ST FLOOR COMMON AREA PHOTOS



1ST FLOOR OFFICE SUITES



Suite 101



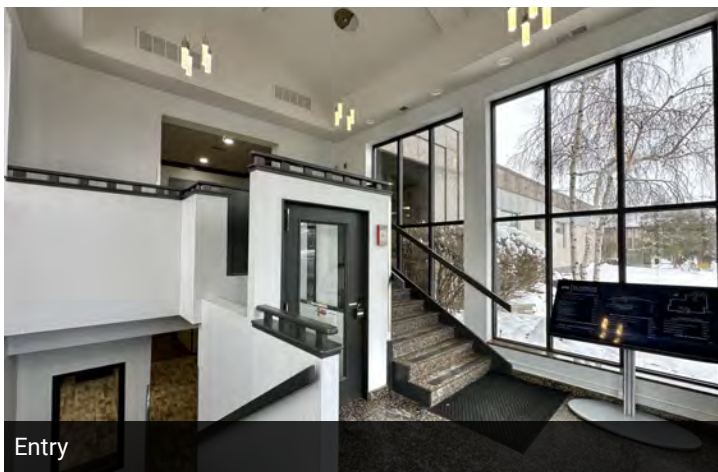
Suit 105



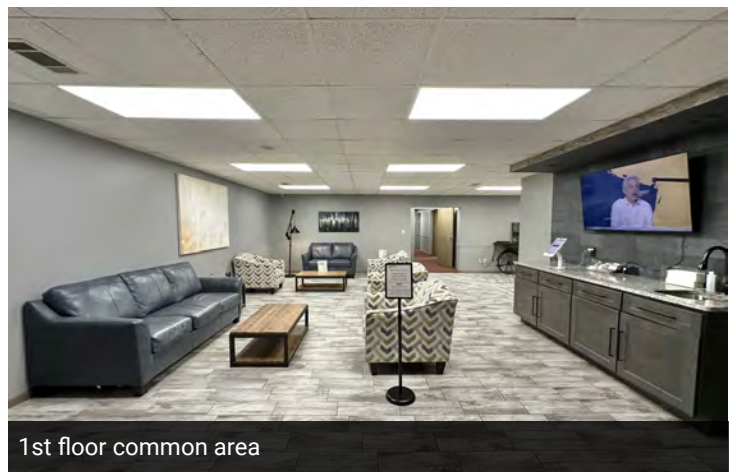
Suite 103



Suite 107



Entry



1st floor common area

2ND FLOOR COMON AREA PHOTOS



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David Lasser, SIOR/CCIM

219.796.3935

dlasser@commercialin-sites.com

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2ND FLOOR OFFICE SUITES



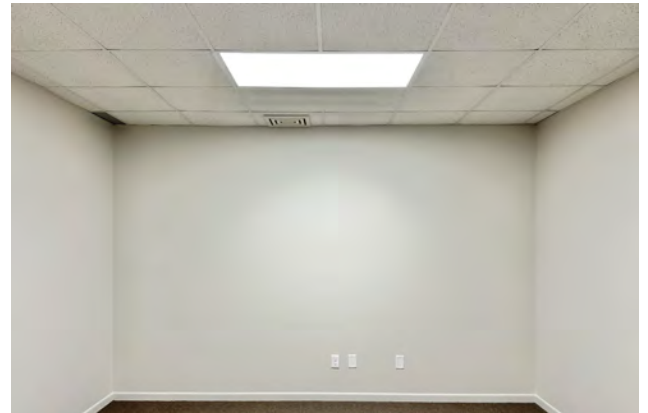
Suite 200C



200F



200I



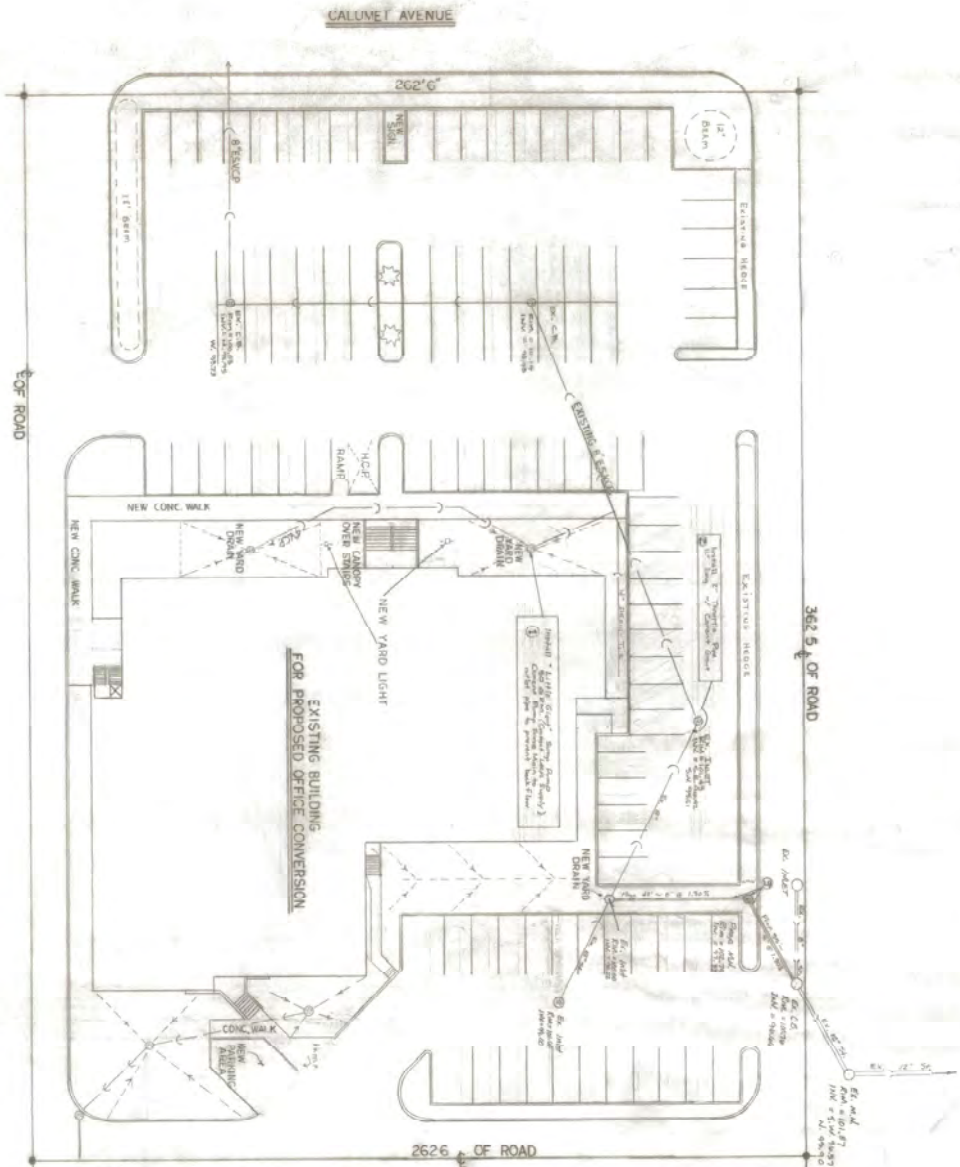
Suite 200L



Suite 200N



Suite 205



SCALE: 1/8" = 1'-0"

109 PARKING SPACES
34332 SQUARE FEET RENTAL SPACE

* Note: Site plan changes of Sept. 25, 1973 are
Numbered 1, 2, & 3. Elevation not shown and
Sept. 15, 1973



SITE PLAN	
SALE'S SHOW	86
5-5-88	
THE FAIRMONT	
SCHUYLER PROPERTIES	
SP-1	

49W

ADDITIONAL PHOTOS





Walmart



GRAND ARMY OF THE REPUBLIC HWY

Rich's Park



Riverside Dog Park

CALUMET CENTER

Target CVS

GameStop

Staples

SALLY'S

TACO BELL

Wendy's

FIFTH THIRD

DOLLAR TREE

Starbucks



AT&T

ROSS DRESS FOR LESS

planet fitness

ALDI

RED WING

Cabela's



Walmart



INDIANAPOLIS BLVD

Wicker Memorial Park

ELLIOTT ELEMENTARY SCHOOL

verizon

FIVE GUYS

DUNKIN'

CHIPOTLE MEXICAN GRILL

ST. THOMAS MORE SCHOOL

WILBUR WRIGHT MIDDLE SCHOOL

MUNSTER HIGH SCHOOL



Strack & Van Til food market

THORNTON FRACTIONAL SOUTH HIGH SCHOOL

smiles FOR MILES

Walgreens

TRUE EATS & DRINKS

RUSH



HOMEWOOD SUITES by Hilton

SOUTH SUBURBAN SURGICAL SUITES

BIBIBOP

STARBUCKS

LANSING

EXXON



nwi.com

Franciscan HEALTH



Lansing Municipal Airport (IGQ)

CALUMET AVE



FRANK H. HAMMOND ELEMENTARY SCHOOL



SPRINGHILL SUITES BY PARADISE

DR. MARY TILAK & ASSOCIATES

SMITH SERSIC

HYATT PLACE

BAGEL

my eye de

NG Vascular & Vein Center

Janita MULLER, D.D.S., M.S.D.

NOTHING BUT THE TOOTH

White Oak Park

MUNSTER

Burlington

ASHLEY

BEST BUY

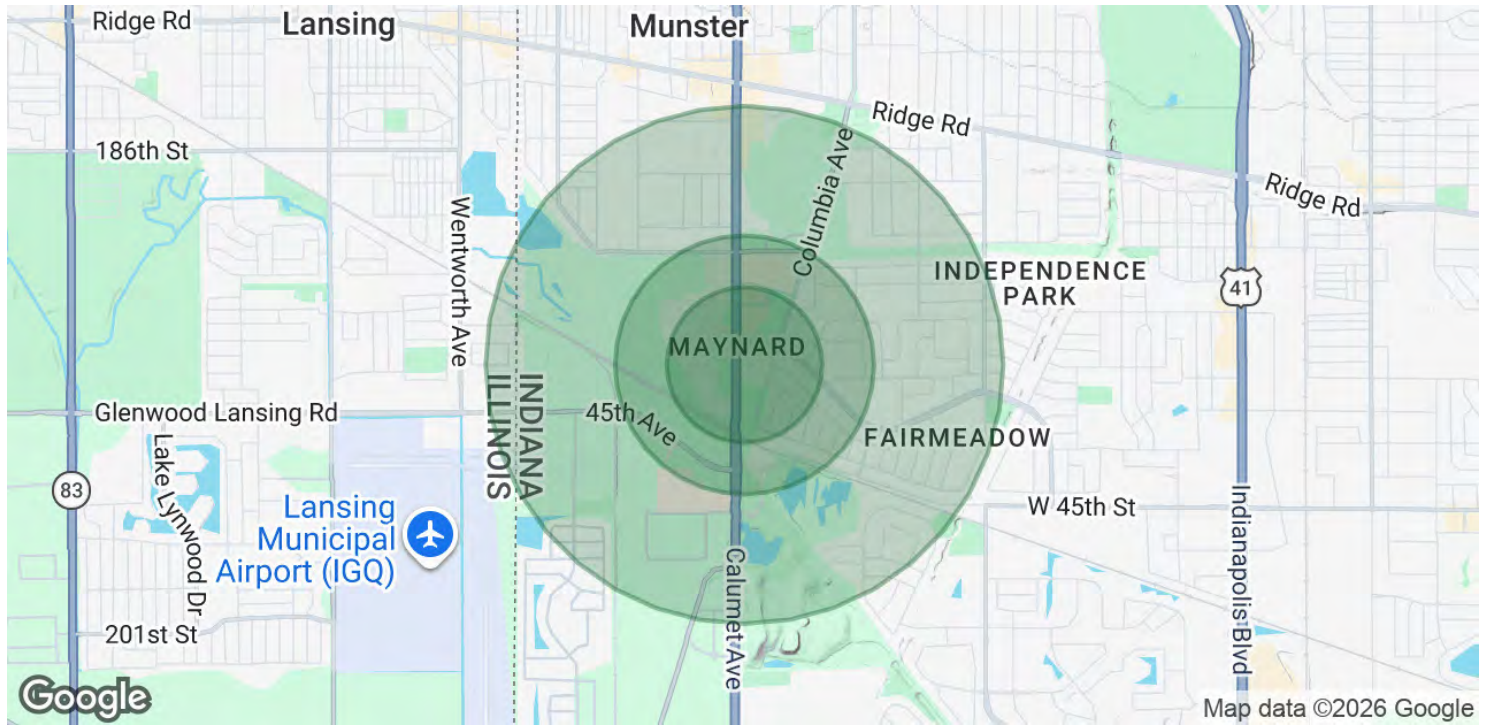
Lynn's

meijer

DISCOUNT TIRE

TACO BELL

DEMOGRAPHICS MAP & REPORT

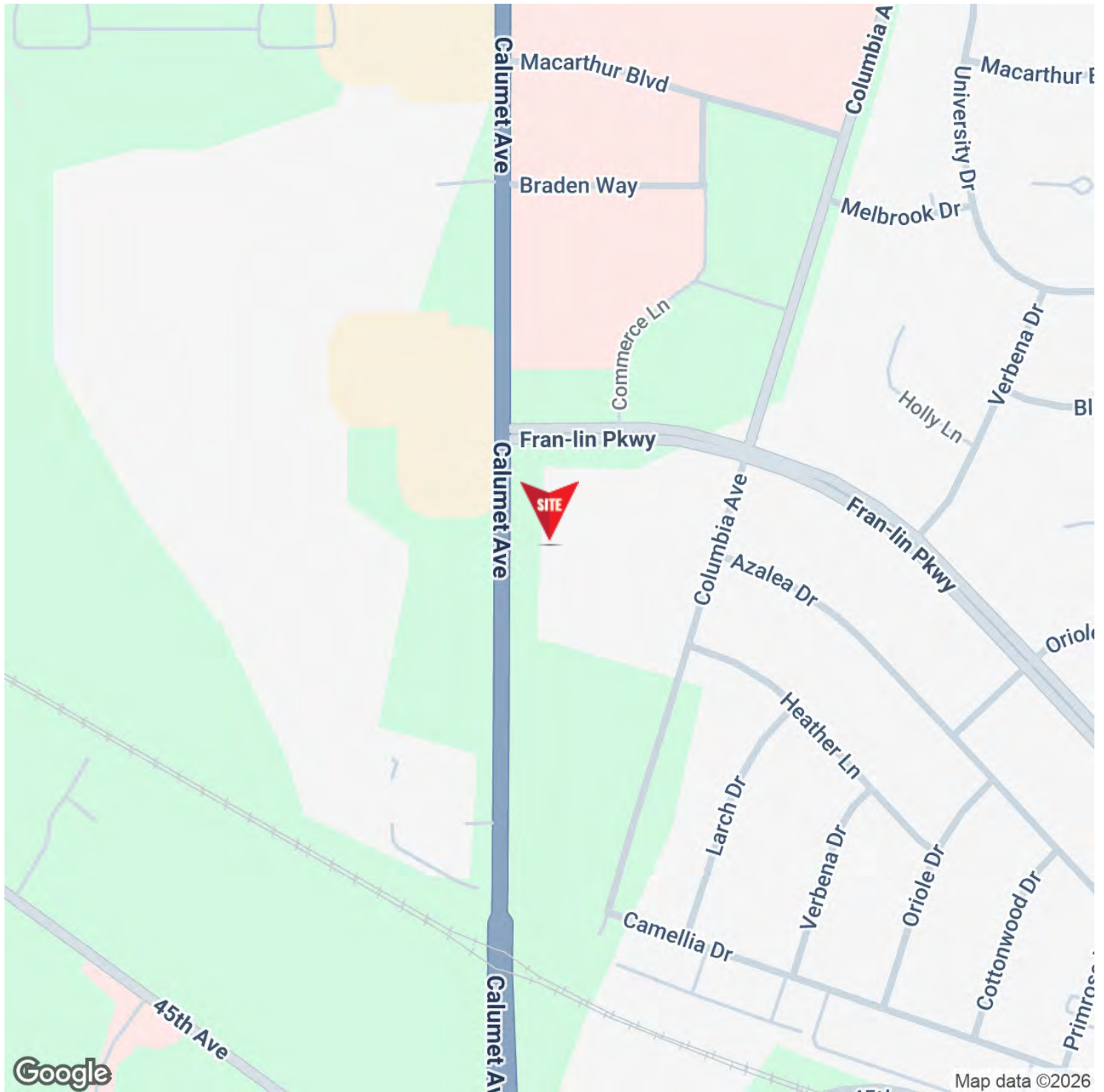


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	541	1,240	7,504
Average Age	44	44	44
Average Age (Male)	41	41	42
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	203	468	2,890
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$125,665	\$127,391	\$122,882
Average House Value	\$387,308	\$385,271	\$375,087

Demographics data derived from AlphaMap

LOCATION MAP



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