

9410 CALUMET AVENUE #204, MUNSTER, IN 46321



For more information, please contact:

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LEASING MAPLE LEAF CROSSING OFFICE CONDO

9410 Calumet Avenue #204, Munster, IN 46321



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,500 SF

Lease Rate: \$24.00 SF/yr (NNN)

Year Built: 2023

Building Size: 1500 SF

Zoning: CD-4.B

PROPERTY HIGHLIGHTS

- - 1,500 SF build-to-suit office space for lease
- - Recently constructed in 2023
- - High visibility and accessibility
- - Efficient floor plan for optimal use of space
- - Modern amenities and building systems



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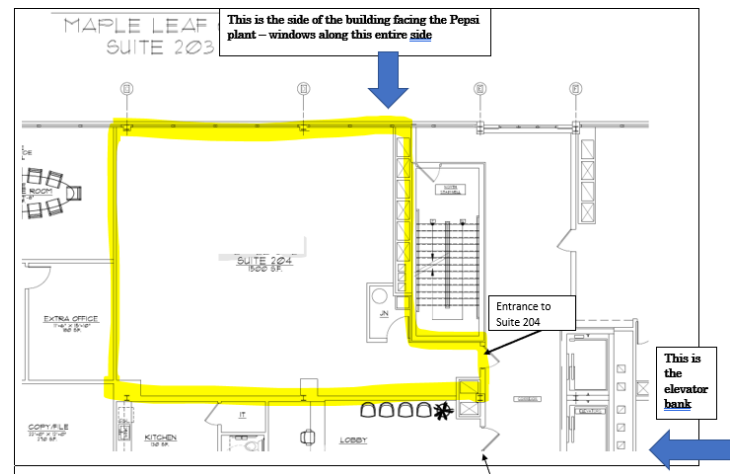
PROPERTY DESCRIPTION

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Introducing a premier opportunity for a build-to-suit office space within Maple Leaf Crossing, this 1,500 SF property, constructed in 2023, offers high visibility and accessibility. Boasting an efficient floor plan for optimal utilization of space, the property is equipped with modern amenities and building systems. With a versatile layout designed to accommodate various business needs, this professionally crafted space provides an ideal canvas for customization. Positioned for success, this property presents an unparalleled leasing opportunity for businesses seeking a contemporary and tailored office space in the heart of Munster.

LOCATION DESCRIPTION

Located in the vibrant town of Munster, the area surrounding the property offers an ideal mix of convenience and quality of life. Just moments away, residents and employees can enjoy local favorites like Centennial Park, offering beautiful outdoor spaces and recreational activities. Munster's thriving business community includes a variety of dining options, shops, and cultural attractions, providing a perfect blend of work and leisure. With easy access to major highways and nearby cities, the location presents a prime opportunity for businesses seeking a well-connected and dynamic environment.



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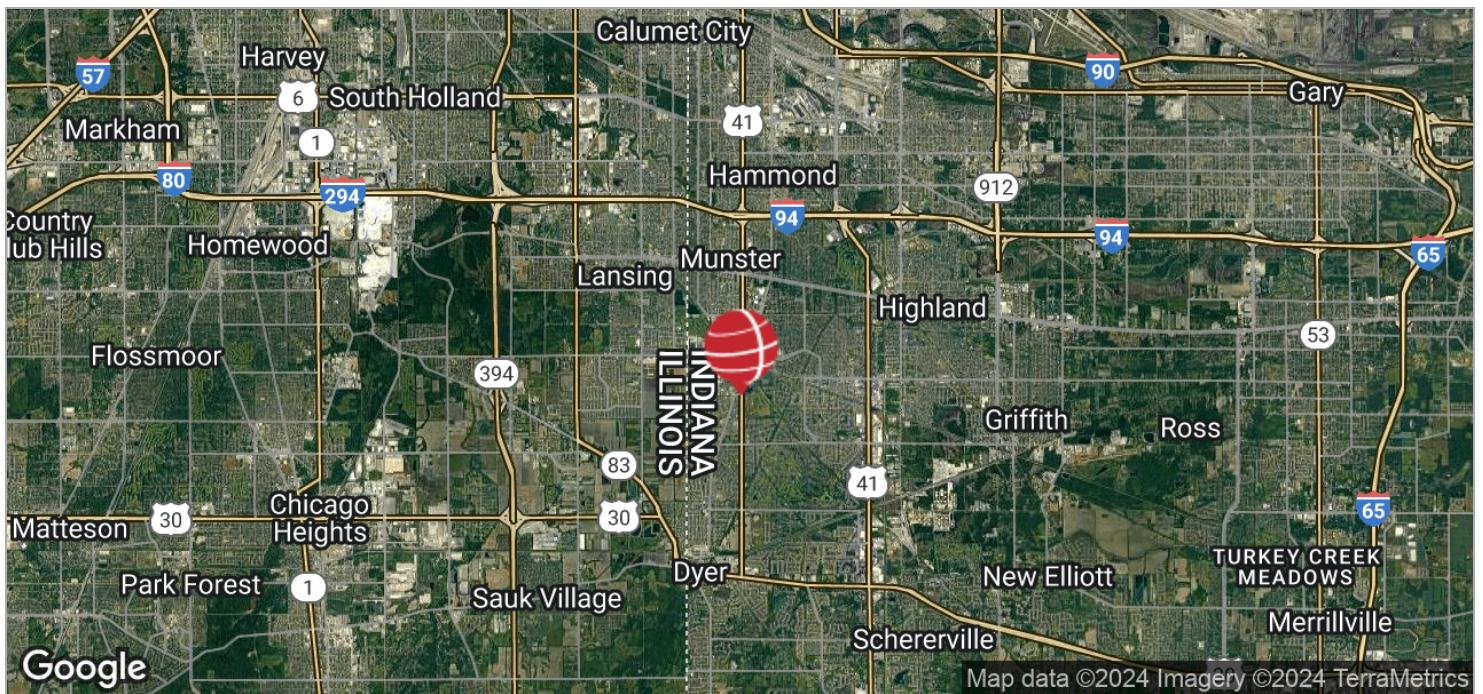
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LOCATION MAPS



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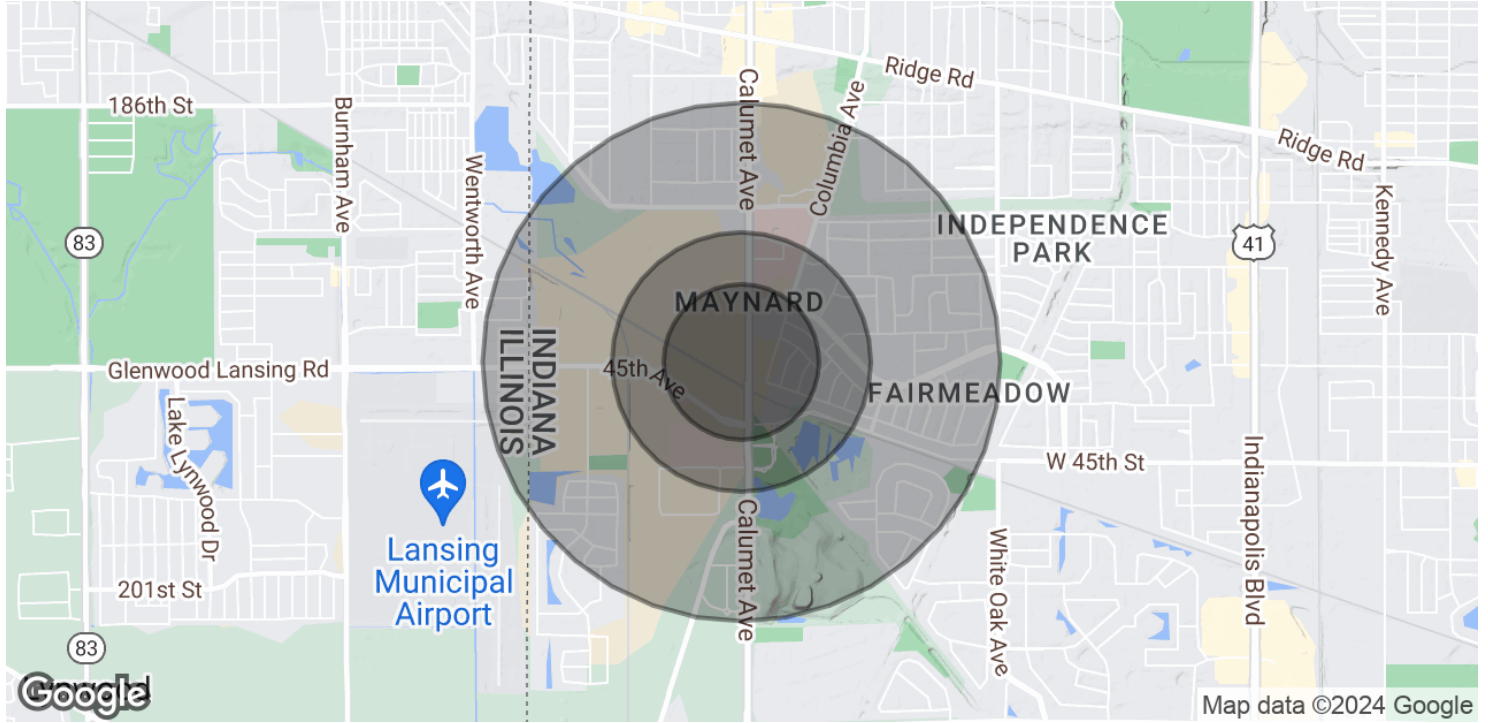
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	654	1,813	8,183
Average Age	45	44	45
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	249	681	3,113
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$135,349	\$134,922	\$127,302
Average House Value	\$413,229	\$417,529	\$392,344

Demographics data derived from AlphaMap

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