

# NORTHWEST INDIANA MEDICAL COMPLEX

9100-9200 Calumet Avenue, Munster, IN

## AVAILABLE FOR LEASE



▶▶ **TOTAL GLA**  
132,305 SF

▶▶ **AVAILABLE GLA**  
From 1,000 SF – 20,000 SF

▶▶ **DEVELOPMENT OPPORTUNITIES**  
Up to 6,500 SF

▶▶ **TENANT IMPROVEMENT ALLOWANCE AVAILABLE**

▶▶ **NEWLY RENOVATED**

### SYNERGISTIC TENANT MIX



### Property Highlights

A state-of-the-art medical office building, 9200 Calumet Avenue features upgraded common areas and a strategic medical co-tenancy mix to create an ideal medical office environment.

9200 Calumet is part of a robust three-building campus surrounded by prominent healthcare providers such as Powers Health's Community Hospital, Franciscan Health's Munster Hospital, Midwest Orthopaedics at Rush, DaVita Comprehensive Renal Care, Rush Medical Center, and abundant retail and restaurants.

Additionally, the property has one build-to-suit pad site (6,500 SF retail/medtail) fronting Calumet Avenue with building façade signage available for an anchor tenant.

### Strategic Location

- 33,000 vehicles per day on Calumet Avenue
- 1.8 Miles from I-80/94
- 0.1 Miles from Community Hospital
- 1.3 Miles from Franciscan Health Munster
- 5.5 Miles from Franciscan Health Hammond



### Contacts

**Leasing**  
Jared Schnoll  
+1 (414) 940 5623  
[jschnoll@rxhst.com](mailto:jschnoll@rxhst.com)

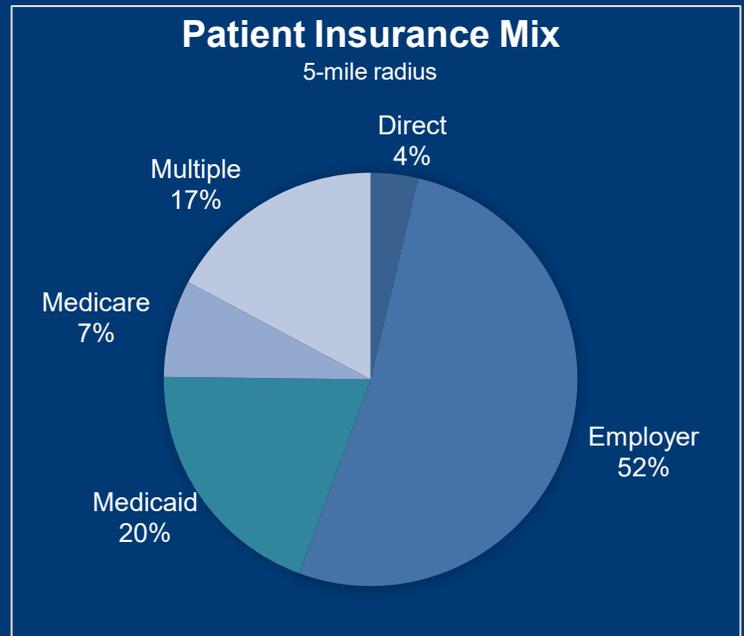
**Property Management**  
Tony Ortiz  
+1 (312) 287-4194  
[aortiz@rxhst.com](mailto:aortiz@rxhst.com)

# NORTHWEST INDIANA MEDICAL OFFICE COMPLEX

9100-9200 Calumet Avenue, Munster, IN



	1 mile	5 miles	10 miles
Population (2024)	6,796	210,569	667,836
65+ Population Growth 5-Year Forecast	+4.6%	+9.1%	+10.2%
Households (2024)	2,650	82,268	254,195
Median Age	45.8	40.3	39.6
Average Household Income	\$104,321	\$81,897	\$74,986
Bachelor's Degree (Percentage)	45%	25%	22%

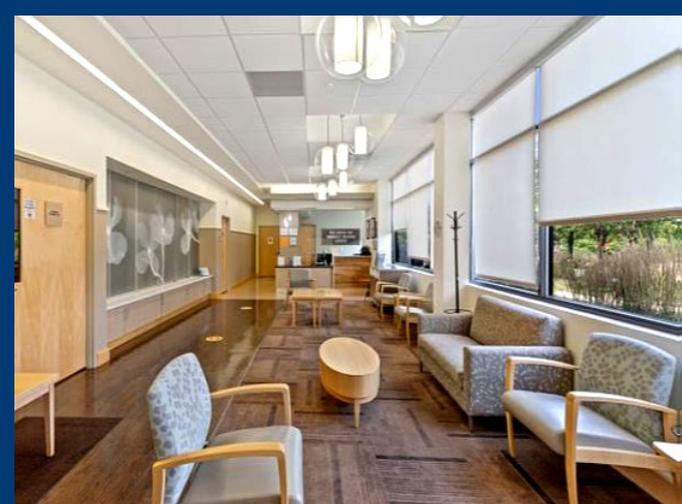
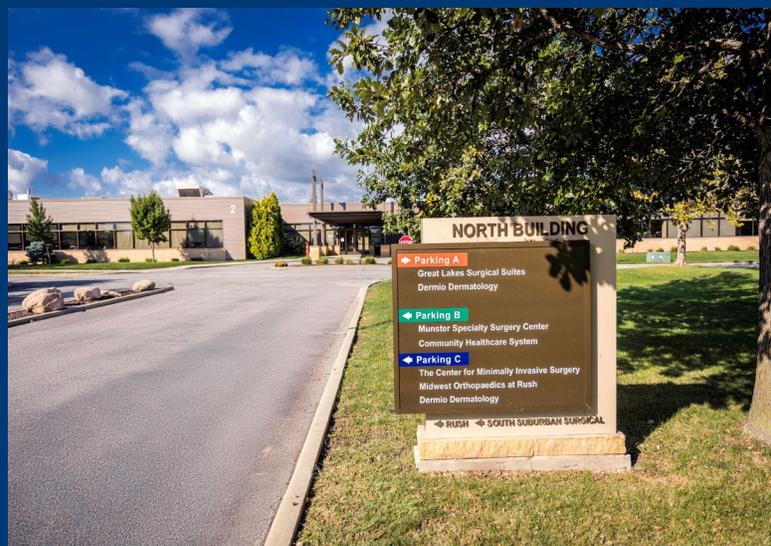


## Contacts

**Leasing**  
 Jared Schnoll  
 +1 (414) 940 5623  
[jschnoll@rxhst.com](mailto:jschnoll@rxhst.com)

**Property Management**  
 Tony Ortiz  
 +1 (312) 287-4194  
[aortiz@rxhst.com](mailto:aortiz@rxhst.com)

# 9200 CALUMET | RECENT TENANT IMPROVEMENTS



## Contacts

**Leasing**  
Jared Schnoll  
+1 (414) 940 5623  
[jschnoll@rxhst.com](mailto:jschnoll@rxhst.com)

**Property Management**  
Tony Ortiz  
+1 (312) 287-4194  
[aortiz@rxhst.com](mailto:aortiz@rxhst.com)

**N100, N100B & N101 AVAILABLE  
CAN BE COMBINED TO 8,278 SF**

