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

RUSH
MIDWEST ORTHOPAEDICS AT RUSH
dermio dermatology
United Surgical Partners INTERNATIONAL
THE CENTER FOR MINIMALLY INVASIVE SURGERY
DaVita

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

RxHST
RxHealth & Science Trust

Contacts

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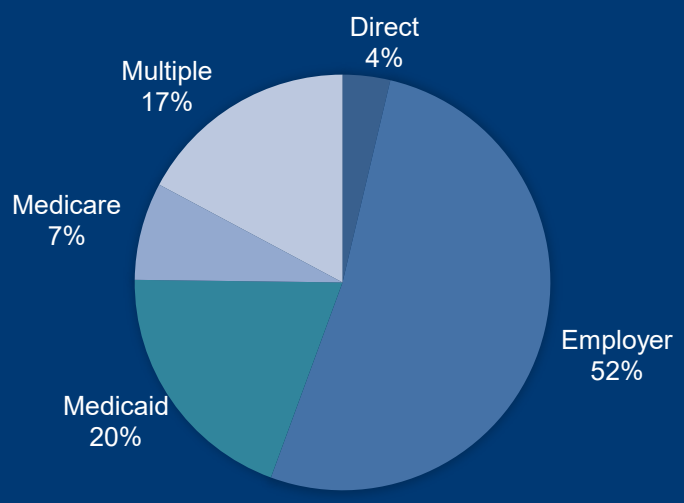
	1 mile	5 miles	10 miles
Population (2024)	6,796	210,569	667,836
65+ Population Growth 5-Year Forecast	+4.6%	+9.1%	+10.2%
Households (2024)	2,650	82,268	254,195
Median Age	45.8	40.3	39.6
Average Household Income	$104,321	$81,897	$74,986
Bachelor's Degree (Percentage)	45%	25%	22%

Patient Insurance Mix

5-mile radius



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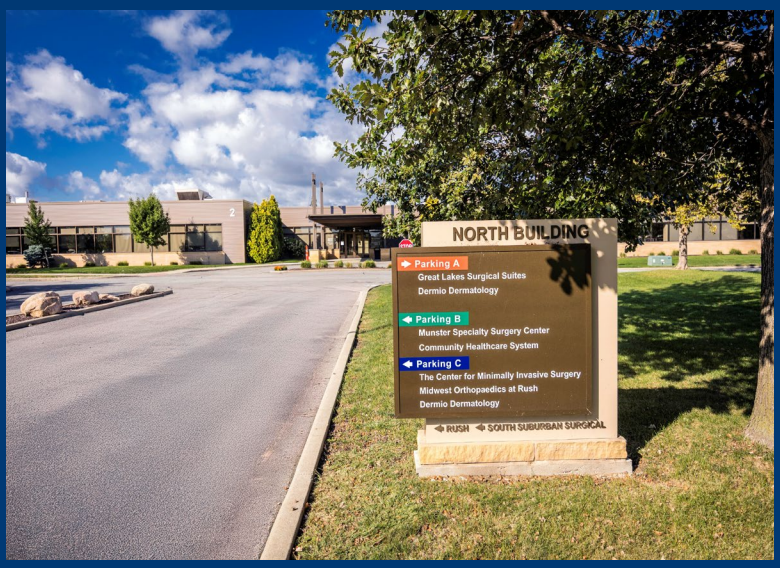
9200 CALUMET | RECENT TENANT IMPROVEMENTS



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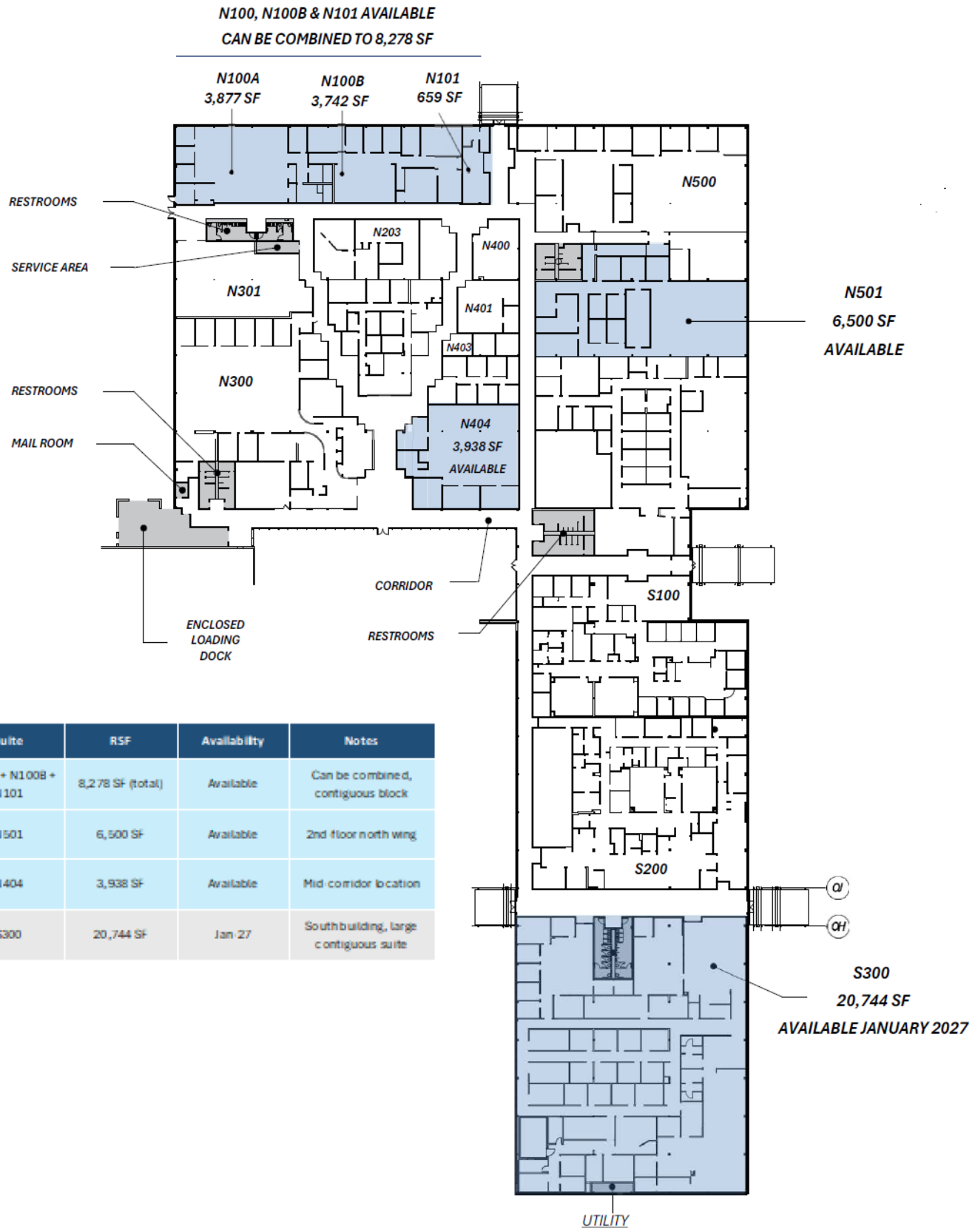

Suite	RSF	Availability	Notes
N100A + N100B + N101	8,278 SF (total)	Available	Can be combined, contiguous block
N501	6,500 SF	Available	2nd floor north wing
N404	3,938 SF	Available	Mid corridor location
S300	20,744 SF	Jan 27	South building, large contiguous suite

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