

Available  
For Lease

659 SF to  
8,278 SF  
Medical Office

## 9200 Calumet Avenue

Munster, Indiana 46321

### PROPERTY HIGHLIGHTS

A state-of-the-art Medical Office Building now under the new ownership of the RX Health and Science Trust, 9200 Calumet Avenue features an upgraded lobby and 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 (with an opportunity for a fourth build-to-suit) surrounded by prominent healthcare providers such as Community Hospital, Franciscan Health Hospital, DaVita, and abundant retail and restaurants.



659 TO 8,278 SF  
AVAILABLE



JOIN ROBUST  
MEDICAL CORRIDOR



PREMIUM LOCATION  
EASY ACCESS

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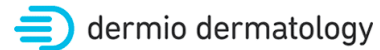
## OPPORTUNITY KNOCKS AT 9200 CALUMET

A dynamic property well-suited for myriad medical office uses, 9200 Calumet has a variety of tenant spaces available.

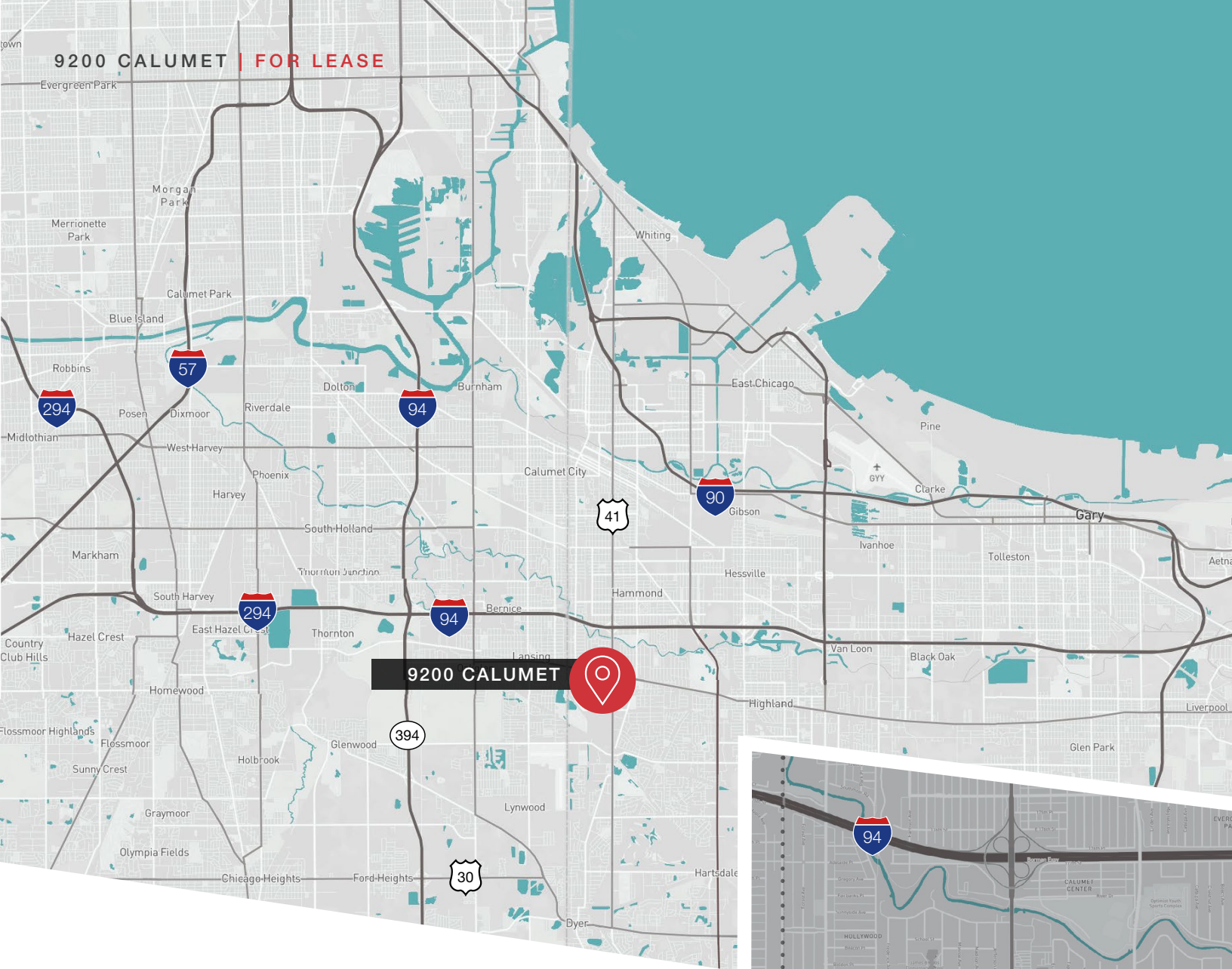
- 659 to 8,278 SF suites available
- Tenant improvement allowance available
- Located directly across from Community Hospital and 1 mile north of Franciscan Health Hospital
- Visibility: Calumet Avenue 31,000 ADT
- Asking Rent: \$23.50/SF NNN
- Opportunity for an additional 40,000 SF build-to-suit medical office building



## SYNERGISTIC TENANT MIX



Newly  
Renovated



## 9200 CALUMET | FOR LEASE

### THE HEART OF A THRIVING MEDICAL CORRIDOR

9200 Calumet is perfectly situated among quality providers and complementary practices.

- Located off the first full I-94 Interchange at the Indiana/Illinois border
- Access well-insured Illinois population from lower-cost Indiana location
- Adjacent retail amenities and hotel



9200 CALUMET

Franciscan  
HEALTH

1 MILE

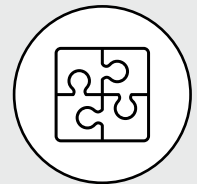
COMMUNITY  
HEALTHCARE SYSTEM  
Community Hospital



## AN INVITING ENVIRONMENT

Newly renovated and now bolstered by engaged and well-capitalized ownership, 9200 Calumet can help tenants build the ideal space to best serve clients and attract and retain employees.

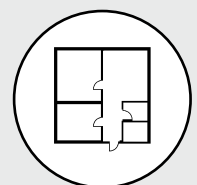
- New lobby and common areas
- Abundant, close parking
- Bright windowline
- Customizable tenant spaces with premium finishes available
- Asking Rent: \$23.50/SF NNN



MEDICAL TENANT MIX



RESPONSIVE OWNERSHIP



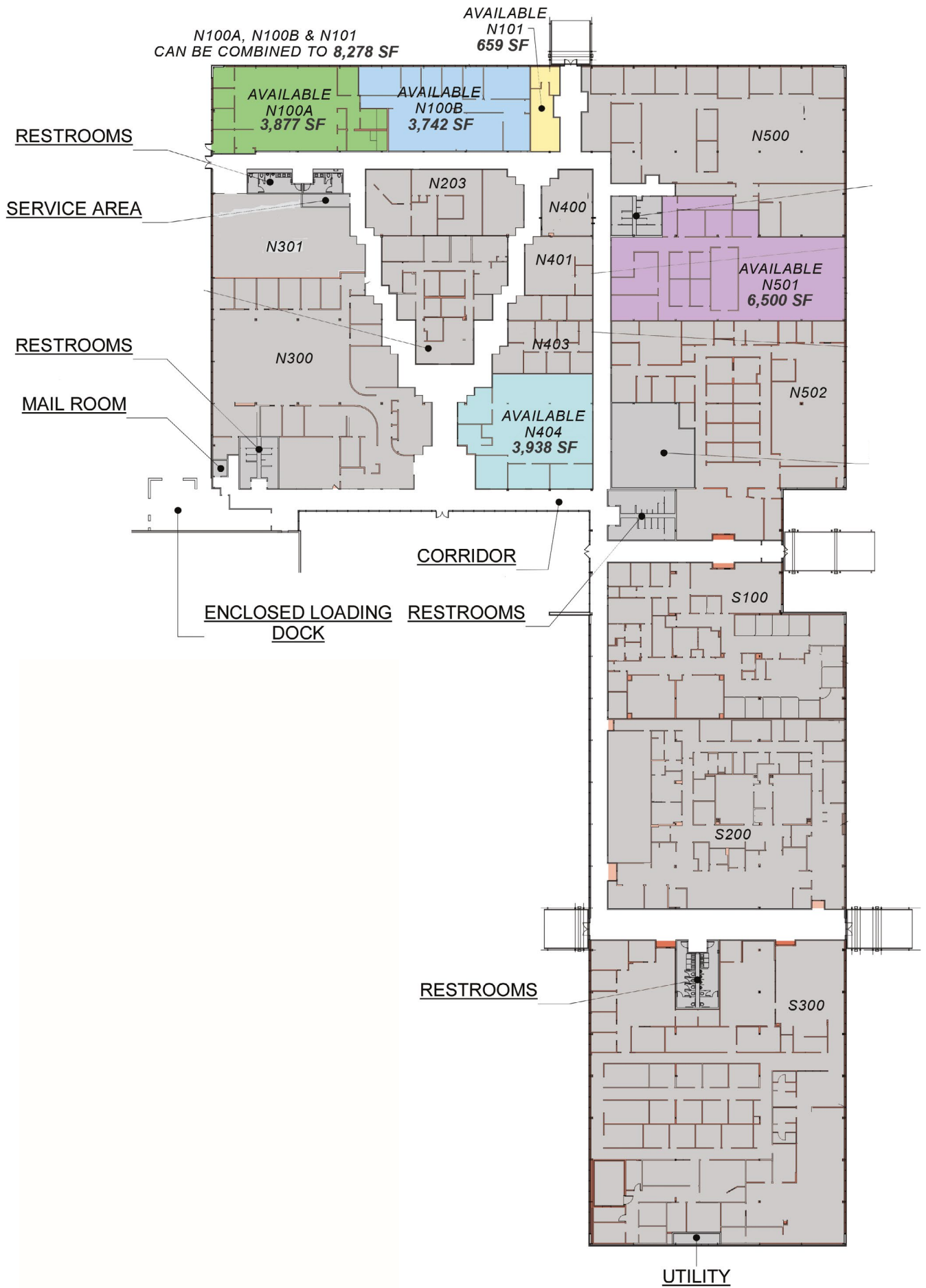
CUSTOMIZABLE SUITES



## PHOTO GALLERY

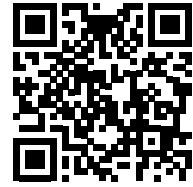
1. Newly updated common areas
2. Monument signage available
3. Unique availabilities in varied sizes
4. Flexible configurations, tenant improvement available
5. Renovated lobby





**UNBEATABLE OPPORTUNITY**

Situated in the area's medical corridor and adjacent to retail, restaurant and lodging options. Additional Build-to-Suit development pad site available for up to 40,000 SF.



[\*Property Website\*](#)



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