



Two-Story Medical
Office Build-to-Suit
For Lease

9200 Calumet Avenue

Munster, Indiana 46321

PROPERTY HIGHLIGHTS

- Two-story build-to-suit availability up to 37,000 SF
- Class A medical office development
- Located across from Community Hospital and 1.5 miles from Franciscan Health Hospital

RUSSELL BRENNER
+1 312 498 5617
rbrenner@rxhst.com

www.rxhst.com



UP TO 37,000 SF
AVAILABLE



JOIN ROBUST
MEDICAL CORRIDOR



PREMIUM LOCATION
EASY ACCESS



PAD SITE AVAILABLE
Up to 37,000 SF BTS
Medical Office Building



9200 Calumet Avenue is a new build-to-suit development opportunity perfectly situated in the medical district of Munster, Indiana. This site is located across from Community Hospital and 1.5 miles north of Franciscan Health Hospital. This area is close to retail, restaurants, hotels and medical users. The

I-94/Calumet Avenue full interchange is 1.83 miles north. With customized floor plans and site configurations available, the site offers a generous 5:1,000 parking ratio and limitless options to curate the optimal delivery of healthcare services. The site is located on a signalized intersection allowing for great access and visibility.

FLEXIBILITY

Up to 37,000 SF available

CUSTOMIZATION

Configure site plan, amenities and infrastructure to suit

VISIBILITY

More than 32,914 vehicles pass the site daily

BRANDING

Building facade signage available for anchor tenant





9200 Calumet Avenue

Munster, Indiana 46321

UNBEATABLE OPPORTUNITY

Situated in the area's medical corridor and adjacent to retail, restaurant and lodging options. Build-to-Suit development pad site available for up to 37,000 SF.

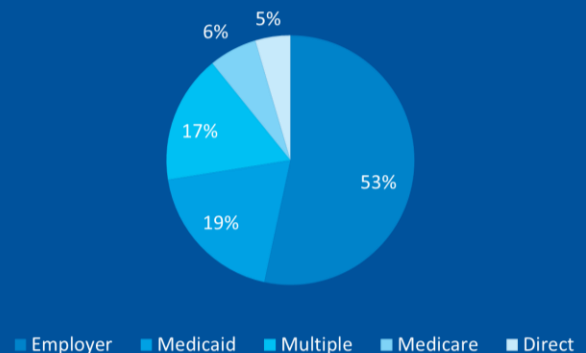
Developer RXHST owns the land and is ready to commence construction.

	1 MILE	5 MILES	10 MILES
POPULATION (2022)	6,986	210,957	654,410
HOUSEHOLDS (2022)	2,695	80,440	239,726
POPULATION PROJECTION (2027)	0.2%	0.0%	-0.1%
AVERAGE HOUSEHOLD INCOME	\$114,532	\$77,843	\$71,827
BACHELOR'S DEGREE (PERCENTAGE)	42%	23%	21%

BTS Pad Site Medical Office

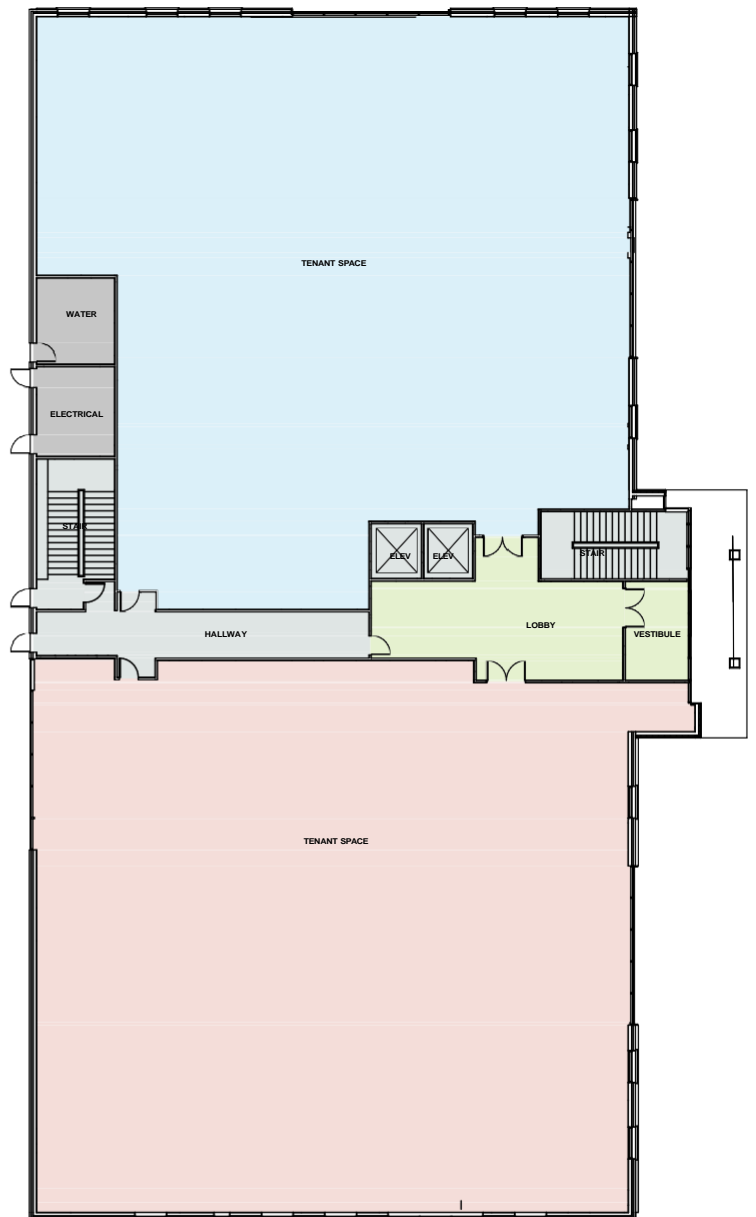
Patient Insurance Mix

5 mile radius





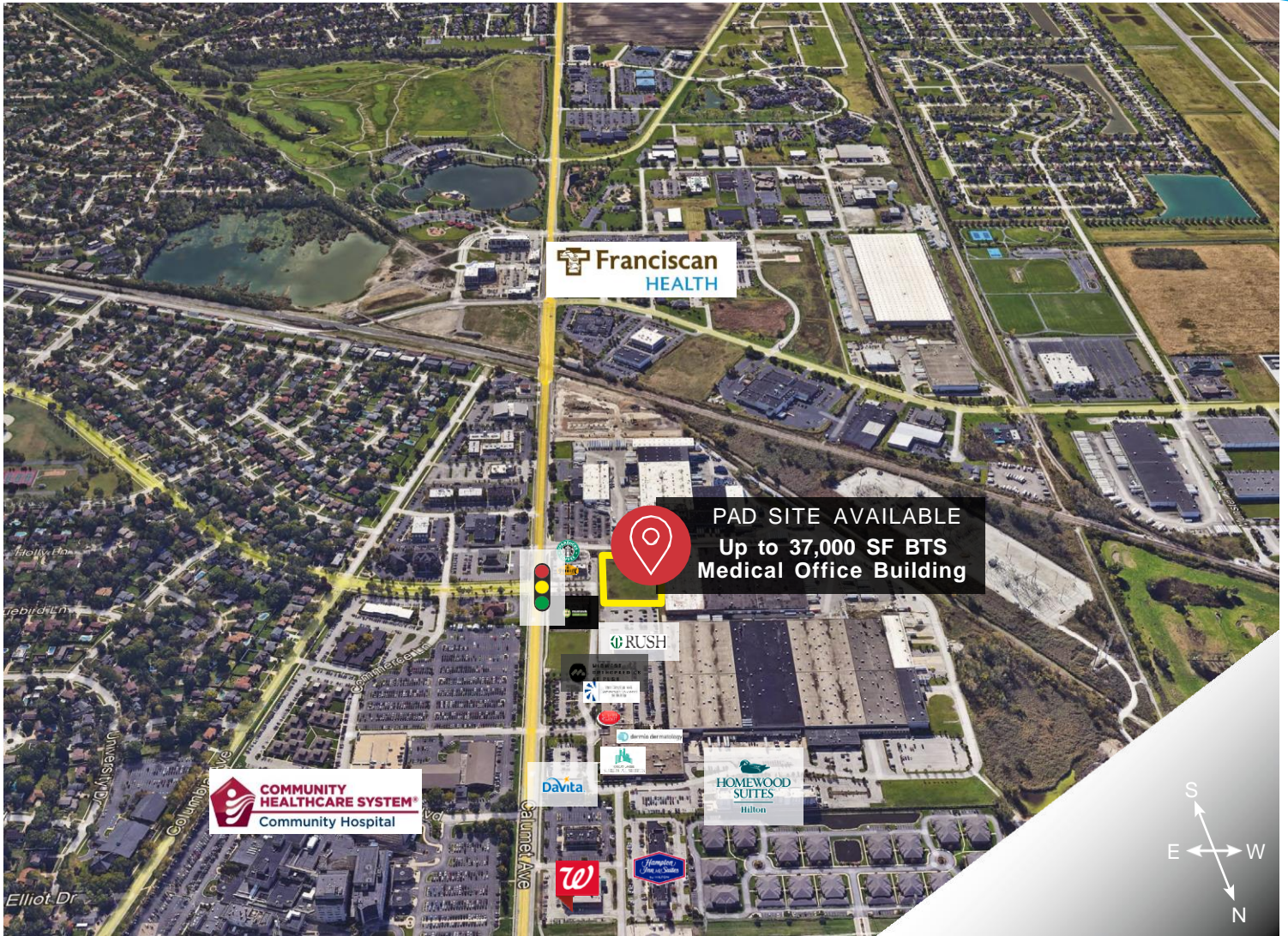
SINGLE TENANT
FLOOR PLANS



MULTI TENANT
FLOOR PLANS

9200 Calumet Avenue
Munster, Indiana 46321

BTS Pad Site
Medical Office



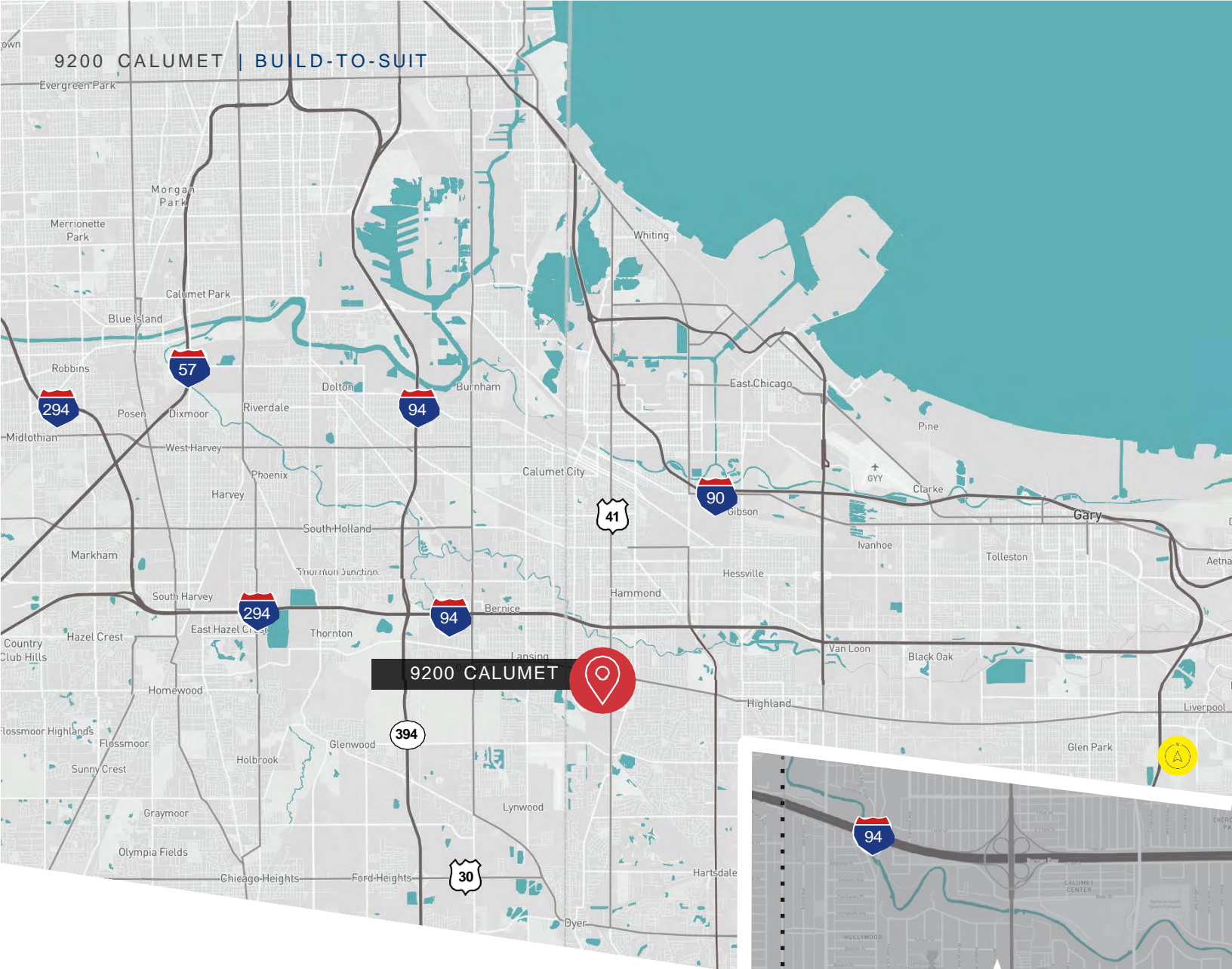
UP TO 37,000 SF
AVAILABLE



JOIN ROBUST
MEDICAL CORRIDOR



PREMIUM LOCATION
EASY ACCESS



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
- Build-to-Suit development pad site available for up to 37,000 SF
- New South Shore Line extension train station is being build 1.5 miles away at Manor Ave and Ridge Rd
- Located on a signalized intersection allowing for great access and visibility



1.8 Miles to
I-94 Full Interchange
at Calumet Ave

9200 CALUMET

 **Franciscan**
HEALTH

1 MILE

 **COMMUNITY HEALTHCARE SYSTEM**
Community Hospital



CONTACT

Russell Brenner
RXHST
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rbrenner@rxhst.com



RX Health & Science Trust, Inc. (“RXHST”) is a national outpatient medical real estate investment and operating platform. The company was founded in 2021 to build a portfolio of premier outpatient medical properties across the U.S. RXHST seeks opportunities where it can utilize its team of experienced healthcare real estate professionals to acquire, develop, renovate, and upgrade assets through leasing, capital, and operational initiatives.

For more information, please visit www.rxhst.com

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