

OFFICE/MEDICAL SPACE



OFFERING SUMMARY

Lease Rate:	\$22.00/SF
Available SF:	3,141 RSF
Lease Type:	Triple Net
NNN Amount:	\$9.50/SF
Expenses:	Gas/Electric/Janitorial
Building Size:	12,822 SF
Lot Size:	1.17 Acres
Parking:	105
Zoning:	C-1

PROPERTY OVERVIEW

This is 3,141 RSF/2,586 USF of available space on the 2nd floor of the north building in a two-building complex with excellent signage facing 45th Street. Come join Community's 219 Health Network which operates an OBGYN office on the 2nd floor. In the former family practice office space, there are numerous exam rooms, private offices, kitchen area and waiting area. This space can be converted to professional office if desired. An alternative concept floor plan is attached depicting 8 private offices, 1 conference room, reception, waiting area, break room, bathrooms, and utility/storage closets.

Built in 2018 in excellent condition. 2024 triple net expenses are estimated at \$9.50/SF include taxes, insurance, and common area maintenance. Tenants pay separately metered gas and electric and premises janitorial.

LOCATION OVERVIEW

Located halfway between Indianapolis Blvd (US 41) and White Oak Avenue. 2 1/2 miles south of I-80/94, 1 mile east of Calumet Avenue. 2 miles southeast of Community Hospital, 2 3/4 miles east of the Illinois State line, 4 1/2 miles north of U.S. Highway 30. Great location for medical as it's close proximity to Munster Same Day Surgery, Franciscan Healthcare Munster, Munster Specialty Surgery Center, North Point Orthopaedics, Midwest Orthopaedics at Rush and Cancer Health Treatment Centers. Also close to many restaurants including Danny Z's, Chiro's, Highland Gyros, R-Bar, Rosebud, Kitaro and many other restaurants, shopping, banks, Centennial Park and more! 2022 INDOT traffic count 15,883 cars/day.

2ND FLOOR - 3,141 RSF/2,586 USF

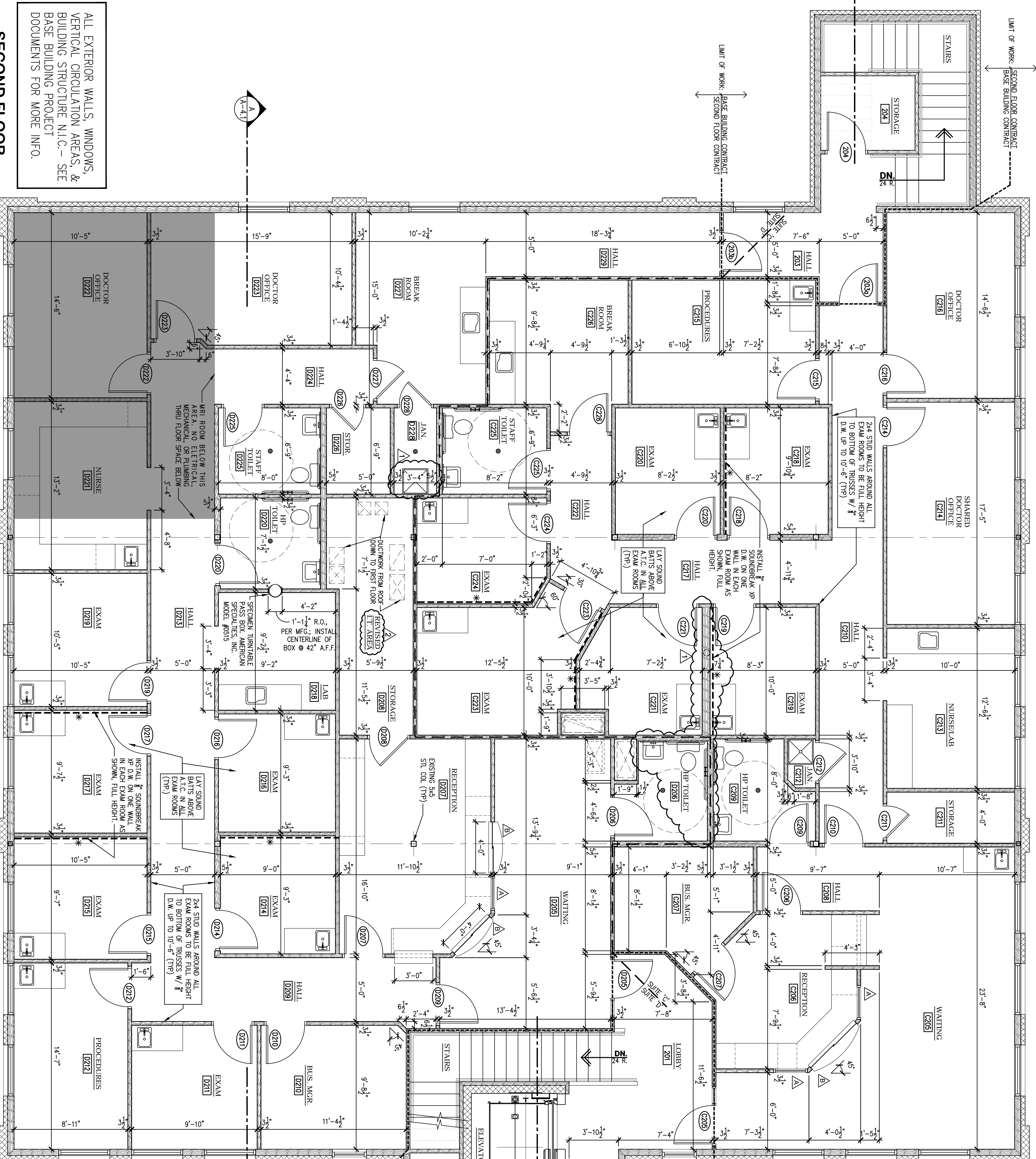


ADDITIONAL PHOTOS



GENERAL CONSTRUCTION NOTES:

- PARTITION WALL FRAMING MEMBERS ARE 2x4s @ 24" O.C. @ 16' O.C. AS DIMENSIONED ON THE FLOOR PLAN
- PARTIAL WALL TO REM AS FOLLOWS:
- RIN D.W. TO U.S. DECK @ WALLS BETWEEN TOILET ROOMS AND HALLS/OFFICES, & ALL WALLS AT: HALL BETWEEN SUITES C AND D, WAITING PROCEEDURE ROOM 2025, & ALL EXAM & PLUMBING WALLS ARE 2x6 @ 16" O.C.
- INSTALL ALL BLOCKING AND BRACING FOR BATHROOM ACCESSORIES, EQUIPMENT, AND CABINETS.
- INSTALL GREEN BOARD FOR ALL WET WALLS
- LAY SOUND BATT ABOVE EXAM ROOMS TO PROVIDE ACOUSTICAL TIE FOR ACOUSTIC TREATMENT BETWEEN EXAM ROOMS
- LAY SOUND BATT ABOVE ACOUSTICAL TILE CEILING IN ALL EXAM ROOMS, TYPICAL



ALL EXTERIOR WALLS, WINDOWS, VERTICAL CIRCULATION AREAS, & BUILDING STRUCTURE N.I.C. - SEE BASE BUILDING PROJECT DOCUMENTS FOR MORE INFO.

SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



Chester inc.
Architectural Services
Laura A. Small • Peter D. Brannen • Joseph M. DeCenzo
555 Eastport Centre Drive, Valparaiso, IN 46383
Phone: (219) 465-7555 Fax: (219) 464-2562

MUNSTER 45th, LLC.
2nd FLOOR BUILD-OUT

1946 45TH AVENUE
MUNSTER, INDIANA

SUBMITTALS / REVISIONS

07-06-18	ADDENDUM TO STATE PROJECT #399161	8
1	07-30-18	FIELD CHANGES PER LW (LS)
2	08-15-18	REVISIONS PER OWNER & TENANT (LS)
3		
4		
5		
6		
7		

DRAWN BY: JD
JOB NUMBER: A-3-1
SECOND FLOOR BUILD-OUT PLAN
DRAWING NUMBER

A-3.1

LIBRARY
NO. 84001
STATE OF INDIANA
APR 18 2018

RETAILER MAP



Map data © 2024 Imagery © 2024 Airbus, CNES / Airbus, IndianaMap Framework Data, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO2

For Information Contact: David Lasser, SIOR/CCIM 219.796.3935 dlasser@commercialin-sites.com

COMMERCIAL IN-SITES • 1100 WEST U.S. HIGHWAY 30 • MERRILLVILLE, IN 46410 • 219-795-1100 • www.commercialin-sites.com

AERIALS



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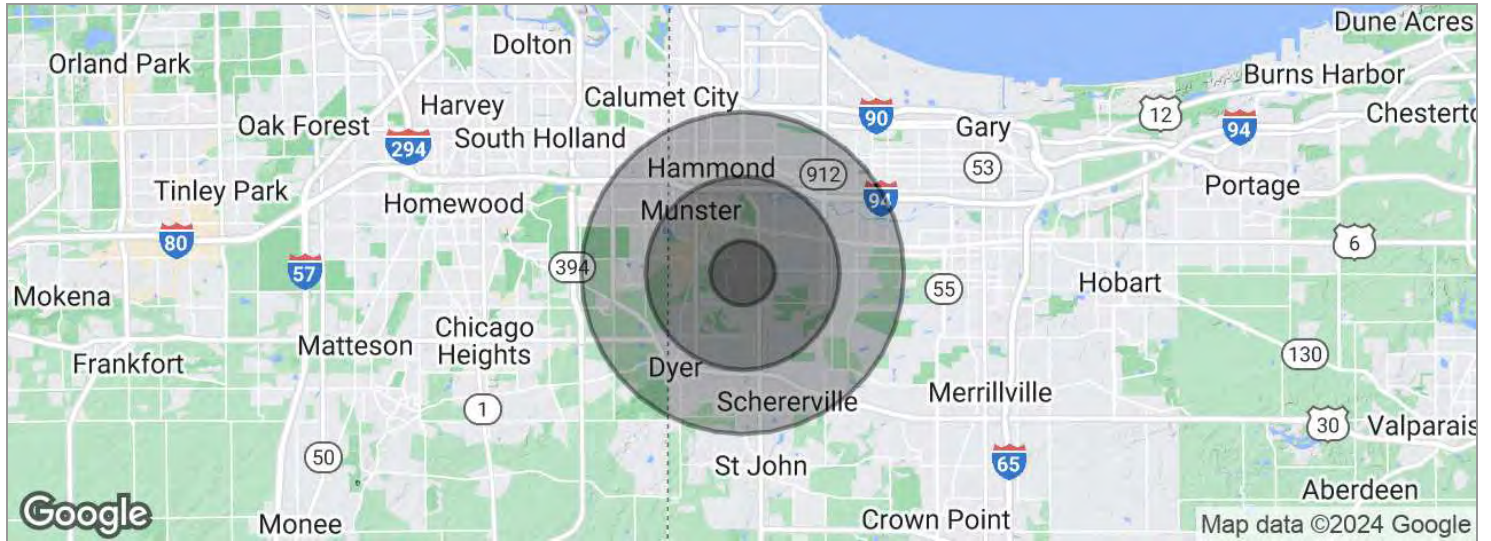
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,234	74,899	193,526
Median age	45.5	44.1	40.9
Median age (Male)	41.7	42.1	38.6
Median age (Female)	48.2	45.7	42.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,191	31,611	80,886
# of persons per HH	2.2	2.4	2.4
Average HH income	\$91,623	\$88,771	\$76,675
Average house value	\$209,682	\$199,434	\$165,781

** Demographic data derived from 2020 ACS - US Census*

INDIANA Business Climate

Indiana is more than the Crossroads of America - it's the center of intelligence that connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports business objectives.

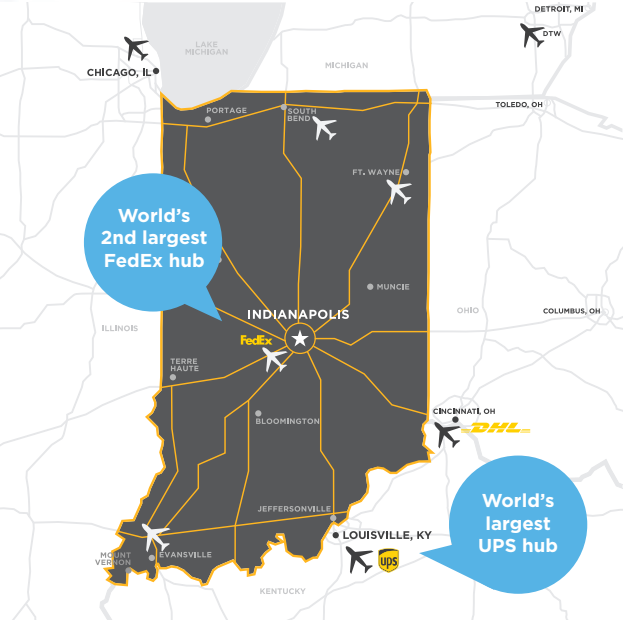
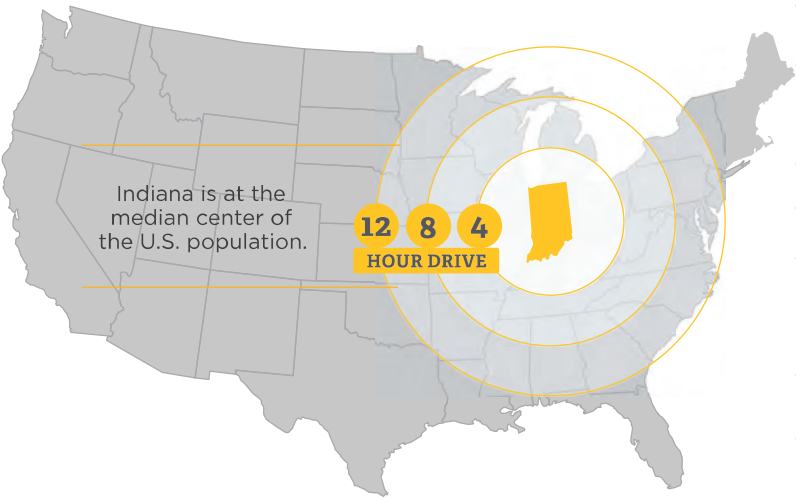
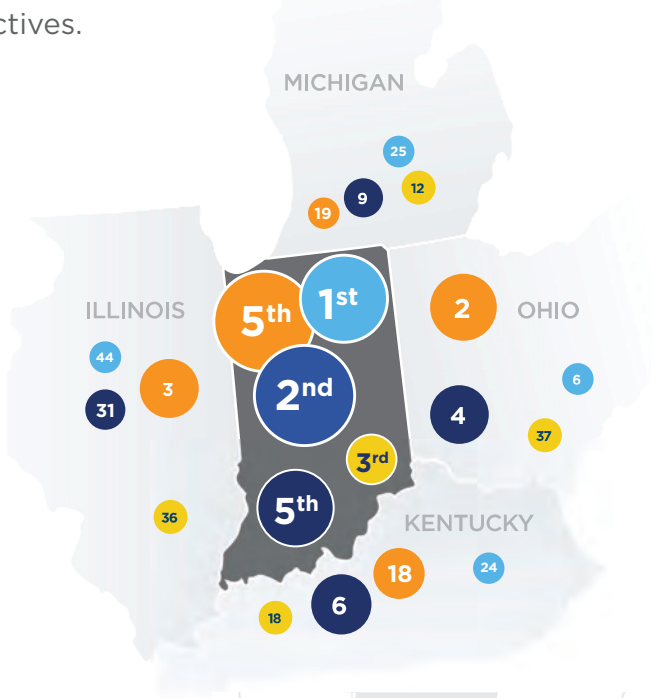
5 America's Top State for Business Infrastructure
(CNBC, 2023)

2 Best Place to Start a Business
(Forbes, 2024)

1 Property Tax Index Rank
(Tax Foundation, 2022)

5 Cost of Doing Business
(CNBC, 2023)

3 State Business Tax Climate Index Score
(Cost of Living, CNBC, 2023)



Advantage Indiana

CORPORATE INCOME TAX: **4.9%**

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

COMPETITIVE TAX RATES

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

Individual Income Tax Rate: 3.05%

MI: 4.25% | OH: 3.5% | KY: 4% | IL: 4.95% | IN: 3.05%

AAA Indiana Bond Rating

Michigan: AA+ Ohio: AAA Kentucky: AA Illinois: A-
(Fitch, 2024)

UNEMPLOYMENT INSURANCE RATE: **2.5%**

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except NAICS code 23 is 3.23% or government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

UI Tax for New Employers: \$238

WORKER'S COMPENSATION PREMIUM RATE RANK: **4th**

Indiana offers a competitive environment for business, with less red tape and higher rankings to impact your bottom line.

MI: 14th | OH: 5th | KY: 6th | IL: 33rd

RIGHT TO WORK: **YES**

Indiana is a right to work state with a business-friendly environment.

MI: NO | OH: NO | KY: YES | IL: NO