

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$19.00/RSF
Min/Max SF:	198 / 2,694 RSF
Lease Type:	Gross
Expenses:	Utilities and janitorial
Building Size:	38,208 +/- SF
Lot Size:	2.18 Acres
Parking:	95

PROPERTY OVERVIEW

Introducing a prime leasing opportunity at 9245 Calumet Avenue, Munster, IN. This well-appointed property offers an ideal environment for businesses seeking a strategic and modern office space. Boasting a min/max of 198 RSF up to 2,700 RSF or more, the building is designed to accommodate a wide range of professional operations. With well-appointed amenities, ample parking, and customizable office layouts, this property provides the flexibility and functionality needed to create an efficient and productive workspace. Gross rental rate \$19.00/RSF. Tenant expenses are only utilities estimated at \$1.50/USF, premises janitorial and IT services. Optional janitorial premises cleaning is a tenant expense.

LOCATION OVERVIEW

This is a prime location in Munster, located on the west side of Calumet Avenue, ½ mile south of Community Hospital, 2 miles south of I-80/94. This property is centrally located for any tenant in the medical and professional industry. 1/4 mile north of the Centennial Village which is a mix of high-end retail and office space. 28 miles from Chicago. Near Red Lobster, Rosebud Steak House, Kitaro Surf and Turf, El Salto, The Great Greek Mediterranean Grill, City Grill, Cafe Borgia and so much more! 2025 traffic count on Calumet Ave 30,297/day.

LEASE SPACES



LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	198 - 2,694 RSF	Lease Rate:	\$19.00 RSF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (RSF)	LEASE TYPE	LEASE RATE	DESCRIPTION
101 LL	Available	2,694 SF	Gross	\$19.00 SF/yr	Gross rental rate \$19.00/RSF. Tenant expenses are only utilities estimated at \$1.50/USF, premises janitorial and IT services. 2,694 RSF/2,300 USF
102 LL	Available	1,199 SF	Gross	\$19.00 SF/yr	Gross rental rate \$19.00/RSF. Tenant expenses are only utilities estimated at \$1.50/USF, premises janitorial and IT services. 1,199 RSF/1,024 USF.
103 LL	Available	324 SF	Gross	\$19.00 SF/yr	Gross rental rate \$19.00/RSF. Tenant expenses are only utilities estimated at \$1.50/USF, premises janitorial and IT services. 324 RSF/277 USF.
103B LL	Available	799 SF	Gross	\$19.00 SF/yr	Gross rental rate \$19.00/RSF. Tenant expenses are only utilities estimated at \$1.50/USF, premises janitorial and IT services. 799 RSF/682 USF.
105 LL	Available	949 SF	Gross	\$19.00 SF/yr	Gross rental rate \$19.00/RSF. Tenant expenses are only utilities estimated at \$1.50/USF, premises janitorial and IT services. 931 RSF/795 USF.
107 LL	Available	292 SF	Gross	\$19.00 SF/yr	Gross rental rate \$19.00/RSF. Tenant expenses are only utilities estimated at \$1.50/USF, premises janitorial and IT services. 292 RSF/249 USF.

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

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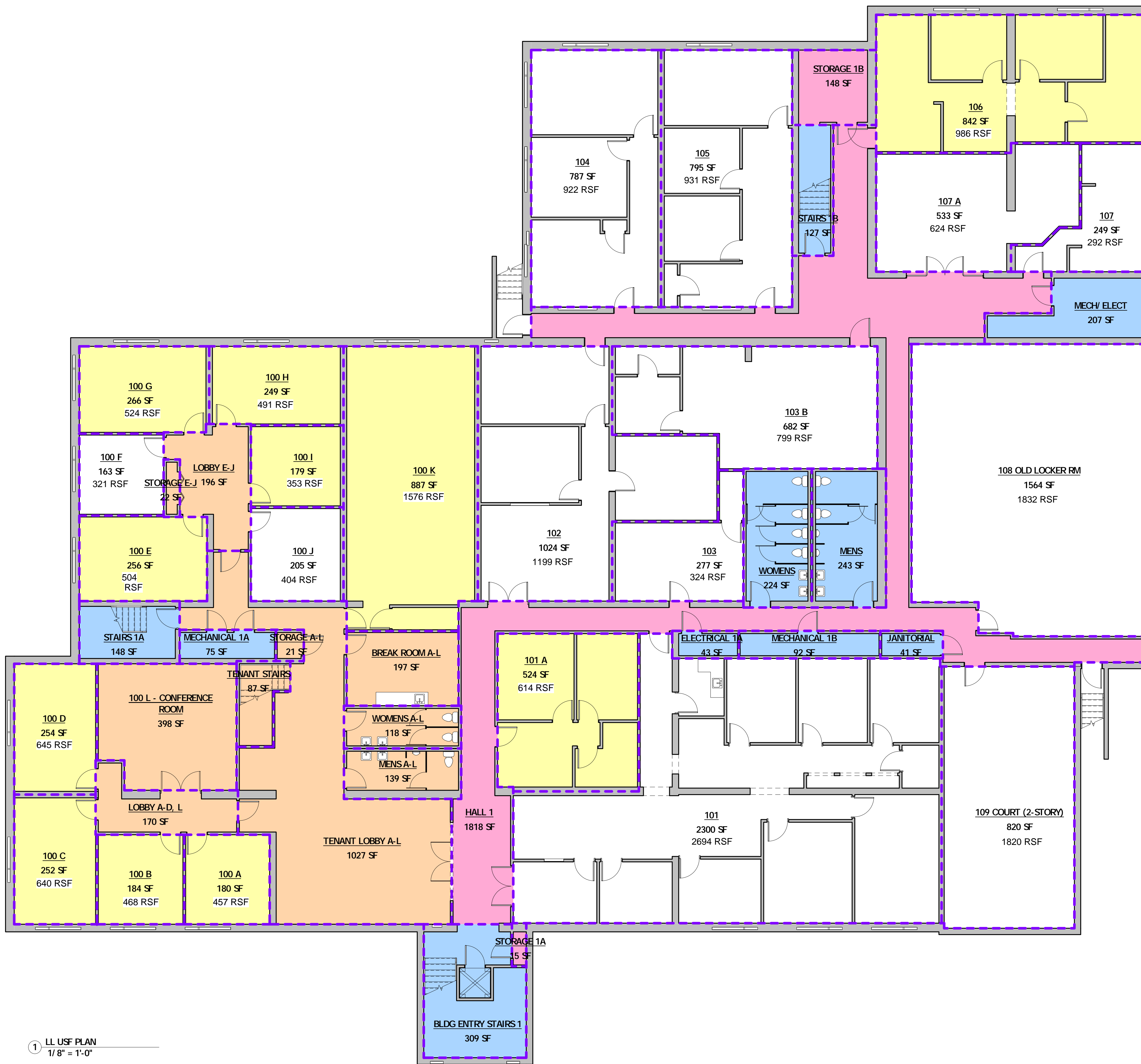
LEASE SPACES



SUITE	TENANT	SIZE (RSF)	LEASE TYPE	LEASE RATE	DESCRIPTION
108 LL	Available	1,832 SF	Gross	\$19.00 SF/yr	Gross rental rate \$19.00/RSF. Tenant expenses are only utilities estimated at \$1.50/USF, premises janitorial and IT services. 1,832 RSF/1,564 USF.
109 LL	Available	960 SF	Gross	\$19.00 SF/yr	Gross rental rate \$19.00/RSF. Tenant expenses are only utilities estimated at \$1.50/USF, premises janitorial and IT services. 960 RSF/820 USF.
200F UL	Available	652 SF	Gross	\$19.00 SF/yr	Gross rental rate \$19.00/RSF. Tenant expenses are only utilities estimated at \$1.50/USF, premises janitorial and IT services. 652 RSF/412 USF.
200I UL	Available	363 SF	Gross	\$19.00 SF/yr	Gross rental rate \$19.00/RSF. Tenant expenses are only utilities estimated at \$1.50/USF, premises janitorial and IT services. 363 RSF/217 USF.
200L UL	Available	349 SF	Gross	\$19.00 SF/yr	Gross rental rate \$19.00/RSF. Tenant expenses are only utilities estimated at \$1.50/USF, premises janitorial and IT services. 349 RSF/209 USF.
200N UL	Available	1,292 SF	Gross	\$19.00 SF/yr	Gross rental rate \$19.00/RSF. Tenant expenses are only utilities estimated at \$1.50/USF, premises janitorial and IT services. 1,292 RSF/817 USF.
205 UL	Available	198 SF	Gross	\$19.00 SF/yr	Gross rental rate \$19.00/RSF. Tenant expenses are only utilities estimated at \$1.50/USF, premises janitorial and IT services. 198 RSF/175 USF.
205 UL	Available	1,502 SF	Gross	\$19.00 SF/yr	Gross rental rate \$19.00/RSF. Tenant expenses are only utilities estimated at \$1.50/USF, premises janitorial and IT services. 1,502 RSF/1,324 USF.
206-UL	Available	860 SF	Gross	\$19.00 SF/yr	Gross rental rate \$19.00/RSF. Tenant expenses are only utilities estimated at \$1.50/USF, premises janitorial and IT services. 860 RSF/826 USF.

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FAIRMONT BUILDING

- BLDG SERVICE AREA
- FLOOR SERVICE AREA
- TENANT ANCILLARY AREA
- TENANT USEABLE AREA
- VACANT

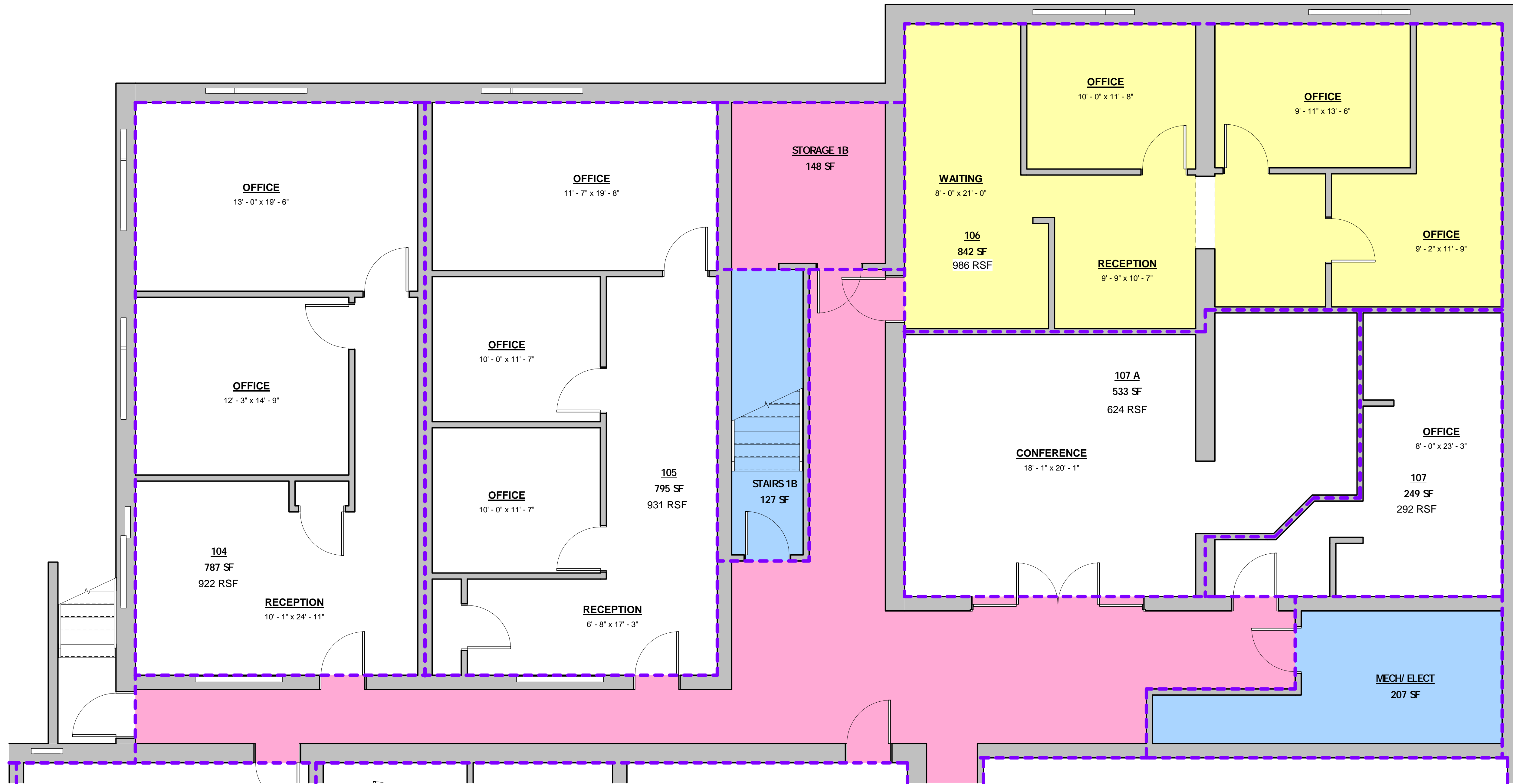
1 LL USF PLAN
1/8" = 1'-0"

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PROPOSED PROJECT FOR:
FAIRMONT BUILDING
 1ST AM. MGMT CO, INC
 9245 CALUMET AVE, MUNSTER, IN

DESCRIPTION	LOWER LEVEL
JOB NUMBER	25152
DATE	REV 2/23/26
SHEET	A1



① LL PLAN-EAST
1/4" = 1'-0"

FAIRMONT BUILDING

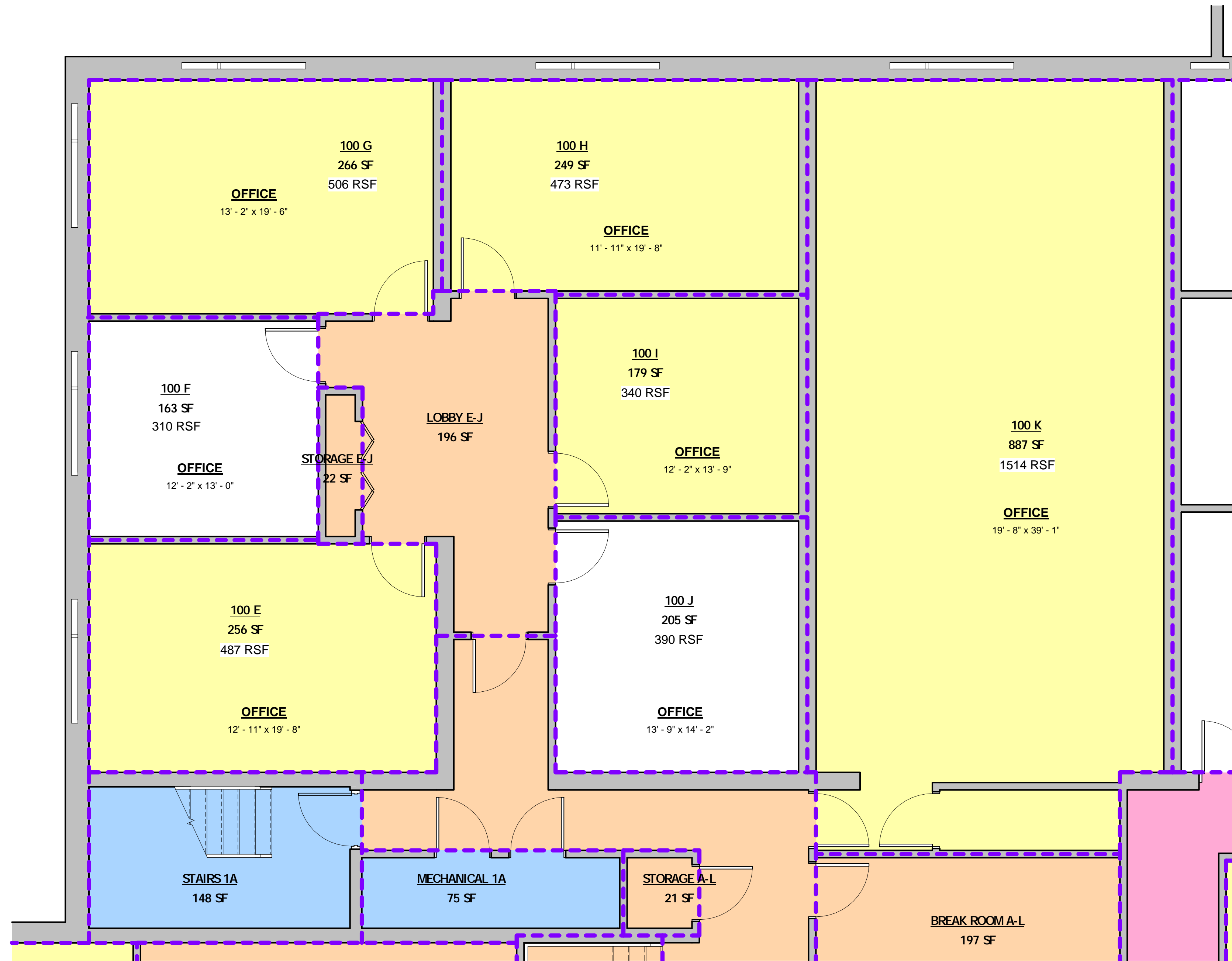
- BLDG SERVICE AREA
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- TENANT USEABLE AREA
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SHEET	A1 EAST



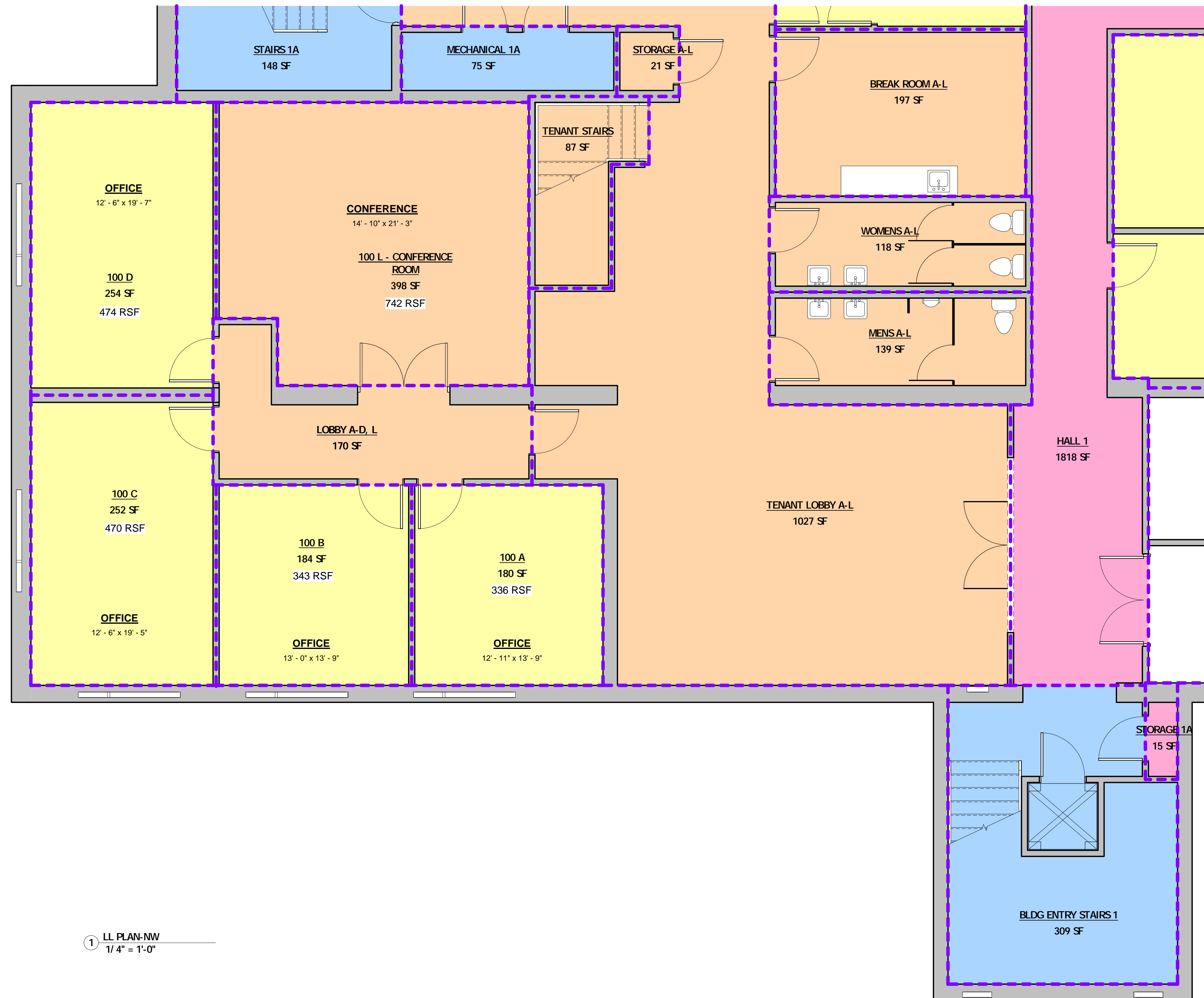
FAIRMONT BUILDING

- BLDG SERVICE AREA
- FLOOR SERVICE AREA
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- VACANT

① LL PLAN-NE
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JOB NUMBER	25152
DATE	REV 2/23/26
SHEET	A1 NE



① LL PLAN-NW
1/4" = 1'-0"

FAIRMONT BUILDING

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- FLOOR SERVICE AREA
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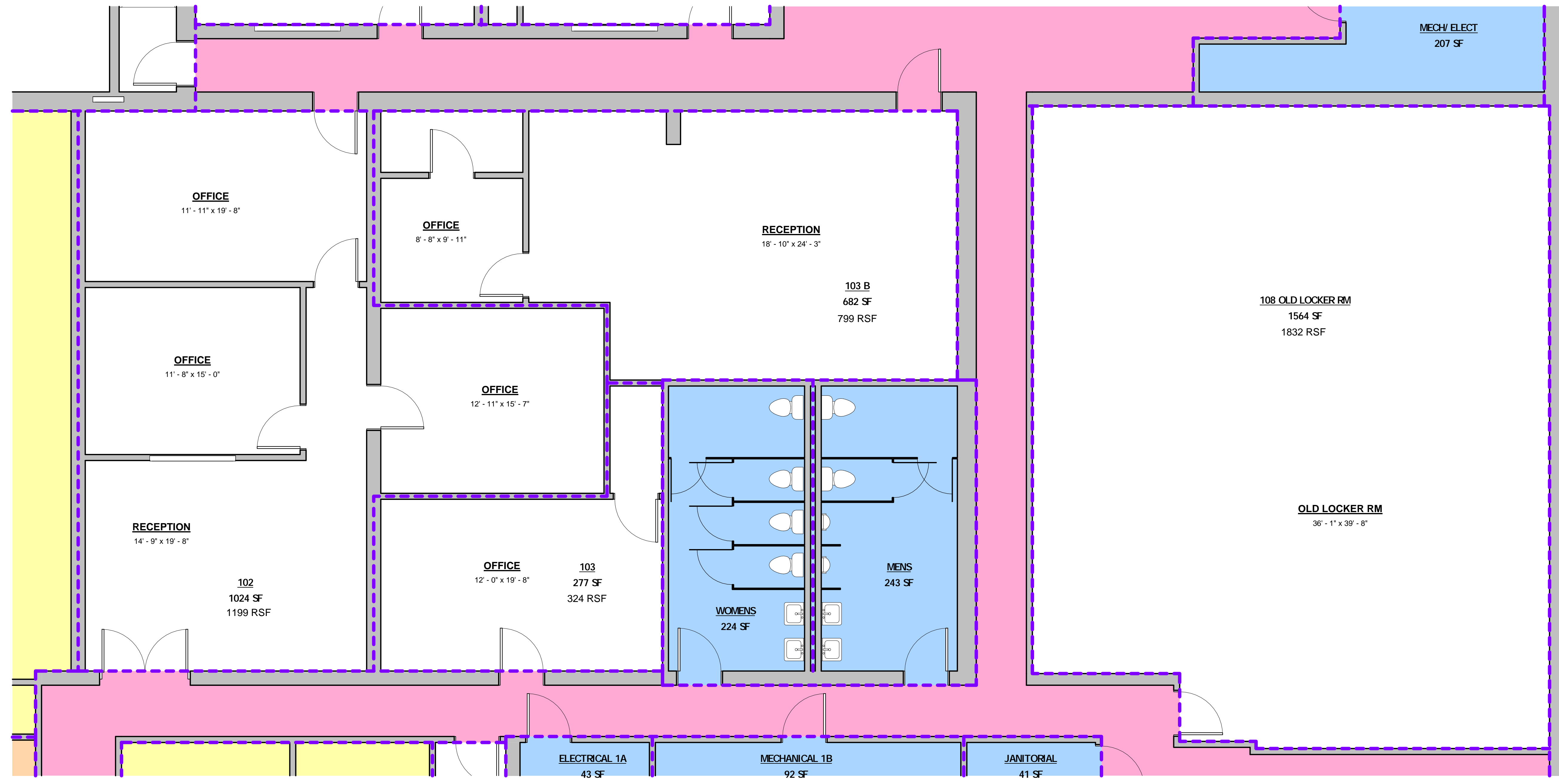
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SHEET	A1 NW

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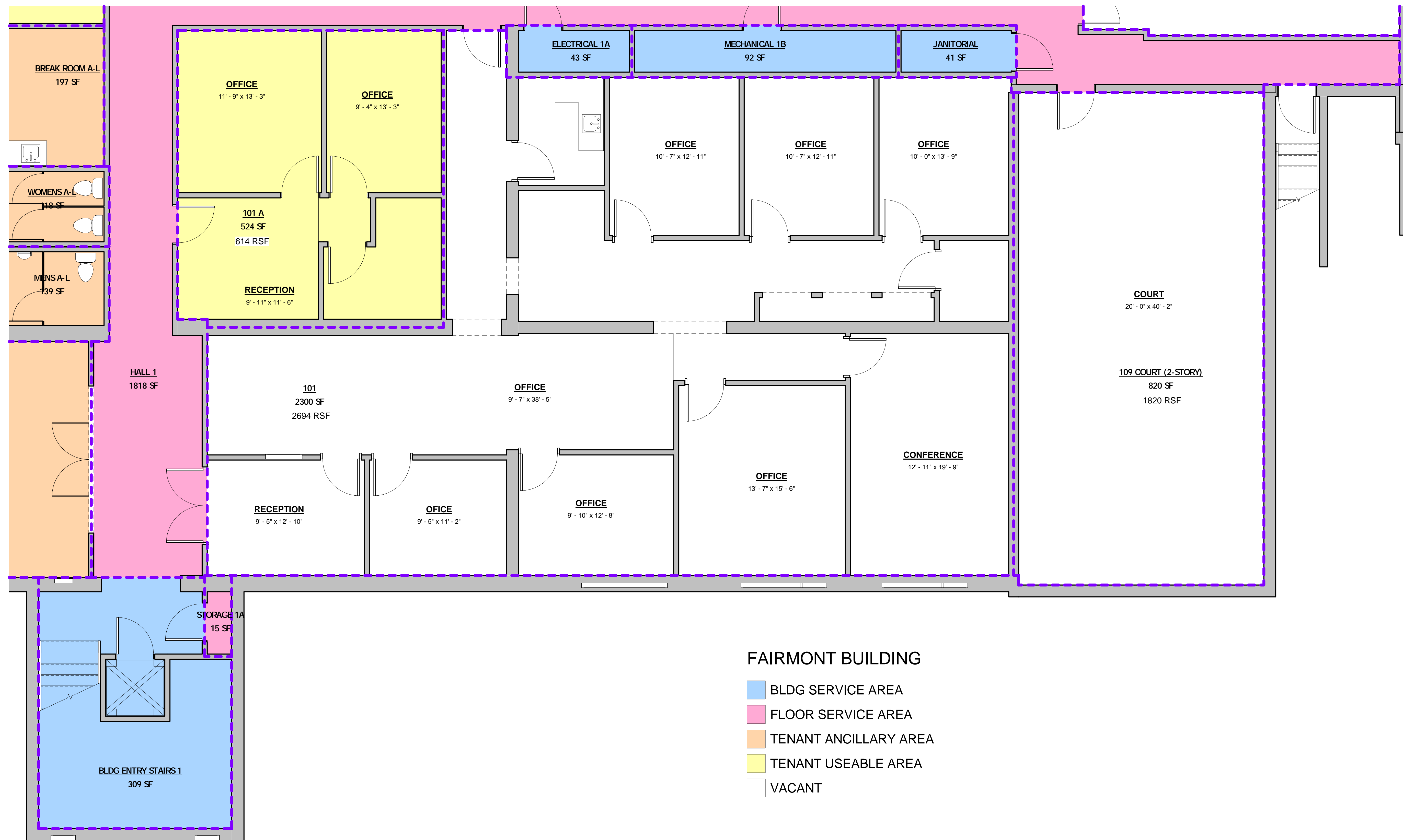
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A1 SE



1 LL PLAN-SE
 1/4" = 1'-0"

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FAIRMONT BUILDING

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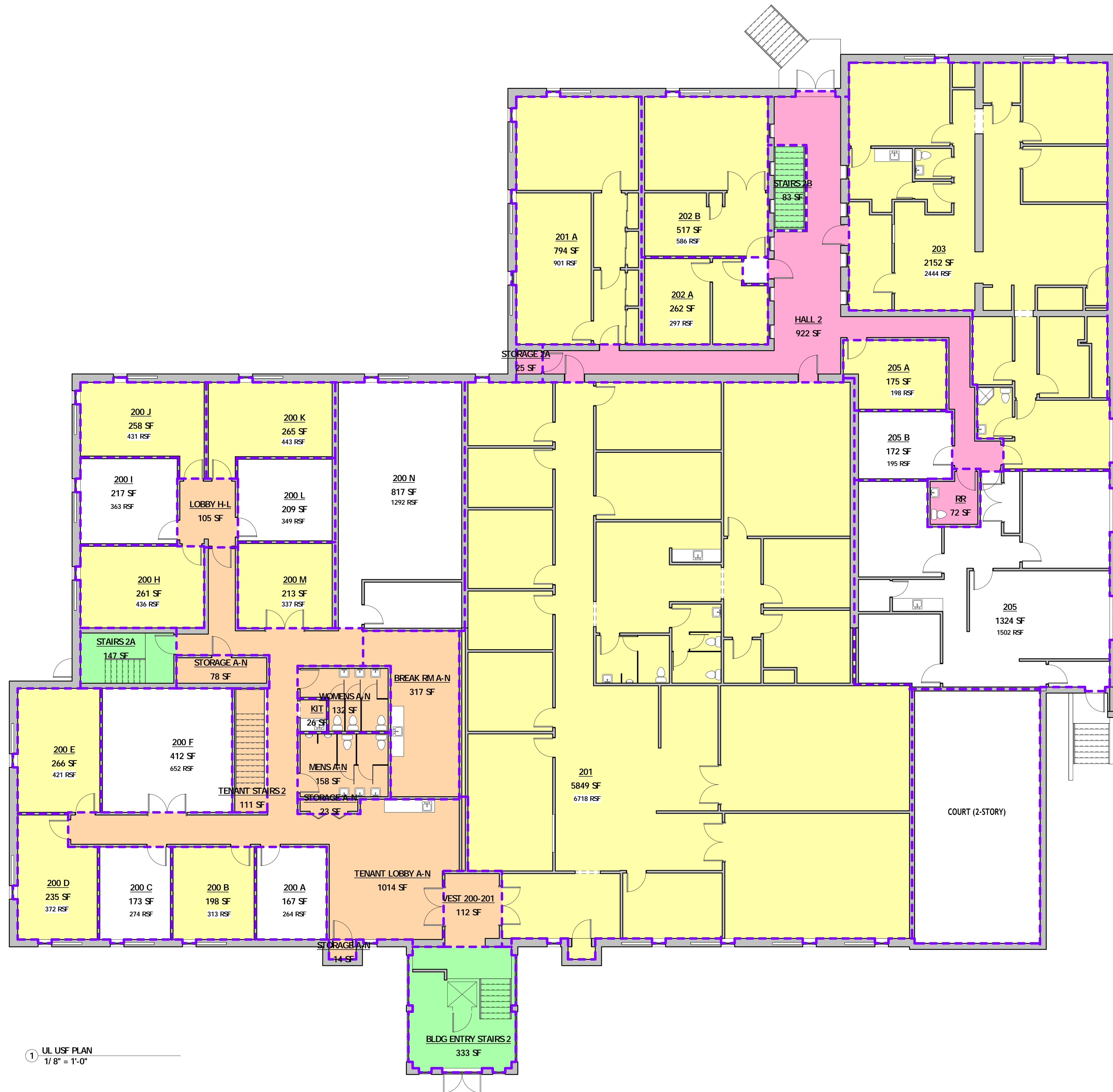
① LL PLAN-SW
1/4" = 1'-0"

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FAIRMONT BUILDING

- FLOOR SERVICE AREA
- MAJOR VERTICAL PENETRATION
- TENANT ANCILLARY AREA
- TENANT USEABLE AREA
- VACANT

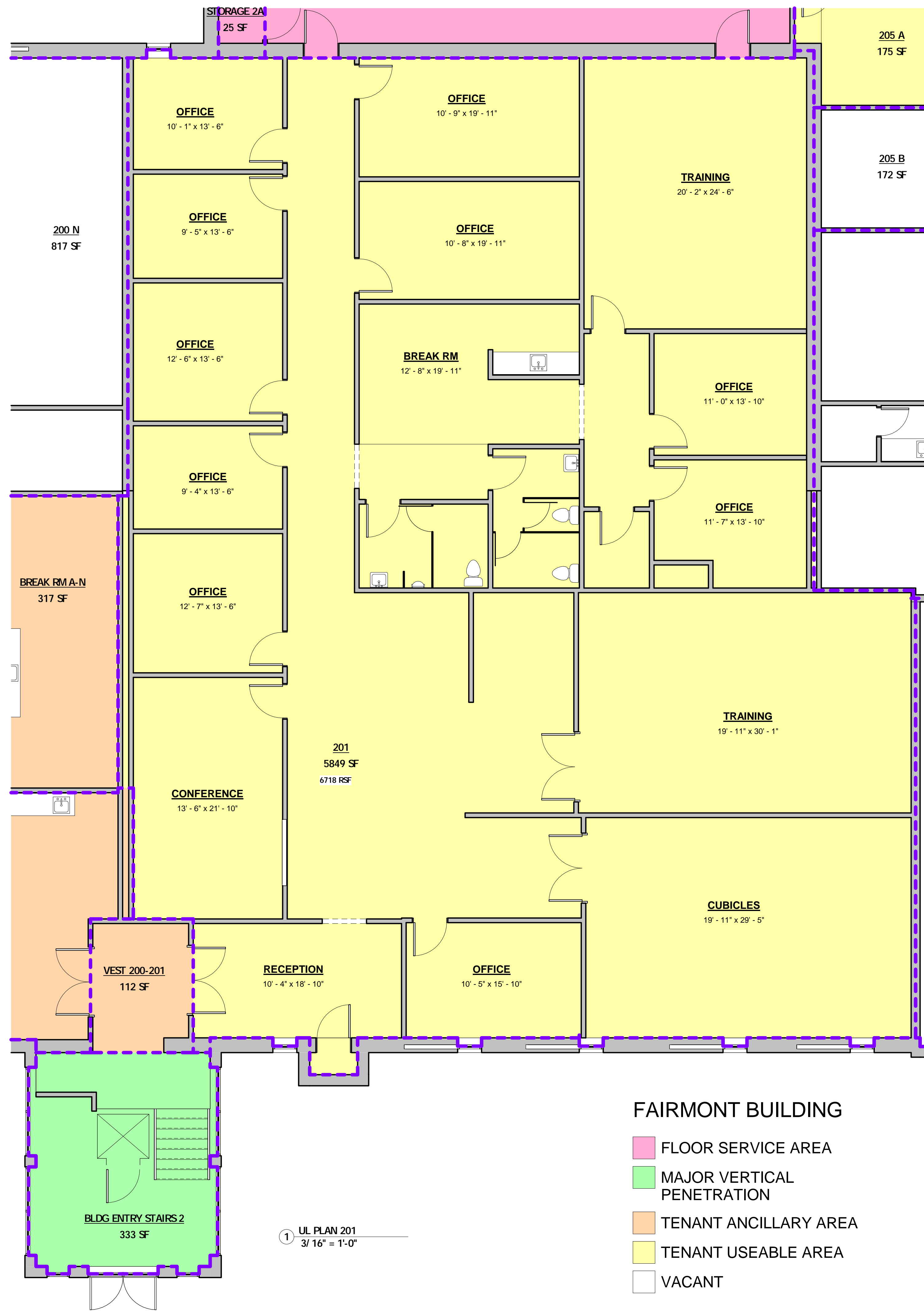
1 UL USF PLAN
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DESCRIPTION	UPPER LEVEL
JOB NUMBER	25152
DATE	REV 2/23/26
SHEET	A2



FAIRMONT BUILDING

- FLOOR SERVICE AREA
- MAJOR VERTICAL PENETRATION
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- TENANT USEABLE AREA
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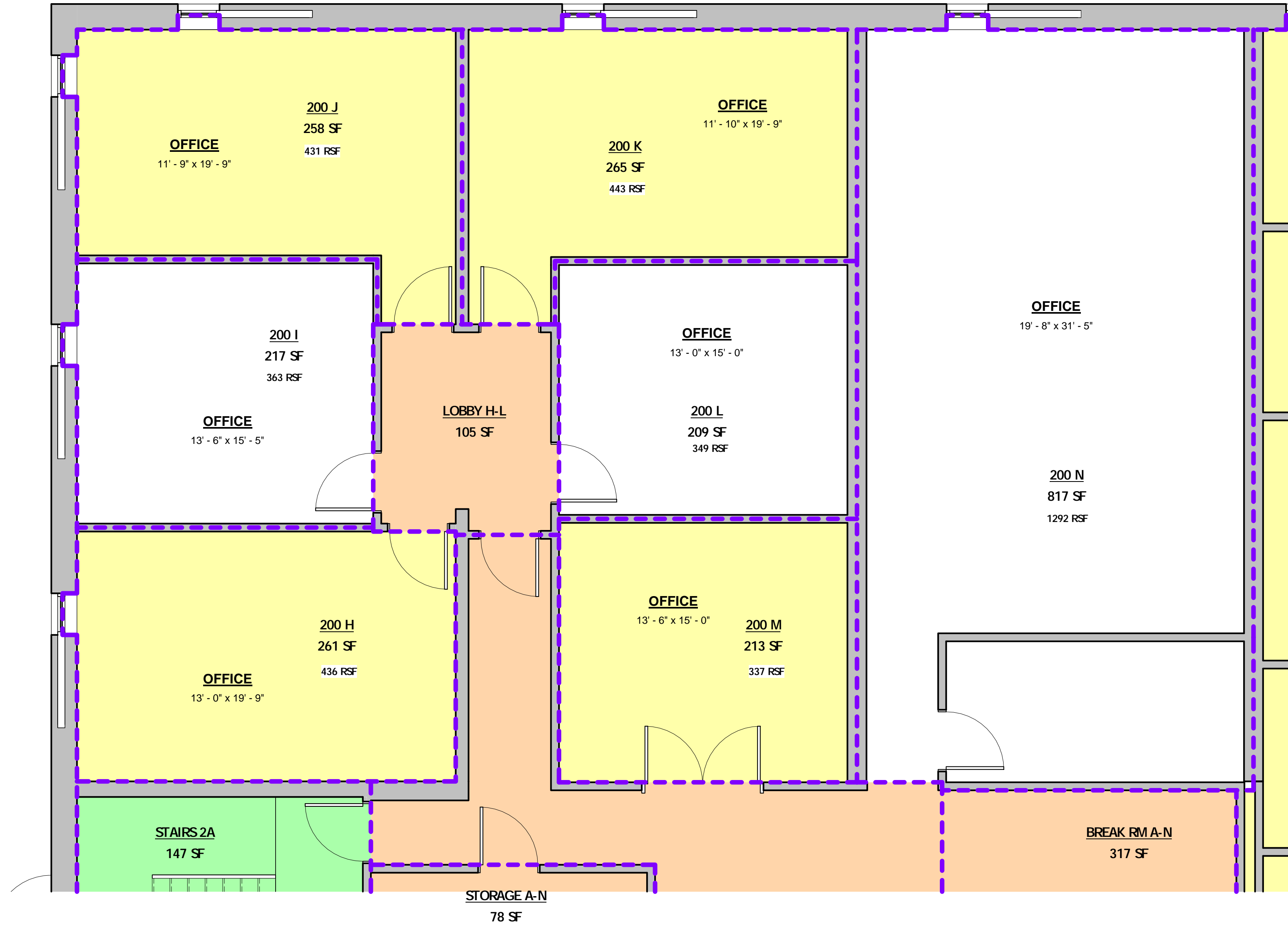
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3/16" = 1'-0"

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SHEET	A2 201



1 UL PLAN-NE
1/4" = 1'-0"

FAIRMONT BUILDING

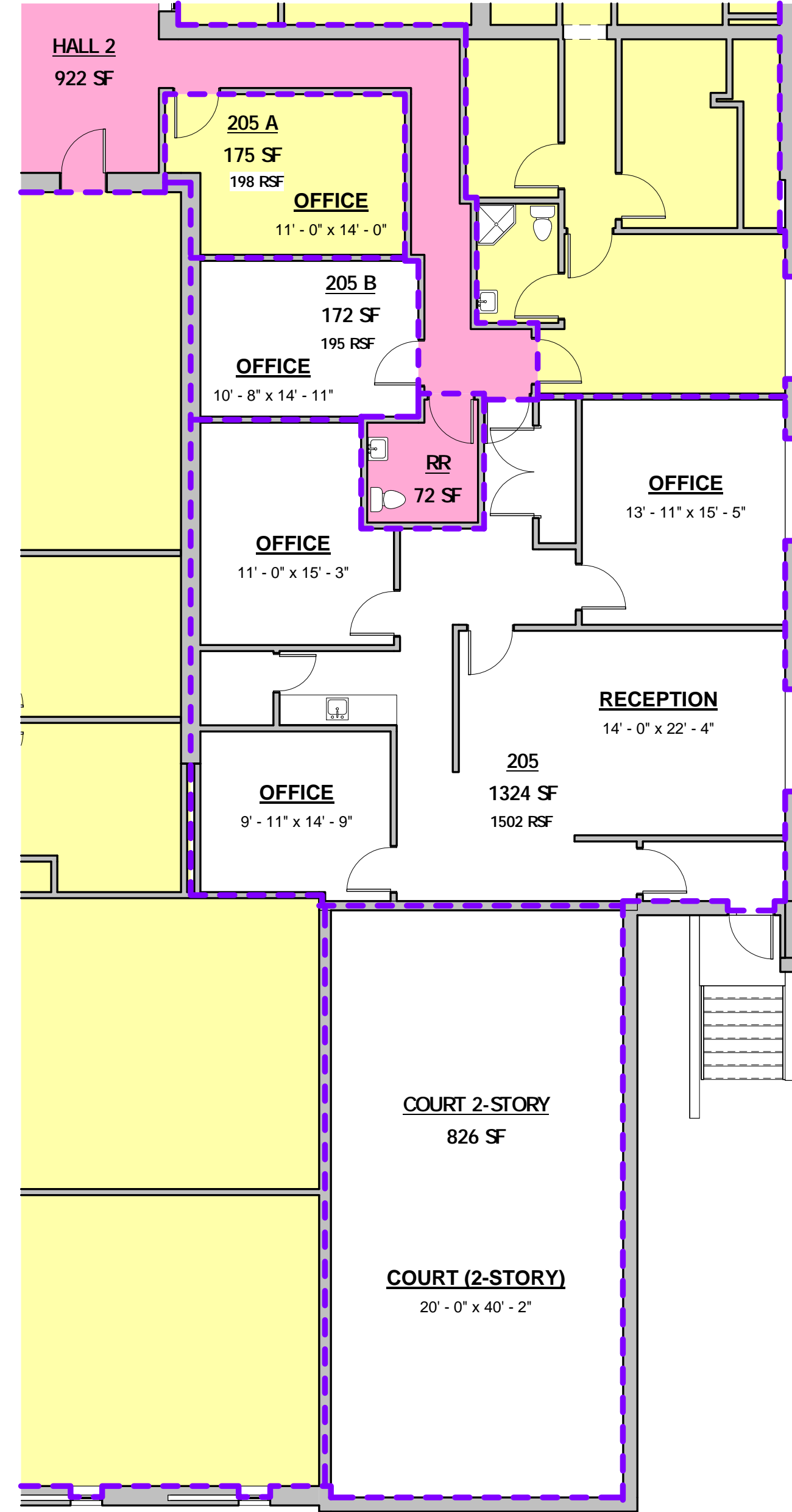
- MAJOR VERTICAL PENETRATION
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- TENANT USEABLE AREA
- VACANT

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FAIRMONT BUILDING

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- TENANT USEABLE AREA
- VACANT

① UL PLAN-SOUTH
1/8" = 1'-0"

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SHEET	A2 SOUTH

1ST FLOOR COMMON AREA PHOTOS



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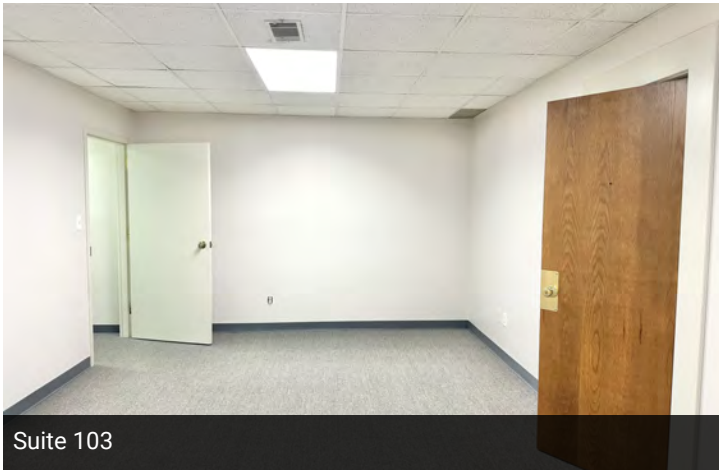
1ST FLOOR OFFICE SUITES



Suite 101



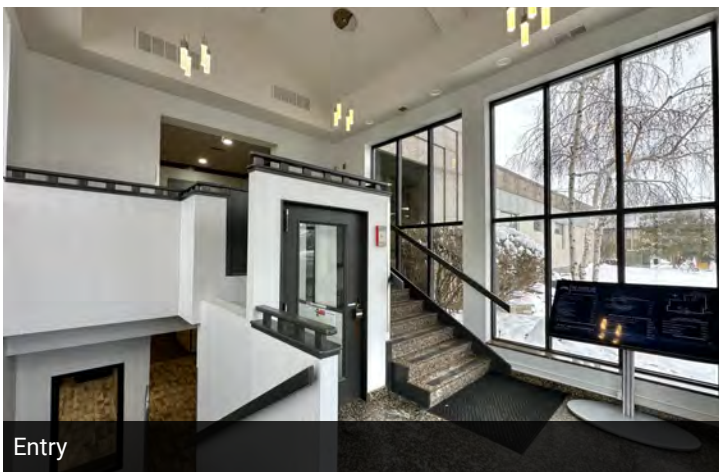
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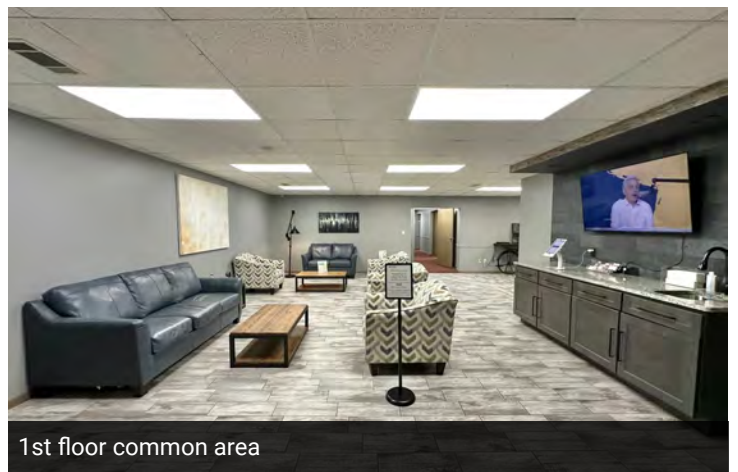
Suite 103



Suite 107



Entry



1st floor common area

2ND FLOOR COMON AREA PHOTOS



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2ND FLOOR OFFICE SUITES



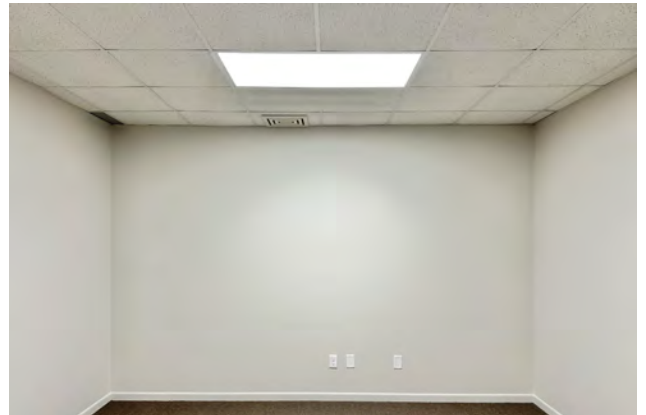
Suite 200C



200F



200I



Suite 200L



Suite 200N



Suite 205

ADDITIONAL PHOTOS



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Walmart



GRAND ARMY OF THE REPUBLIC HWY



CALVIN COOLIDGE ELEMENTARY SCHOOL



JAMES B. EADS ELEMENTARY SCHOOL

Rich's Park

Riverside Dog Park

CALUMET CENTER

TARGET **CVS**

GameStop **Staples**

SALLY. **TACO BELL**

Wendy's **Starbucks**

FIFTH THIRD **DOLLAR TREE**

Cabela's

AT&T **planet fitness**

ROSS DRESS FOR LESS

ALDI **RED WING**



Walmart



INDIANAPOLIS BLVD

Strack & Van Til food market



FIVE GUYS **DUNKIN'**

CHIPOTLE

verizon

THORNTON FRACTIONAL SOUTH HIGH SCHOOL

Walgreens

WILBUR WRIGHT MIDDLE SCHOOL

ST. THOMAS MORE SCHOOL

smiles FOR MILES

TRUE EATS & DRINKS

MUNSTER HIGH SCHOOL

Wicker Memorial Park

ELLIOTT ELEMENTARY SCHOOL

RUSH



HOMESIDE SUITES by Hilton

Powers HEALTH

LANSING

BIBIBOP

SOUTH SUBURBAN SURGICAL SUITES



EXXON



FRANK H. HAMMOND ELEMENTARY SCHOOL



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SPRINGHILL SUITES BY PARKROYAL

NG Vascular & Vein Center

Franciscan HEALTH

DR. MARY TILAK & ASSOCIATES

SMITHSERSIC

Janita MILLER, D.D.S., M.S.D.

NOTHING BUT THE TOOTH



Limitless Golf Club

HYATT PLACE **BAGEL**

THE BOUTIQUE **myeyeDR.**

White Oak Park

Burlington

ASHLEY BEST BUY Lynn's

Lansing Municipal Airport (IGQ)

ILLINOIS INDIANA

CALUMET AVE

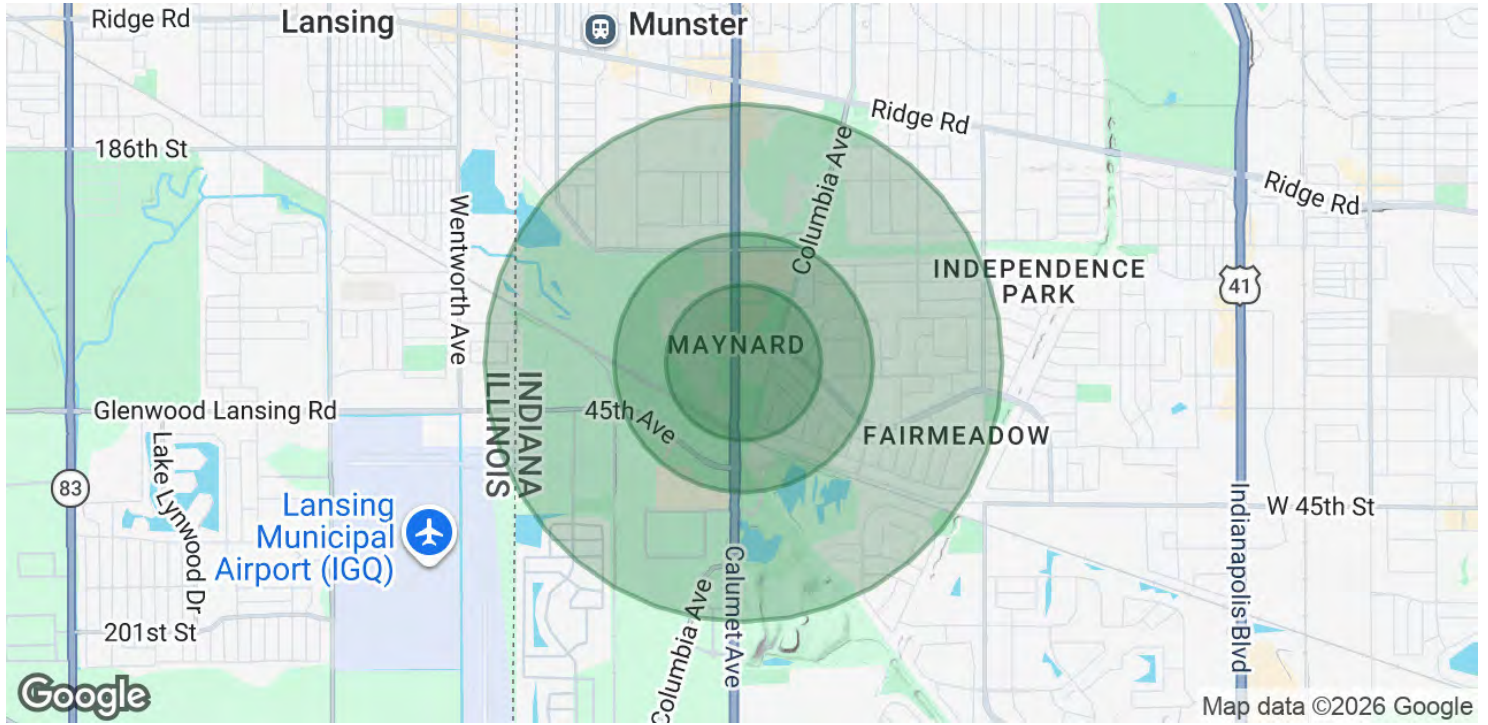
MUNSTER

meijer

DISCOUNT TIRE TACO BELL



DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	541	1,240	7,504
Average Age	44	44	44
Average Age (Male)	41	41	42
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	203	468	2,890
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$125,665	\$127,391	\$122,882
Average House Value	\$387,308	\$385,271	\$375,087

2020 American Community Survey (ACS)