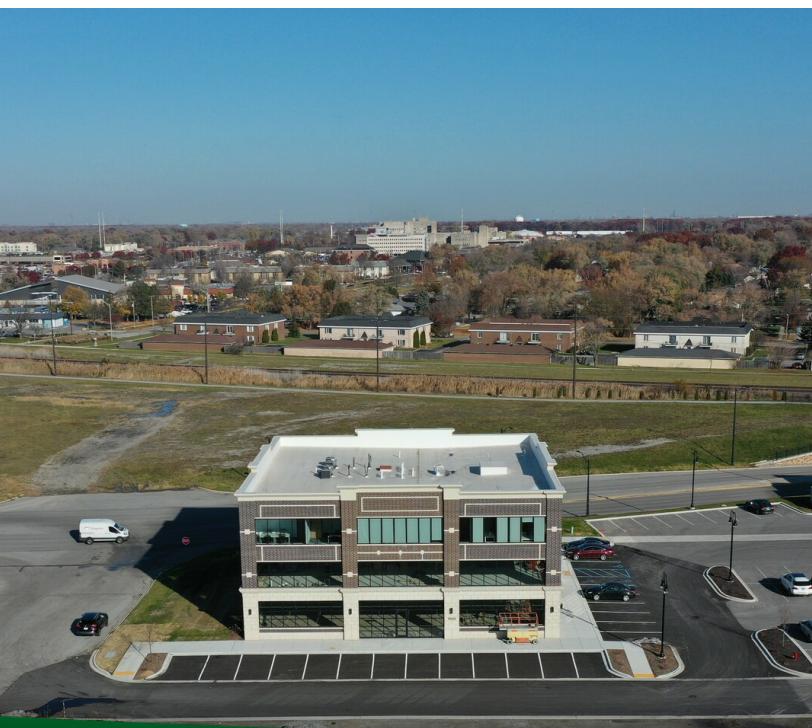


45TH STREET, MUNSTER, IN 46321



For more information, please contact:

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LEASING CENTENNIAL VILLAGE OFFICE AND MEDICAL OFFICE DEVELOPMENT

45th Street, Munster, IN 46321



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 3,600 - 14,400 SF

Lease Rate: 32.00 SF/yr (NNN)

Lot Size: 6.0 Acres

Building Size: 21,000 SF

Zoning: PUD

PROPERTY HIGHLIGHTS

- First generation office and medical office space for lease in Munster
- New development on Calumet Avenue minutes from I-80/94
- Located 25 miles from downtown Chicago
- 3600 - 14,400sf of office and medical space available between
- Stop light intersection
- Combined 50,000VPD at Calumet & 45th



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LEASING CENTENNIAL VILLAGE OFFICE AND MEDICAL OFFICE DEVELOPMENT

45th Street, Munster, IN 46321



PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

First generation office/medical office space available. This is a Class A office and medical office development located at Centennial Village on the north side of 45th Street. Located on the southeast corner of Calumet Avenue and 45th Street within a heavily trafficked medical office corridor.

LOCATION DESCRIPTION

This property is located on Calumet Avenue in Munster, Indiana. The property is located on the south parcel of Centennial Village and just east of the Maple Leaf development. Munster is a town located in North Township, Lake County, Indiana, United States. This bedroom community lies in the Chicago metropolitan area, approximately 30 miles southeast of the Chicago Loop, and shares municipal boundaries with Hammond to the north, Highland to the east, Dyer and Schererville to the south and Lansing and Lynwood directly west of the Illinois border. The 2010 U.S. Census counted the town's population at 23,603.

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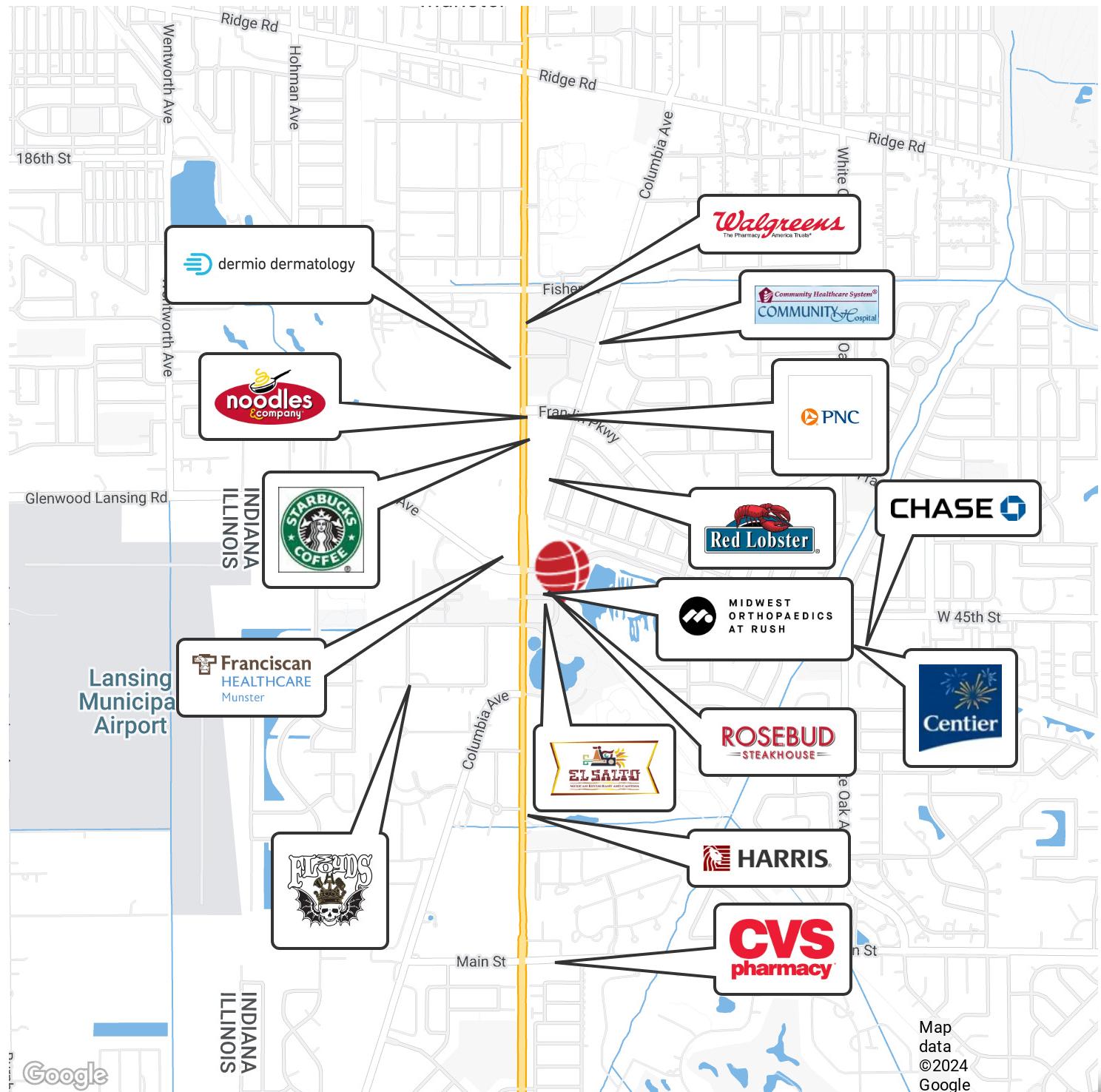
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LEASING CENTENNIAL VILLAGE OFFICE AND MEDICAL OFFICE DEVELOPMENT

45th Street, Munster, IN 46321



RETAILER MAP



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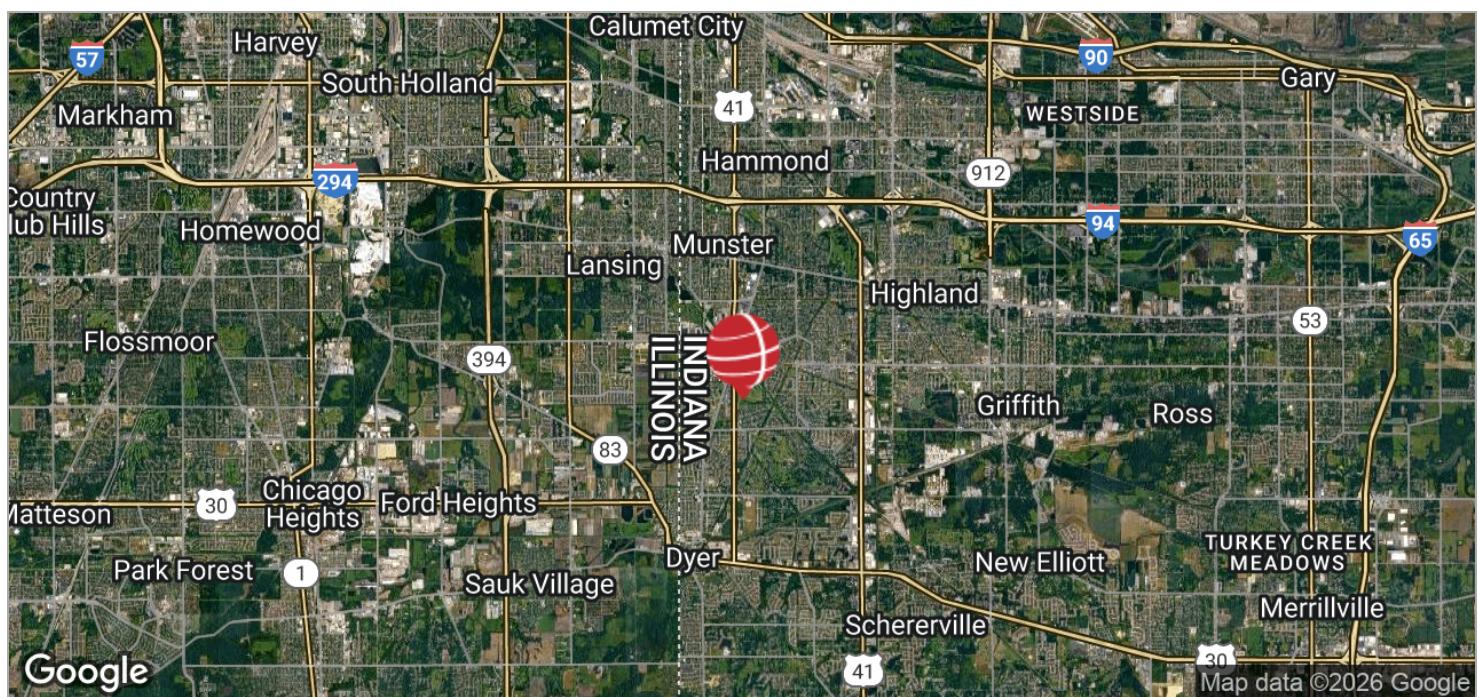
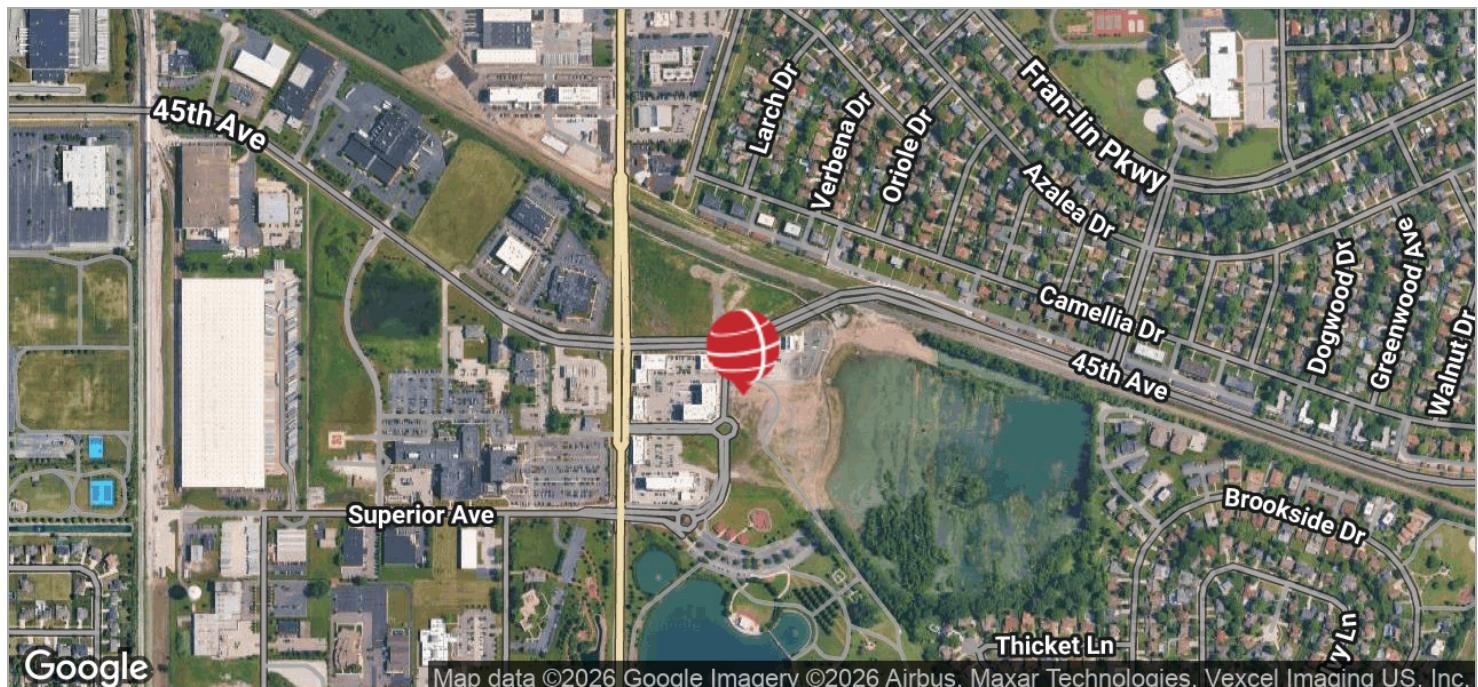
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LEASING CENTENNIAL VILLAGE OFFICE AND MEDICAL OFFICE DEVELOPMENT

45th Street, Munster, IN 46321



LOCATION MAPS



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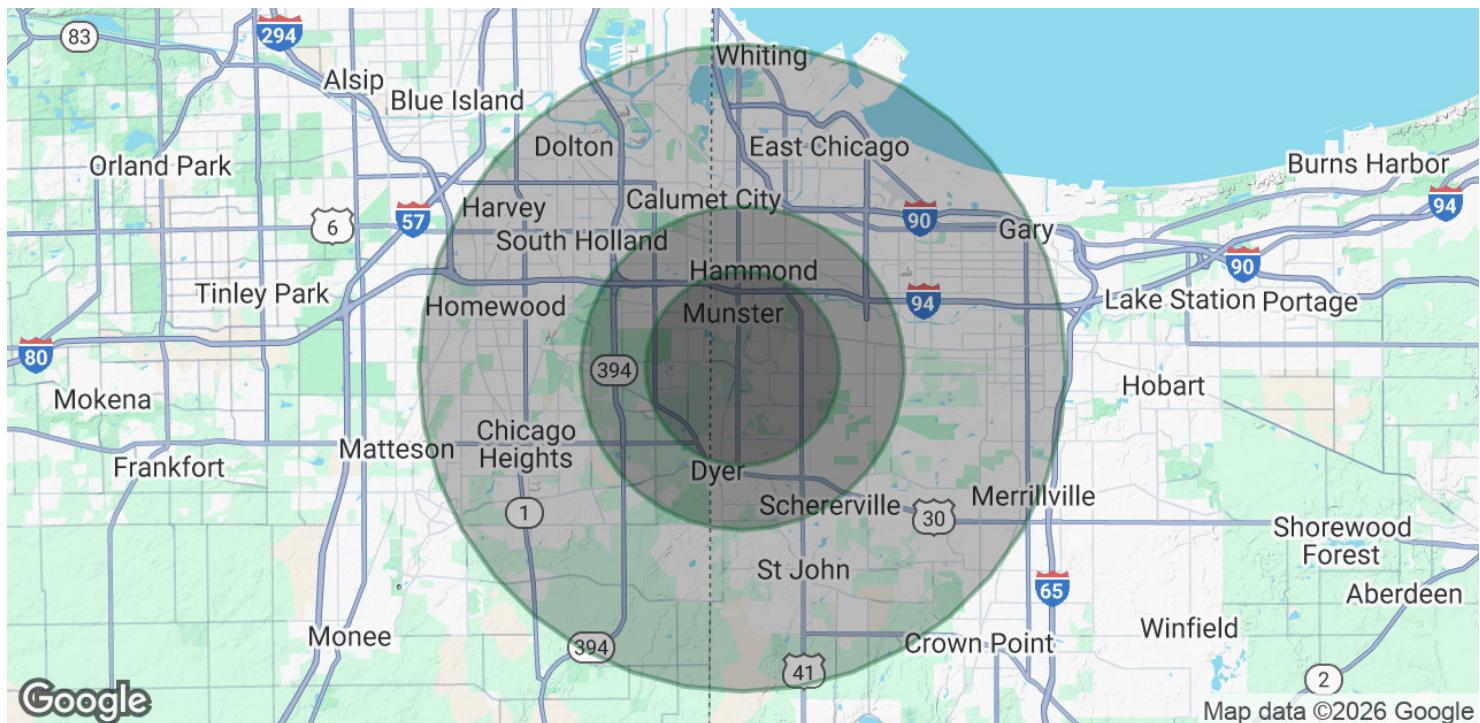
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LEASING CENTENNIAL VILLAGE

45th Street, Munster, IN 46321



DEMOGRAPHICS MAP & REPORT



POPULATION

| | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population | 84,804 | 205,755 | 632,566 |
| Average Age | 43 | 41 | 40 |
| Average Age (Male) | 41 | 40 | 39 |
| Average Age (Female) | 44 | 43 | 42 |

HOUSEHOLDS & INCOME

| | 3 MILES | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 34,416 | 81,625 | 245,779 |
| # of Persons per HH | 2.5 | 2.5 | 2.6 |
| Average HH Income | \$104,448 | \$92,315 | \$84,148 |
| Average House Value | \$279,270 | \$242,095 | \$213,631 |

Demographics data derived from AlphaMap

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