

**FOR LEASE**

# Pitchford Professional Office Building

9615 Keilman Street | St. John, Indiana 46373



*Pitchford Professional Office Building — St. John, Indiana*

## Property Snapshot

<b>Property Type</b>	Office / Medical Office
<b>Address</b>	9615 Keilman Street, St. John, IN 46373
<b>Total Available</b>	Up to 7,425 SF (First Floor)
<b>Listing Type</b>	For Lease
<b>Lease Rates</b>	1st Floor: \$28.00/SF + \$9.00 CAM   2nd Floor: \$24.00/SF + \$9.00 CAM
<b>Divisibility</b>	Spaces can be divided to suit
<b>Building Features</b>	Elevator-served, abundant windows, on-site conference & break room.
<b>Included in CAM</b>	All utilities and unsecured internet
<b>Ideal Uses</b>	Professional office, medical, wellness

## Property Overview

The Pitchford Professional Office Building offers a rare combination of turn-key medical space, move-in-ready office space, and shell space ready for custom buildout — all in a professional, elevator-served building in the heart of St. John, Indiana. Tenants enjoy abundant natural light, shared access to a conference room and break room, and a simple CAM structure that includes all utilities.

Spaces can be combined or divided to suit. Whether you need a full medical suite, a compact professional office, or a white-box second-floor, Pitchford delivers flexibility and value in one of Northwest Indiana's fastest-growing communities.

## Available Spaces

*Three suites are currently available. All spaces may be leased individually, combined, or further divided to suit tenant requirements.*

Suite	Size (SF)	Floor	Rate + CAM	Condition	Highlights
<b>Suite 100</b>	± 4,300	1st	\$28/SF + \$9 CAM	Built-out medical	Multiple exam rooms; doctors & nurses stations; X-ray room; reception/waiting area 2 private offices
<b>Suite 101</b>	± 3,125	1st	\$28/SF + \$9 CAM	Open plan	Open professional office space — flexible layout for any use
<b>Suite 202</b>	± 1,092	2nd	\$24/SF + \$9 CAM	White-box / Shell	Ready for custom buildout

### Suite 100 — ± 4,300 SF (1st Floor) — Turn-Key Medical

**Lease Rate: \$28.00 per SF + \$9.00 CAM**

- Multiple exam rooms
- Doctors & nurses stations
- X-ray room
- Waiting room with reception desk area.
- Two (2) private offices
- Ideal for medical practice, urgent care, specialty clinic, wellness, or therapy group

### Suite 101 — ± 3,125 SF (1st Floor) — Open Space

**Lease Rate: \$28.00 per SF + \$9.00 CAM**

- Open, flexible floor plan
- First-floor access — excellent for professional services, consulting, or small team office
- Can be combined with Suite 100 for a larger first-floor footprint

### Suite 202 — ± 1,092 SF (2nd Floor) — Ready for Buildout

**Lease Rate: \$24.00 per SF + \$9.00 CAM**

- White-box condition — build to suit your program
- Elevator-served second floor
- Ideal for professional office, wellness, or administrative use

## Building Features & Amenities

- Professional, well-maintained multi-tenant office building
- Elevator-served — full accessibility between floors
- Shared conference room available to all tenants
- Shared break room available to all tenants
- Abundant windows — strong natural light throughout
- All utilities included with CAM
- Unsecured internet included with CAM
- On-site parking
- Prominent signage opportunity

## Location

9615 Keilman Street places the building in St. John, Indiana — a fast-growing suburban community in Lake County serving the greater South Suburbs and Northwest Indiana market. St. John offers strong household demographics, low commercial vacancy, and easy regional access to Schererville, Dyer, Crown Point, and the I-65 / US-41 corridor.

- City: St. John, Indiana 46373
- County: Lake County
- Market: Northwest Indiana / Chicago MSA
- Nearby: Strack & Van Til, St. John Town Hall, Lake Central schools, residential neighborhoods

## Ideal Uses

Professional office, medical office, dental, chiropractic, physical therapy, wellness, counseling, specialty clinic, insurance, financial services, legal, consulting, administrative.

## Photo Gallery



*Exterior view*



*Building entrance*

## **For Leasing Information**

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