

LEASE



OFFICE

FAIRMONT BUSINESS SUITES



9245 CALUMET AVE., MUNSTER, IN 46321

PROPERTY OVERVIEW

Competitive rents in prestigious Munster Indiana, less than 30 miles from the Chicago Loop. Join Alverno Labs, Indiana Tech, attorneys, accountants, home health, engineering, and psychologists in this this well-maintained professional building on Calumet just north of 45th Ave.

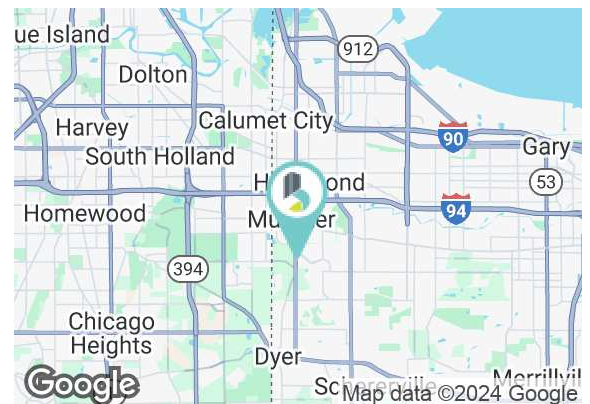
Co-share office space includes lounge, kitchenette, conference and WC's.

PROPERTY HIGHLIGHTS

- NEWLY RENOVATED HIGH-TECH OFFICE SPACE
- Two miles south of I-80/94 on Calumet Ave. between Fran Lin Pkwy. and 45th
- Easy access to I-80, I-94, US-30, and US-41
- Excellent for area businesses looking to upgrade or take advantage of the Indiana business climate
- Located in the heart of Munster within walking distance to Community Hospital, Munster High School, local parks and restaurants

LEASE RATE	\$650-\$1,200 PER MONTH (MG)
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Available SF:	167 - 640 SF
Lot Size:	2.18 Acres
Building Size:	39,263 SF



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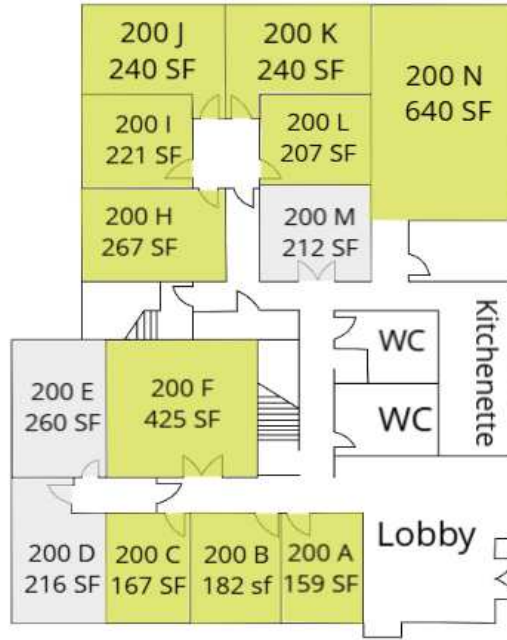
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
200 A	Available	159 SF	Modified Gross	\$650 per month
200 B	Available	182 SF	Modified Gross	\$650 per month
200 C	Available	167 SF	Modified Gross	\$650 per month
200 F	Available	425 SF	Modified Gross	\$950 per month
200 H	Available	267 SF	Modified Gross	\$750 per month
200 I	Available	221 SF	Modified Gross	\$750 per month
200 J	Available	221 SF	Modified Gross	\$750 per month
200 K	Available	240 SF	Modified Gross	\$750 per month
200 L	Available	207 SF	Modified Gross	\$650 per month
200 N	Available	640 SF	Modified Gross	\$1,200 per month

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