

Maple Leaf Crossing

9410 Calumet Ave, Munster, IN 46321



Presented by
Baird & Warner, The Commercial Group



Price: \$36.00 /SF/YR

Premier 2,700 SF Class A Medical Suite Available – Munster, Indiana

Discover an exceptional opportunity to position your practice in Munster's premier medical destination. Located in a stunning, Class A building constructed in 2023, this 2,700-square-foot, fully improved medical office space offers a turn-key professional environment designed for premium healthcare delivery.

Strategic Healthcare Hub; Located within minutes of both Community Hospital and Franciscan Health.

Transit Access: Less than 2 miles from the Metra Station with immediate, minutes-away access to I-94.

Patient Convenience: Features ample common parking for stress-free patient and staff arrivals.

This Premium Clinical Infrastructure is Move-In Ready: A fully improved 2,700 SF suite built to modern healthcare specifications.

In-Suite Restrooms: Every individual exam room is uniquely equipped with its own full bathroom.

Patient Comfort: Flooded with ample natural light through expansive, large windows.

Exceptional Staff & Administrative Amenities

Collaboration Space: Includes a large common area conference and meeting room for staff training or board meetings.

Staff Comfort/ Amenities: Features a dedicated, modern kitchenette and break room area.

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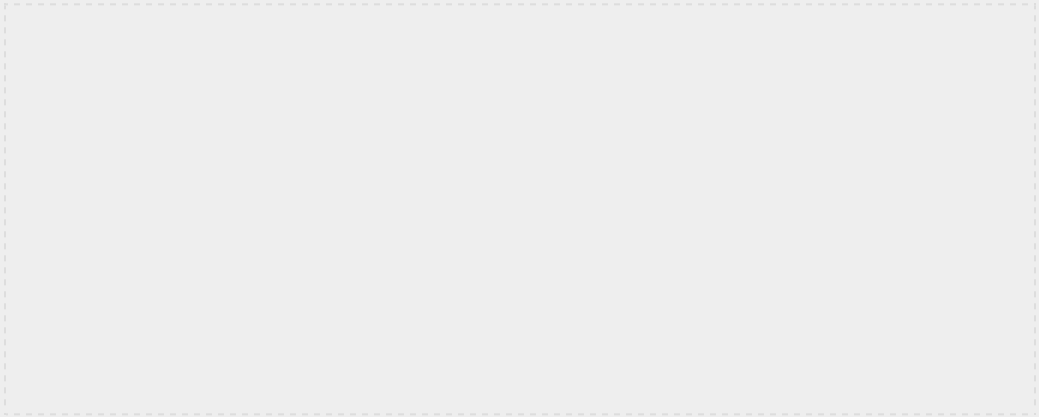


- Turn Key Ready Medical office
- Exam Rooms With Private Baths
- Minutes To Community Hospital and Franciscan Health
- Minutes From I-94 Expressway
- Under Two Miles From Munster Ridge Metra Station



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Baird & Warner, The Commercial Group
Servicing nbsp;nbsp;
Illinois, Indiana



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Office building



Twilight office building

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Center for Vein Restoration	-	
Centers For Digestive Health	-	
Dr. Mary Tilak & Associates	-	
GFI Wealth Partners	-	
Indigo Partners	-	
Joint & Vascular Institute	-	
Little Calumet River Basin Development Commission	-	
Smith Sersic Attorneys at Law	-	
Vision Boutique	-	
Zubair Cosmetic Gynecology & Medspa	-	

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Front exterior 2

Listing space

2nd Floor Ste 201

Space Available	2,700 SF
Rental Rate	\$36.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Medical
Space Type	Relet
Space Use	Medical
Lease Term	5 Years

6 Exam rooms with private baths, nurses station, large waiting room and reception, kitchenette, common area conference room.

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Property Photos



Building Photo



Building Photo

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Property Photos



IMG_8654



Interior Photo

Maple Leaf Crossing

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Property Photos



Interior Photo



IMG_8564

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Property Photos



IMG_8569



Exam Room

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Property Photos



Exam Room



Exam Room

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Property Photos



Exam Room



Kitchenette

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Property Photos



meeting room



Meeting room 2

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Property Photos



Main Hall Bath



Storage Room

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Property Photos



Front exterior



all_floors_9410_calumet_avenue_munster_with_dim

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Location

