NW Indiana Medical Campus

9100-9200 Calumet Ave., Munster, IN



LISTING BROKER

RxHST
RxHealth & Science Trust

Jared Schnoll
414.940.5623
JSchnoll@rxhst.com

OWNERSHIP

ECHO
Real Estate Capital, Inc.

Jonathan J. Boyajian
312.533.2350
JBoyajian@EchoReCap.com

Available Space - Final Space Remaining

Suite 9200-N401	1,667 SF (general office condition)
Suite 9200-N404	3,938 SF (grey shell condition)
Suite 9200-N501	6,500 SF (general office condition)
Suite 9200-S300	20,744 SF (2nd gen multi-specialty medical)

Property Features

- **Health-system anchored,** multi-tenant medical/office campus
- Directly **across the street from Powers Health Community Hospital** (458 beds), the largest employer in Munster
- 1.3 miles from Franciscan Health Munster, a 63-bed short-stay surgical & diagnostic imaging hospital
- On Calumet Ave. (31,207 VPD), **less than 1 mile from the Illinois border** and 27 miles to downtown Chicago
- On-site **tenancy includes Rush University** Health System, **Powers Health**, and multiple ambulatory surgery centers
- New **ownership is investing in cosmetic upgrades to common areas** – carpet, paint, furniture, and thematic wall graphics
- Surplus 1-acre parcel fronting Calumet Ave. – available for parking expansion or retail/medtail development

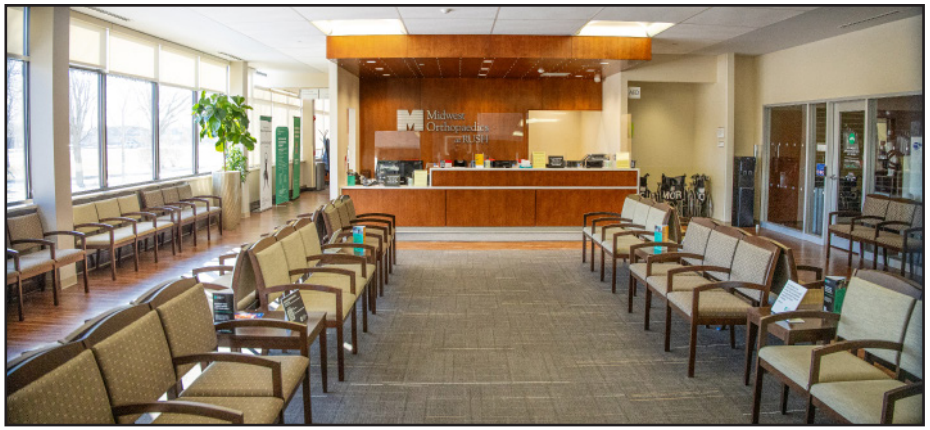
Anchor Tenants:

Powers HEALTH

RUSH

DaVita





Medical Market Summary

Munster anchors the dominant medical corridor in Northwest Indiana, with Powers Health Community Hospital directly across the street and Franciscan Health Munster 1.3 miles south.

Demographics

	1 mile	3 mile	5 mile
Population	8,100	94,461	211,185
HH Income	$111,700	$100,400	$89,000

Property Photos

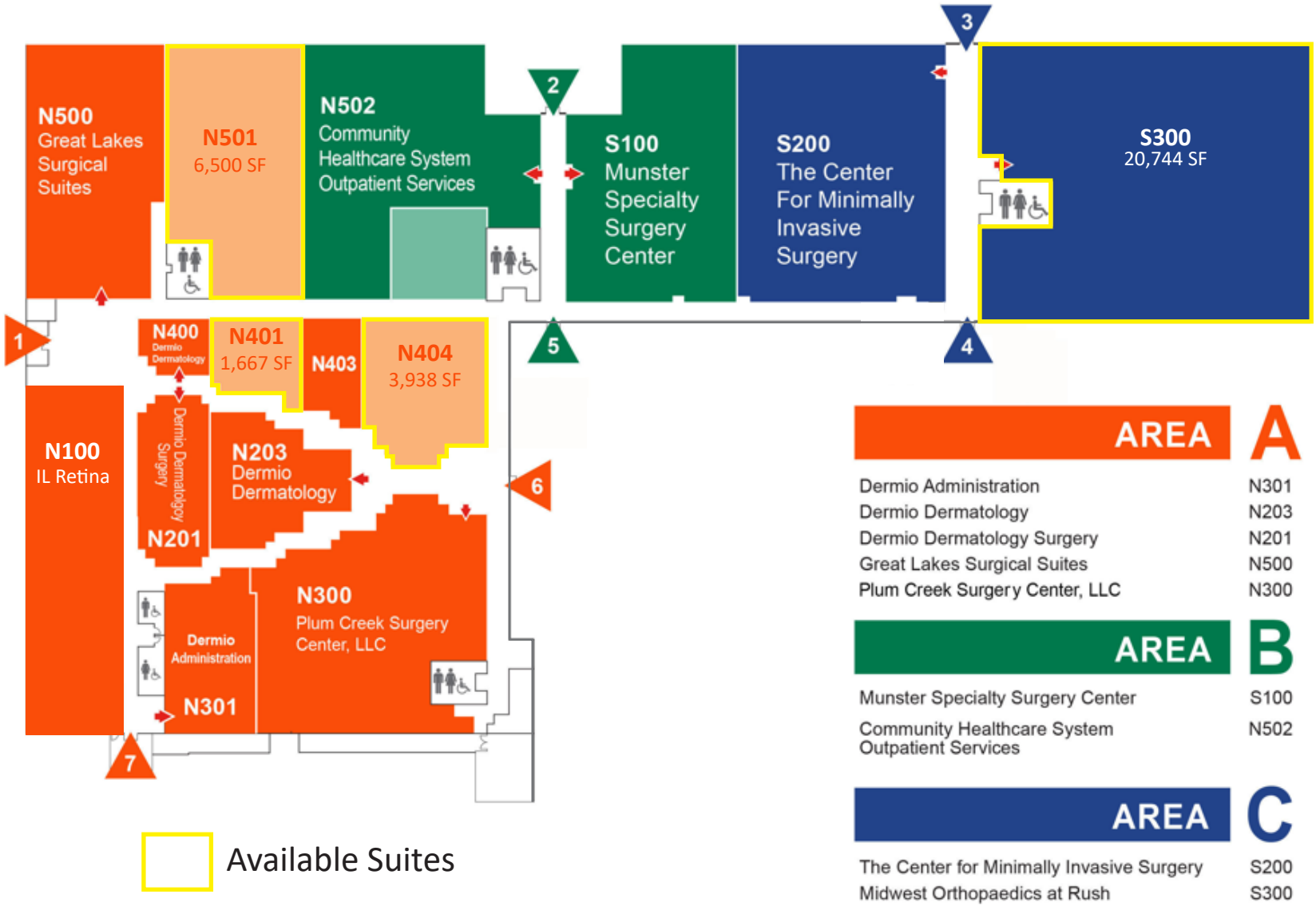




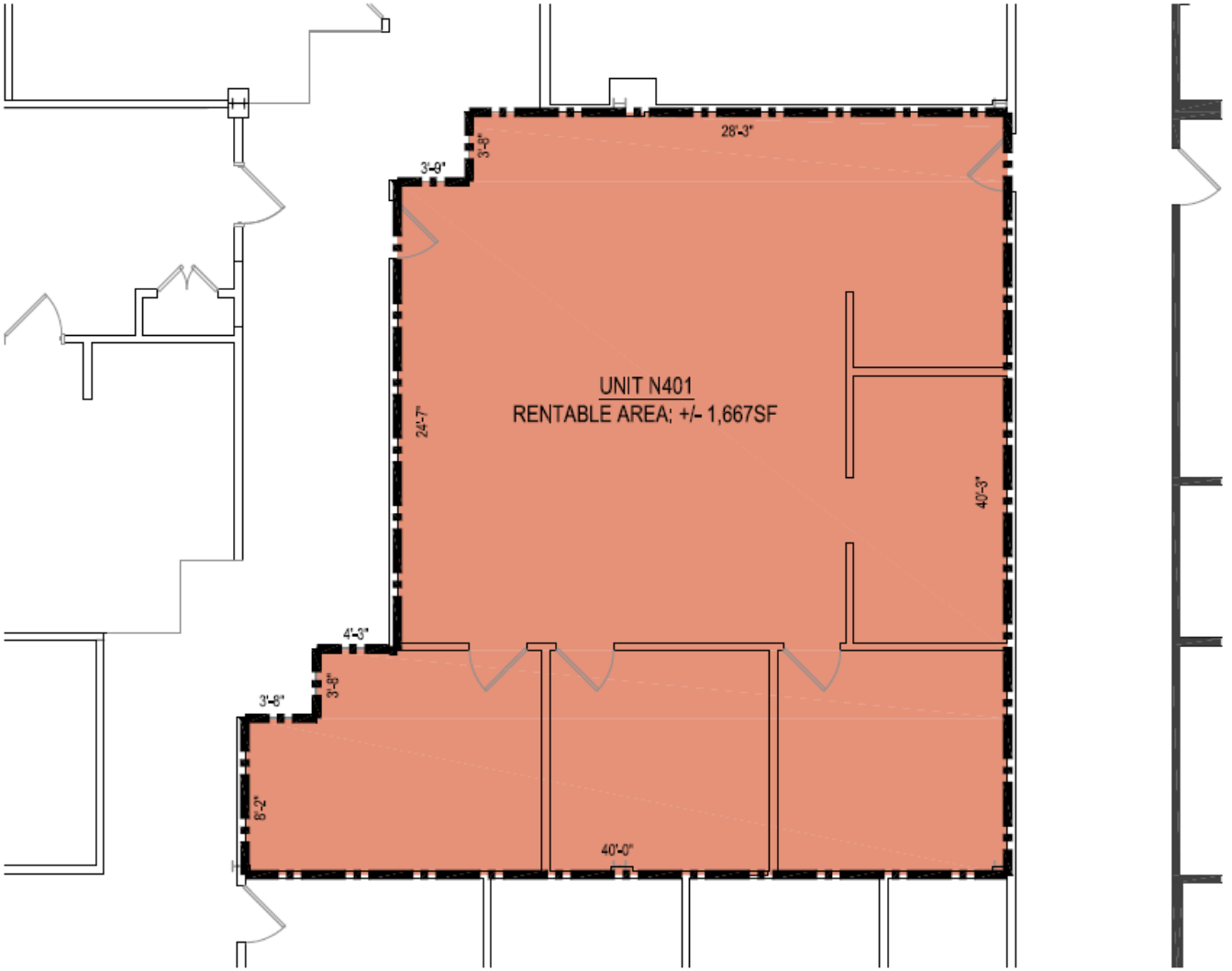




Property Site Plan

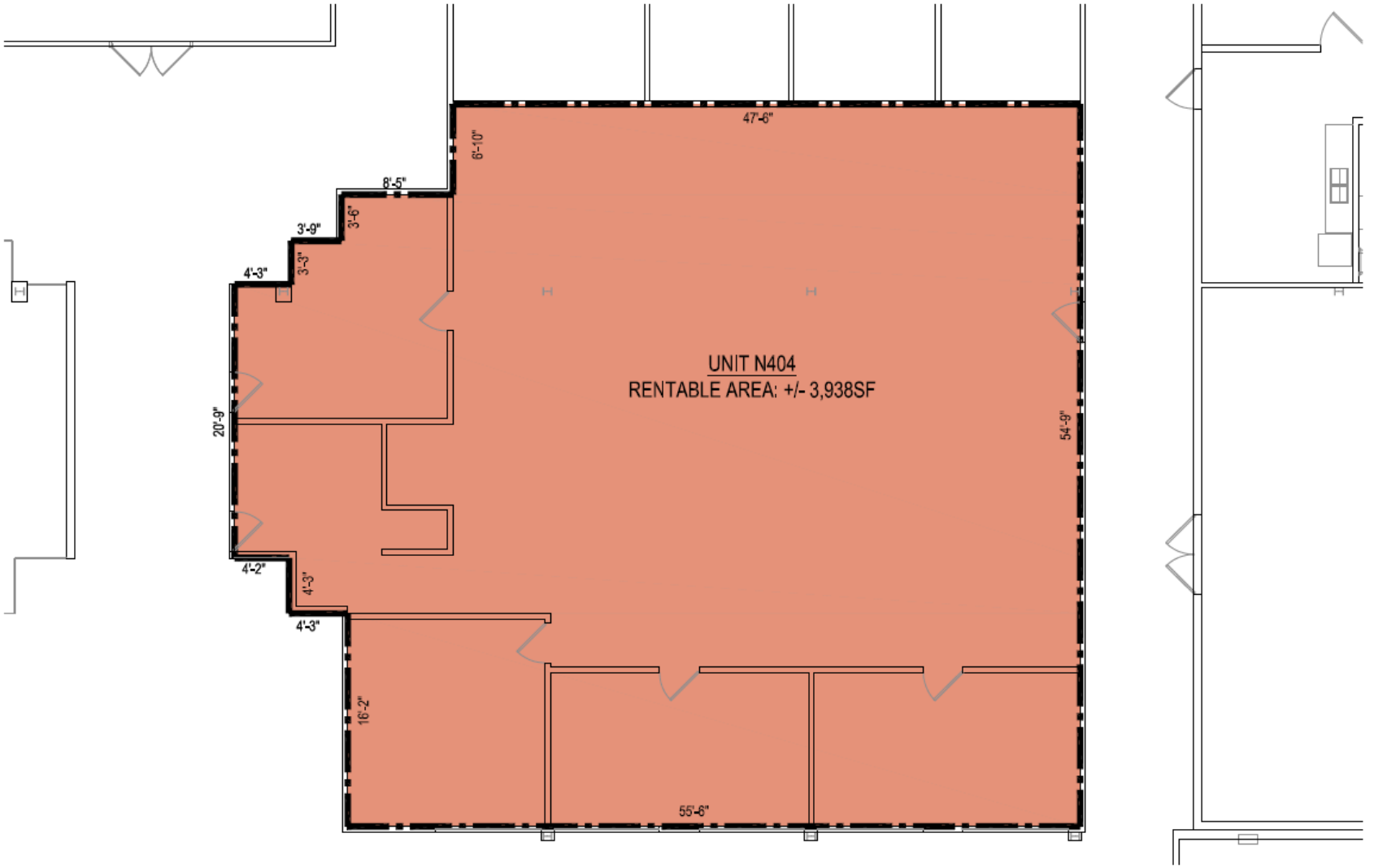


Suite 9200-N401



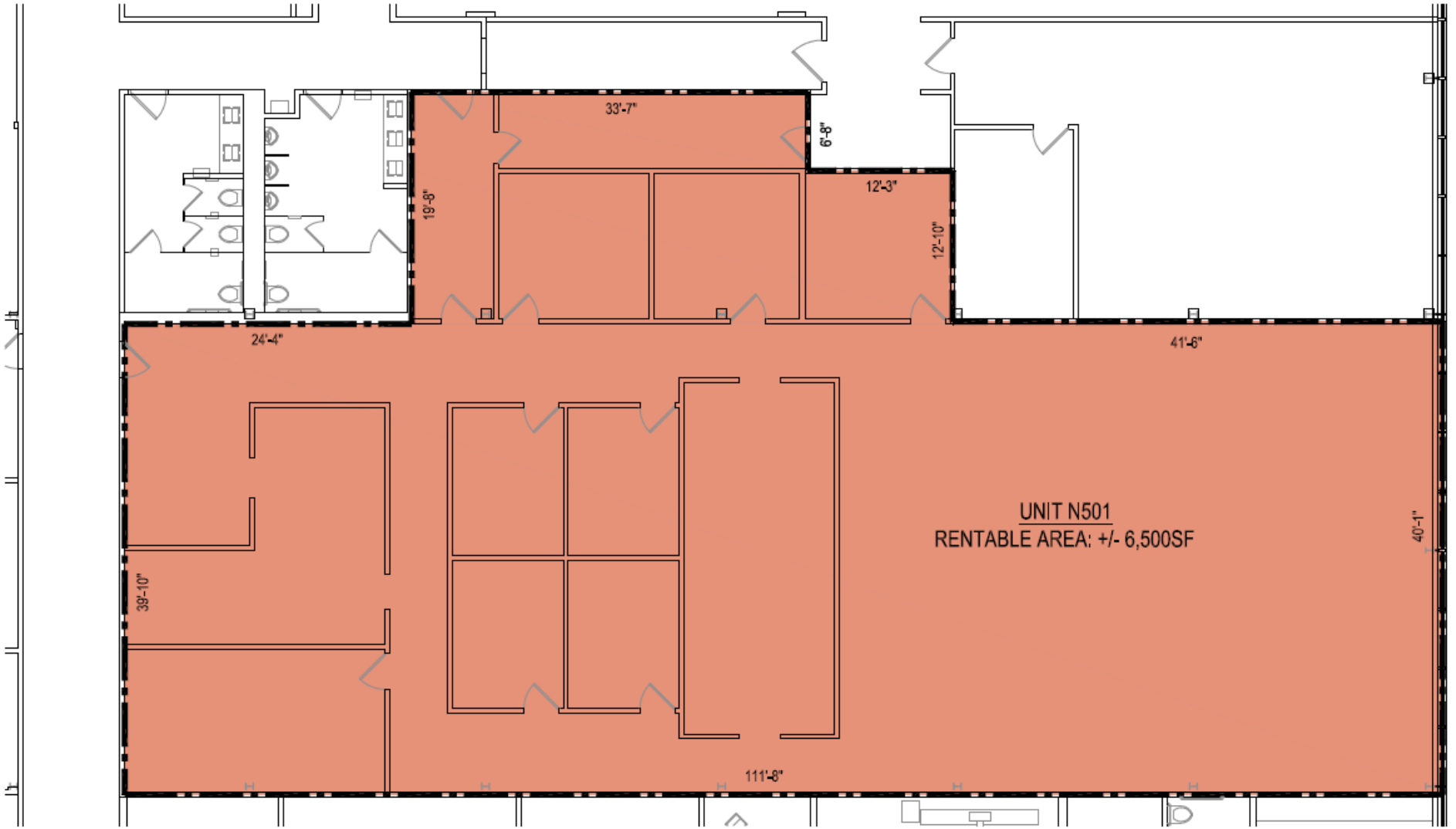
SPACE N401

Suite 9200-N404



SPACE N404

Suite 9200-N501



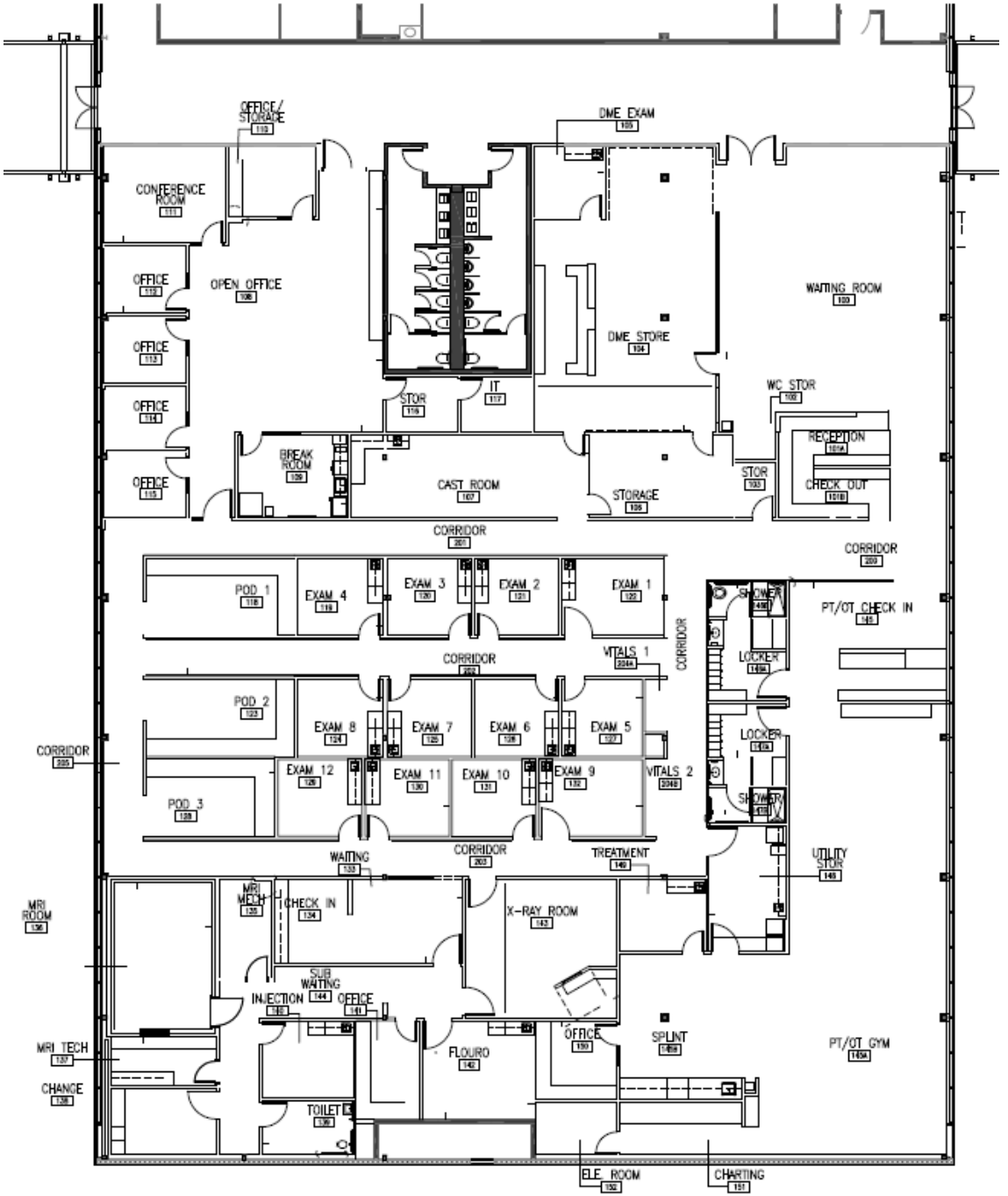
SPACE N501

Suite 9200-S300

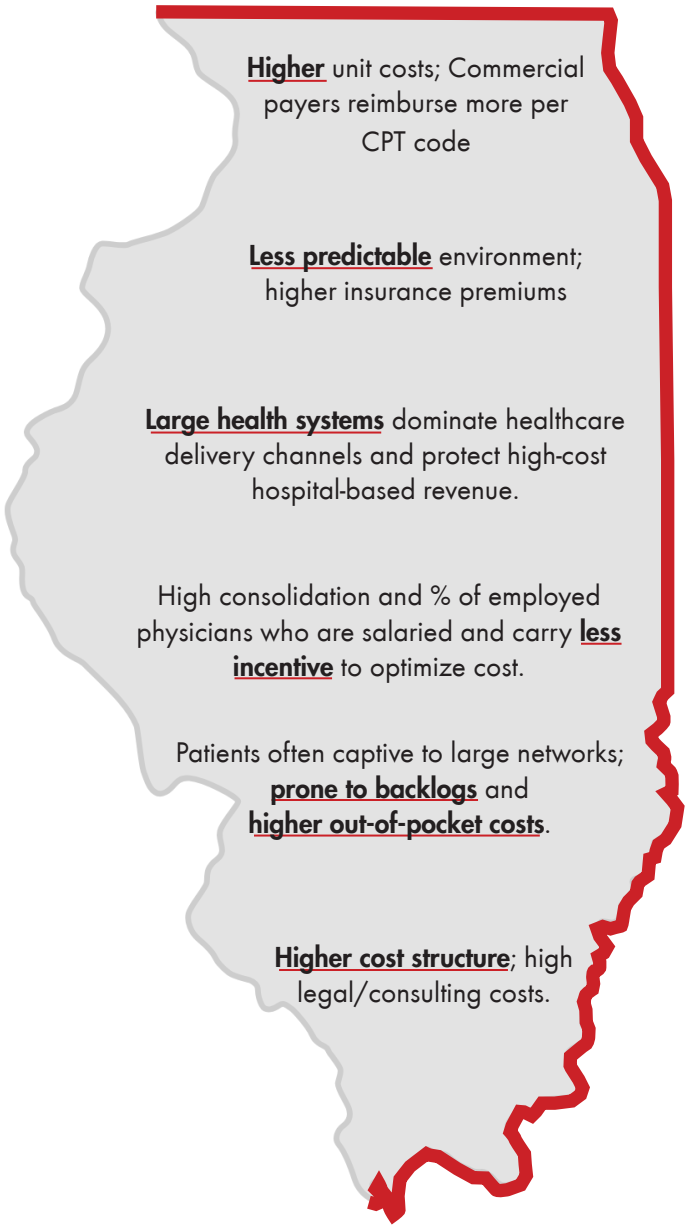
Space Details

13 wet exam rooms
Cast Room
X-Ray Room
MRI Room
PT/OT Gym
3 MA Stations
5 Private Offices

CLICK HERE FOR SPACE PICTURES



Border Arbitrage



Higher unit costs; Commercial payers reimburse more per CPT code

Less predictable environment; higher insurance premiums

Large health systems dominate healthcare delivery channels and protect high-cost hospital-based revenue.

High consolidation and % of employed physicians who are salaried and carry **less incentive** to optimize cost.

Patients often captive to large networks; **prone to backlogs** and **higher out-of-pocket costs**.

Higher cost structure; high legal/consulting costs.

Reimbursement & Cost Structure

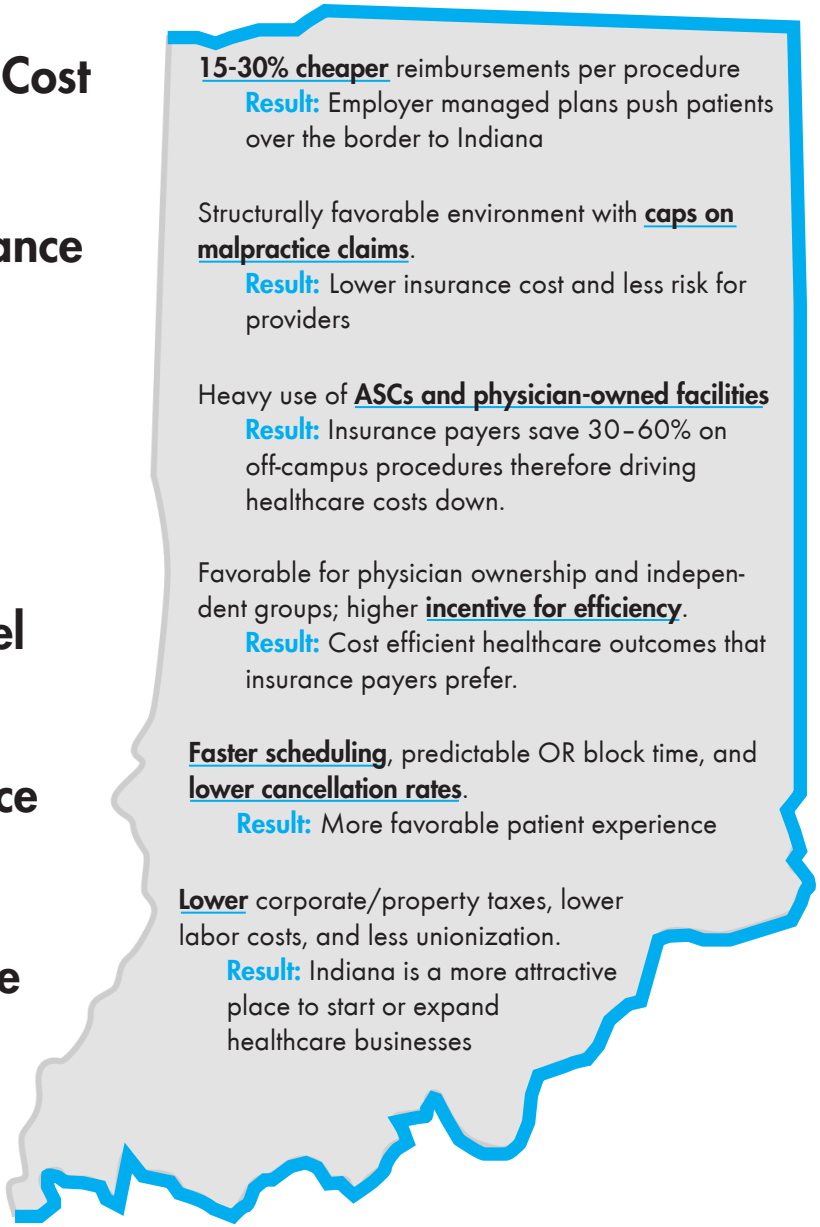
Malpractice Insurance Liability

Site-of-Care

Physician Model

Patient Experience

Business Climate



15-30% cheaper reimbursements per procedure
Result: Employer managed plans push patients over the border to Indiana

Structurally favorable environment with **caps on malpractice claims**.
Result: Lower insurance cost and less risk for providers

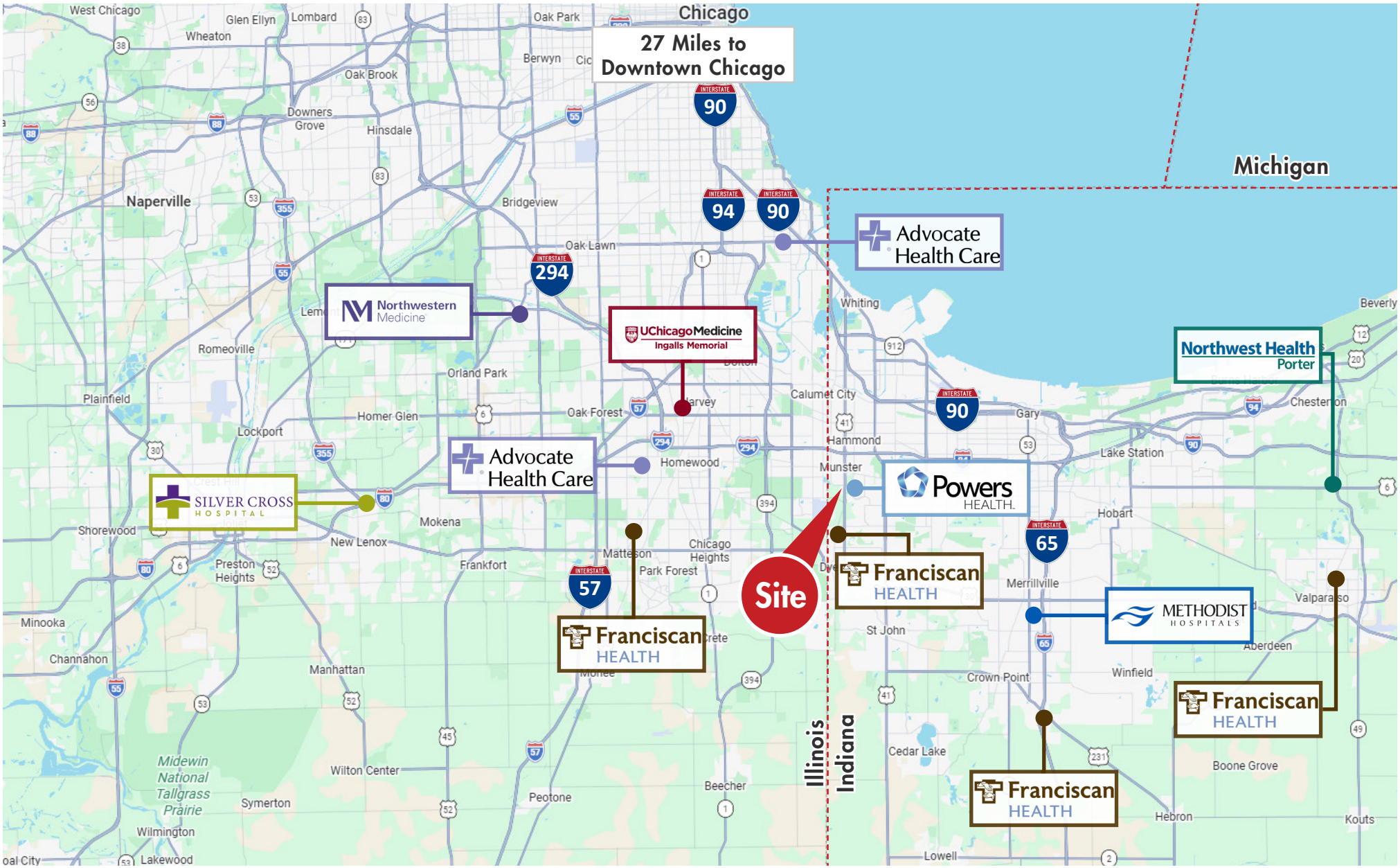
Heavy use of **ASCs and physician-owned facilities**
Result: Insurance payers save 30–60% on off-campus procedures therefore driving healthcare costs down.

Favorable for physician ownership and independent groups; higher **incentive for efficiency**.
Result: Cost efficient healthcare outcomes that insurance payers prefer.

Faster scheduling, predictable OR block time, and **lower cancellation rates**.
Result: More favorable patient experience

Lower corporate/property taxes, lower labor costs, and less unionization.
Result: Indiana is a more attractive place to start or expand healthcare businesses

Trade Area Map



Market Aerial



Site Aerial


Illinois
Indiana
Fisher St. 7,514 VPD
TRUE
Walgreens
HOMEWOOD SUITES by Hilton
Site
Powers HEALTH.
458 Beds
Largest employer in Munster
Medical Offices
PNC BANK
MIDWEST ORTHOPAEDICS AT RUSH
30,000 SF Specialty MOB
Est. Completion Jan 2027
FedEx
pepsico
HYATT PLACE
Calumet Ave. 31,207 VPD
Frank H. Hammond Elementary School
Franciscan HEALTH
Valvoline
White Castle
Franciscan HEALTH
ROSEBUD STEAKHOUSE
KITARO

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