

\$10 - 1630 45th Street, Munster

MLS® #536953

\$10

Bedroom, 0.00 Bathroom, 7,555 sqft
Commercial Lease on 1.78 Acres

White Oak Plaza First Add, Munster, IN

PROFESSIONAL OFFICE SPACE, 7555 square feet in premier SOUTH MUNSTER location in the meticulously maintained White Oak Professional Center. Beautiful views from this 2nd floor suite with elevator access, remodeled 2024, enjoy 20-foot ceilings. The natural light and airy open spaces offer exposure to the north, east, and south, with signage facing 45th Street. The former medical treatment office of which offers multi-decade's long proven successful medical practice layout offers endless possibilities for medical office/clinic, financial or professional services, and would represent any business well. The reception accommodates 35+, the reception administration space welcomes and is flanked by a glass enclosed office and a director/manager's office. Behind administration is a large bright open natural light office/board room area of approximately 1000 square feet with ample workstations and an adjacent private office and the first of 4 bathrooms. An additional 5 private offices, a 2nd bathroom and a workspace for collaboration are accessed through a 2nd entrance adjacent to the front reception administration space and offers a separate reception window for client reappointments. East exposure is a large 700+ square foot lab/workspace, adjacent to the 5 offices w/3rd bathroom. South exposure is 3 additional separate private offices that enjoy a 4th bathroom and a wet bar across the hall which leads to private closets and south exit.



The 3rd floor is accessed from the north and south and offers 18-foot ceilings with cafeteria/staff area with adjacent staff lounge, mechanical/storage area and 3 additional glass enclosed offices formerly materials management, purchasing and pharmaceuticals, computer network and additional office. Triplenet expenses are not charged to the tenant rather are included in the lease and there is no common area maintenance fee. Tenants pay utilities. Lease Terms are negotiable. (Flooring allowance)

Built in 1982

Essential Information

MLS® #	536953
Price	\$10
Bathrooms	0.00
Square Footage	7,555
Acres	1.78
Year Built	1982
Type	Commercial Lease
Sub-Type	Office
Status	Active

Community Information

Address	1630 45th Street
Subdivision	White Oak Plaza First Add
City	Munster
County	Lake
State	IN
Zip Code	46321

Amenities

Utilities	Cable Available, Water Connected, Sewer Connected, Electricity Connected, Natural Gas Connected
Parking	Paved

Interior

Heating	Natural Gas
Has Basement	Yes

Additional Information

Date Listed	August 22nd, 2023
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Listing Details

Listing Agent	Maureen Jones
Listing Office	McColly Real Estate

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