

Medical Office Lease

1040 Greenwood Springs Blvd, Greenwood, IN 46142



FOR LEASE

JOSIE LAVEY

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PROPERTY OVERVIEW

Discover the perfect workspace in this exquisite Greenwood property! Modern design, versatile floor plans ideal for various healthcare needs. Class A finishes and abundant natural light create a welcoming atmosphere. Outstanding amenities in the neighboring area, ample parking, and convenient access to major transportation (I-65, I-465, US 31S). Prime location ensures high visibility and easy accessibility. Owners dedicated to creating the ideal tenant space for you. Features include backup generator, natural light throughout, and private vestibule potential. Whether you're seeking medical office space or a professional suite, this property delivers a distinguished environment for success.

Call today for a showing!

LOCATION DESCRIPTION

- Prime Greenwood location with easy access to I-65, I-465, and US 31S for smooth commutes.
- Surrounded by amenities supporting employees and clients.
- Just 10 miles south of downtown Indianapolis, offering both accessibility and convenience.
- Highly desirable location for medical & professional offices seeking both convenience & growth potential.

PROPERTY HIGHLIGHTS

- Easy access via Emerson Ave, less than ¼ mile from I-65/County Line Rd.
- Former Franciscan medical office surrounded by medical & retail amenities.
- Move-in ready with a radiology-shielded room and large conference space.

OFFERING SUMMARY

LIST PRICE: \$20.00 - 22.00 SF/YR (NNN)

BUILDING SIZE: 18,312 SF (14,783 SF available)

LOT SIZE: 2.408 Acres

ZONING: IC

YEAR BUILT: 2006, Renovated in 2023

TRAFFIC COUNT: 1,197 AADT

USES: Medical Office, Professional Office,
Ideal for an infusion/treatment clinic

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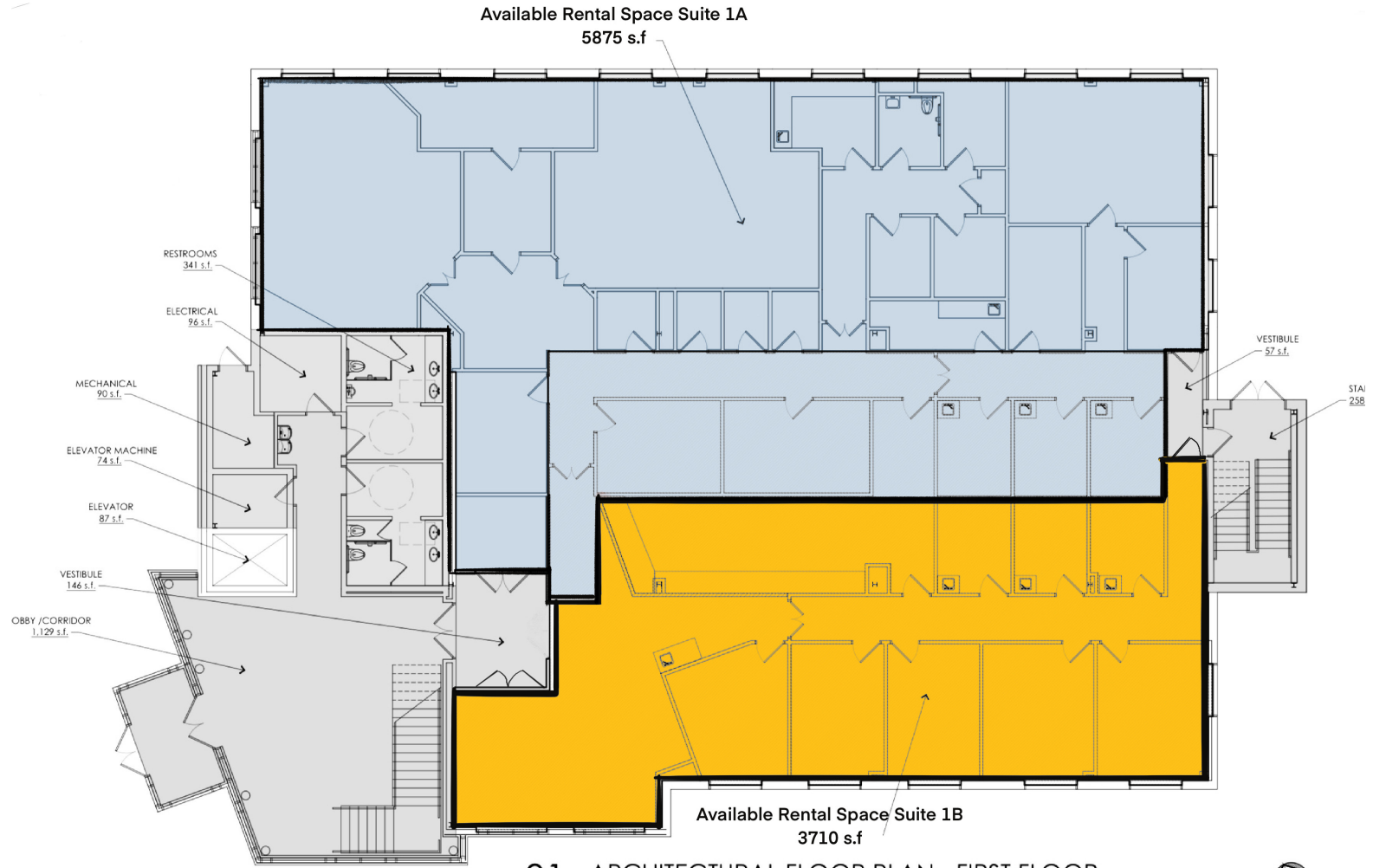
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01 ARCHITECTURAL FLOOR PLAN - FIRST FLOOR

SCALE 1/8" = 1'-0"



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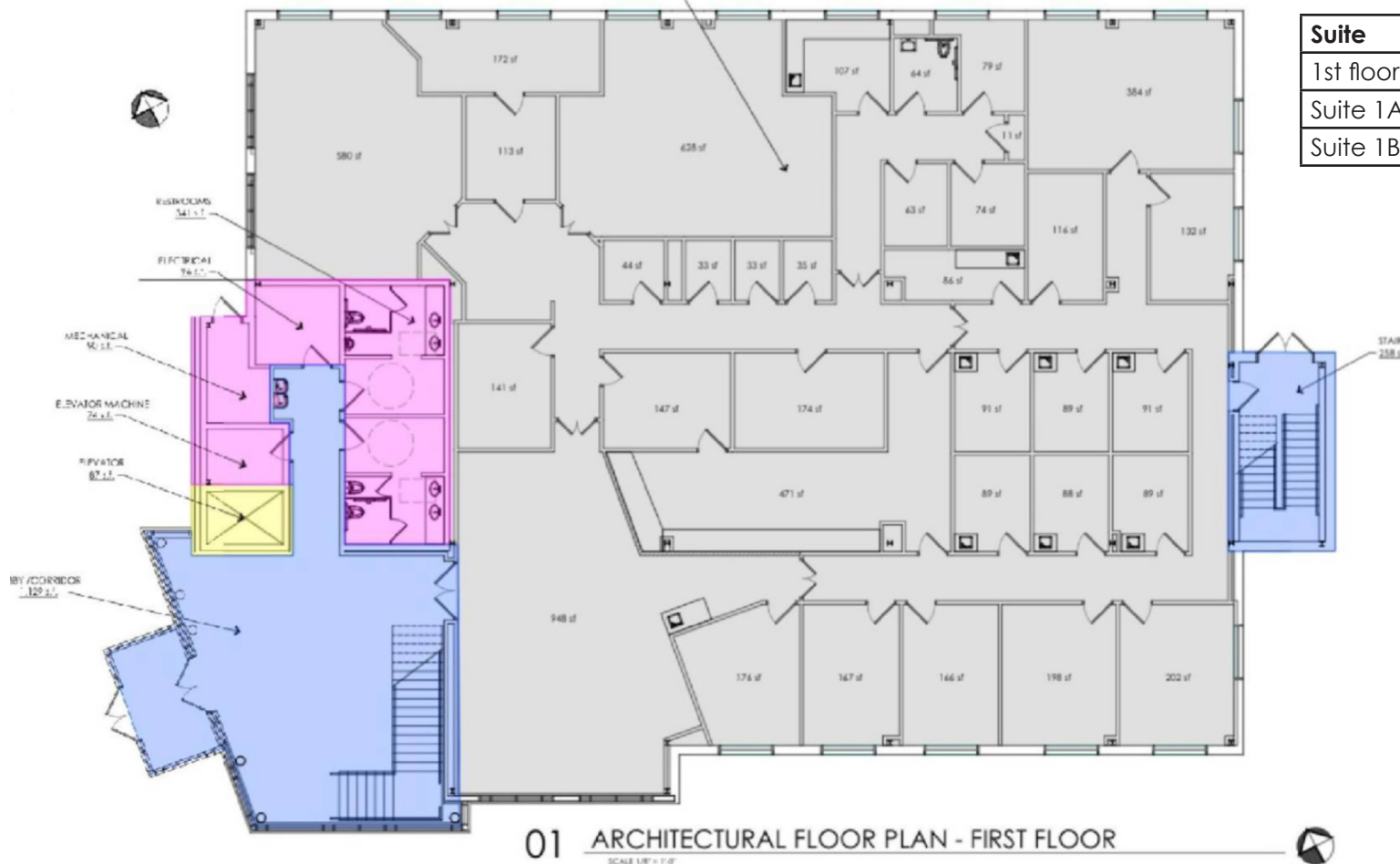
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ENTIRE FIRST FLOOR AVAILABLE RENTAL SPACE

9585 s.f (Note- option to lease full floor is available until April 15, 2025)



Suite	Size	Lease Rate	Lease Type
1st floor	9,585 SF	\$22/ SF/ yr	NNN
Suite 1A	5,875 SF	\$22/ SF/ yr	NNN
Suite 1B	3,710 SF	\$22/ SF/ yr	NNN

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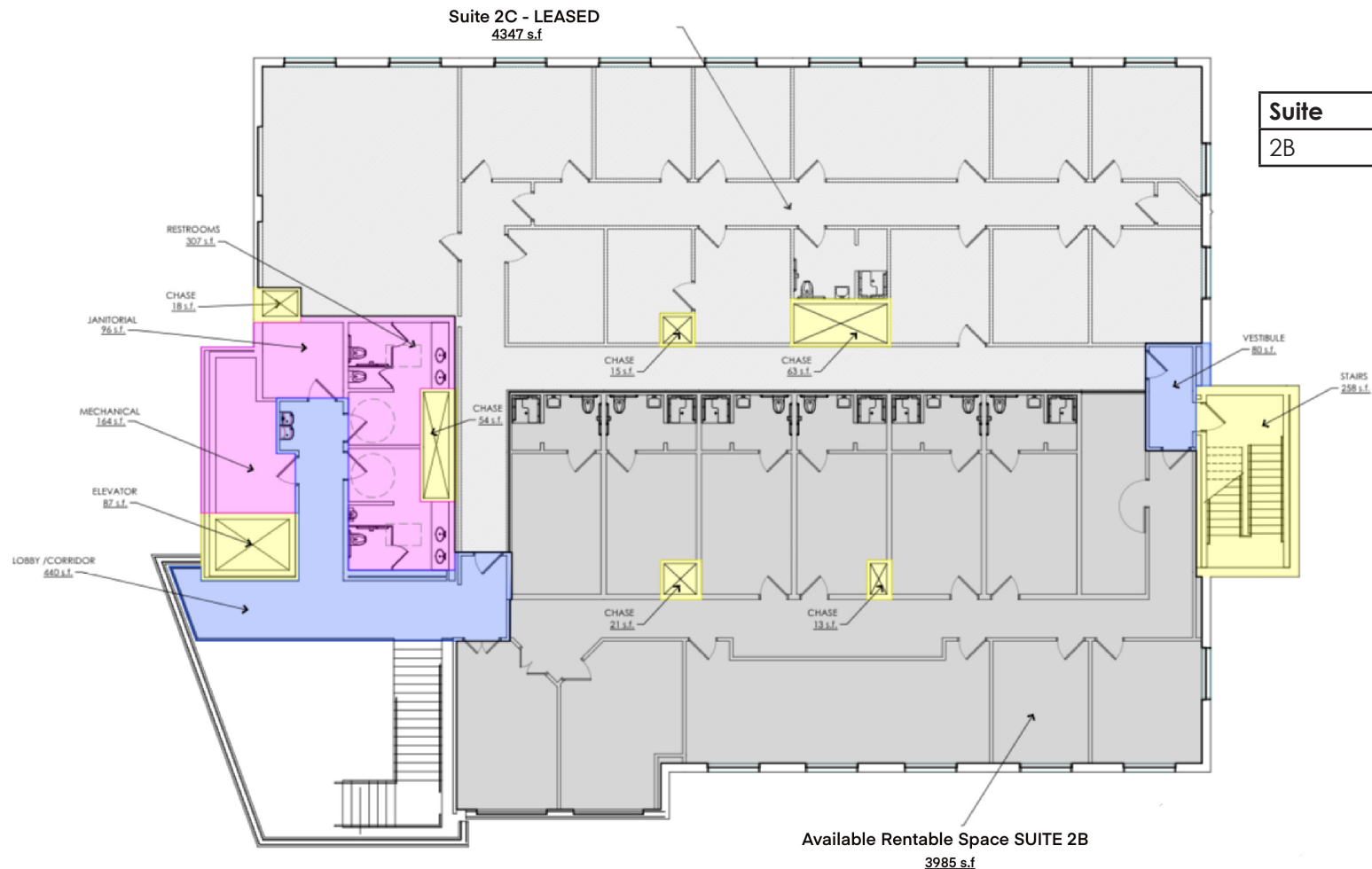
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Suite	Size	Lease Rate	Lease Type
2B	3,985 SF	\$20/ SF/ yr	NNN

02 ARCHITECTURAL FLOOR PLAN - SECOND FLOOR

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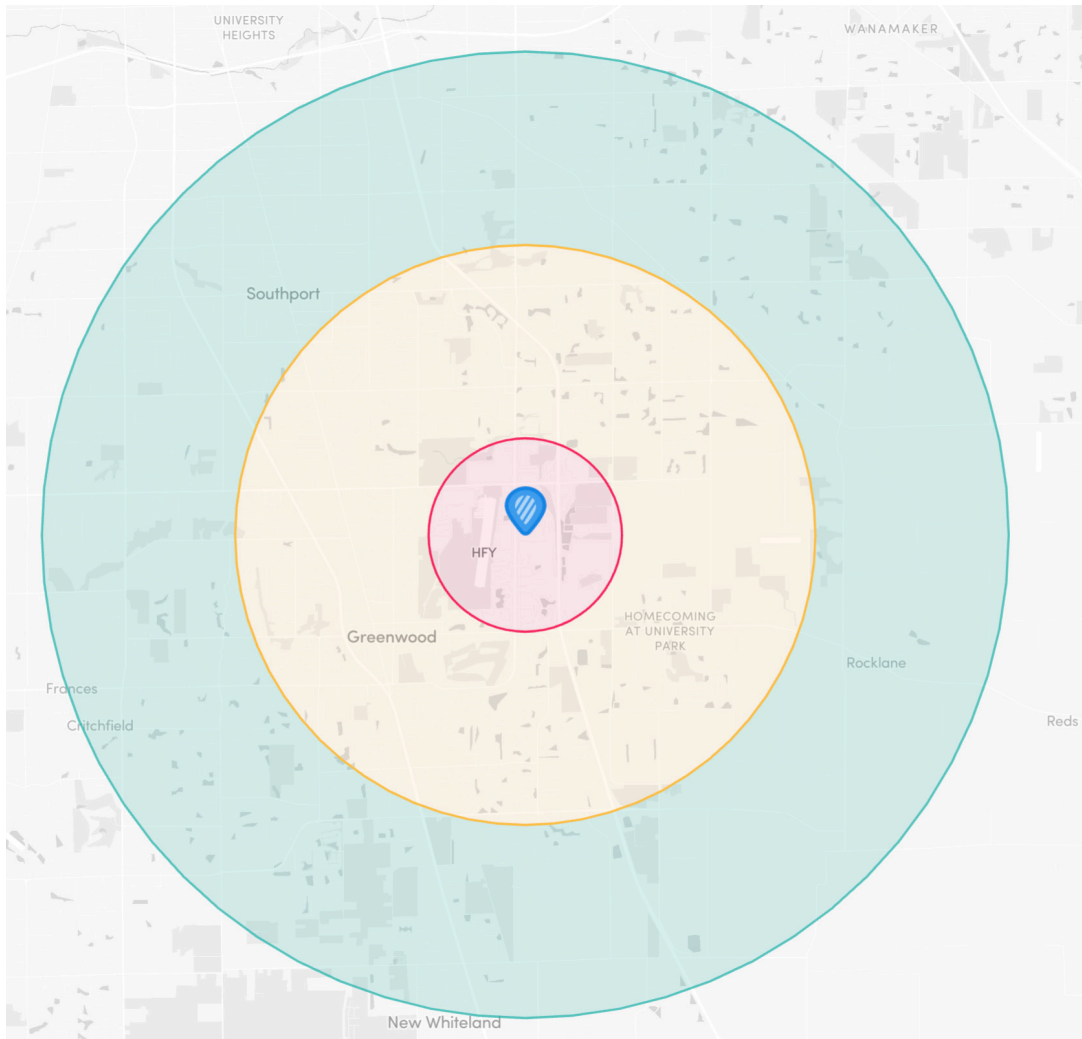
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	1,651	74,735	180,133
Workday Population	5,484	63,306	139,431

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	296	14,939	36,594
Ages 15-24	183	9,390	23,441
Ages 25-54	675	30,374	71,432
Ages 55-64	205	7,740	19,619
Ages 65+	292	12,292	29,048

Income	1 Mile	3 Miles	5 Miles
Median	\$79,988	\$78,395	\$81,702
< \$15,000	42	1,590	3,617
\$15,000-\$24,999	21	1,812	3,735
\$25,000-\$34,999	41	2,254	4,927
\$35,000-\$49,999	93	3,567	7,862
\$50,000-\$74,999	156	6,018	13,771
\$75,000-\$99,999	120	4,735	11,126
\$100,000-\$124,999	104	3,505	7,859
\$125,000-\$149,999	64	2,148	5,211
\$150,000-\$199,999	62	2,261	5,519
> \$200,000	41	1,936	5,828

Housing	1 Mile	3 Miles	5 Miles
Total Units	767	31,620	73,249
Renter Occupied	268	13,334	25,362
Owner Occupied	474	16,492	44,094
Vacant	25	1,794	3,793

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