

OFFICE FOR LEASE

373 Meridian Parke Ln



FOR LEASE

MORGAN METCALF

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PROPERTY OVERVIEW

Locate your business in the heart of Center Grove with this move-in-ready end-cap office suite on Meridian Parke Lane. Spanning over 3,000 SF, this space offers a plug-and-play opportunity, featuring a professional build-out with available furniture that allows tenants to bypass long construction timelines and open for business immediately. Perfectly positioned near major traffic drivers like Kroger and Meijer, the property combines exceptional accessibility with the convenience of a premier Greenwood location, making it an ideal fit for medical practices or professional office users seeking a seamless transition.

PROPERTY HIGHLIGHTS

- **Plug-and-Play Capable:** Suite is partially furnished with existing landlord-owned furniture, supporting an efficient move-in while allowing tenants to customize or supplement through a TI allowance.
- **Prime End-Cap space:** Corner suite offering wrap-around window lines for abundant natural light.
- **Strategic Location:** Walking distance to Kroger and Meijer, providing easy access for clients and employees off SR 135.
- **Versatile Layout:** expansive 3,000+ SF floor plan designed efficiently for medical or professional use.
- **Ample Parking:** Surface parking immediately available at the front door for easy patient or client access.

OFFERING SUMMARY

LIST PRICE: \$17.50/SF

BUILDING SIZE: 6,330 SF

SUITES: A-1 (3,392 SF)

LOT SIZE: 1.66 AC

ZONING: CM (Commercial Medium)

YEAR BUILT: 1998

USES: Professional Office, Medical Office

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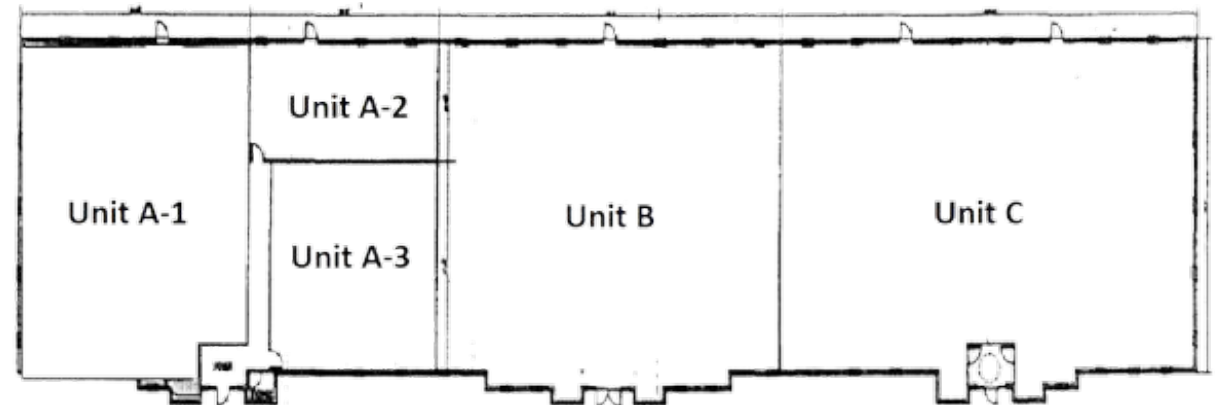
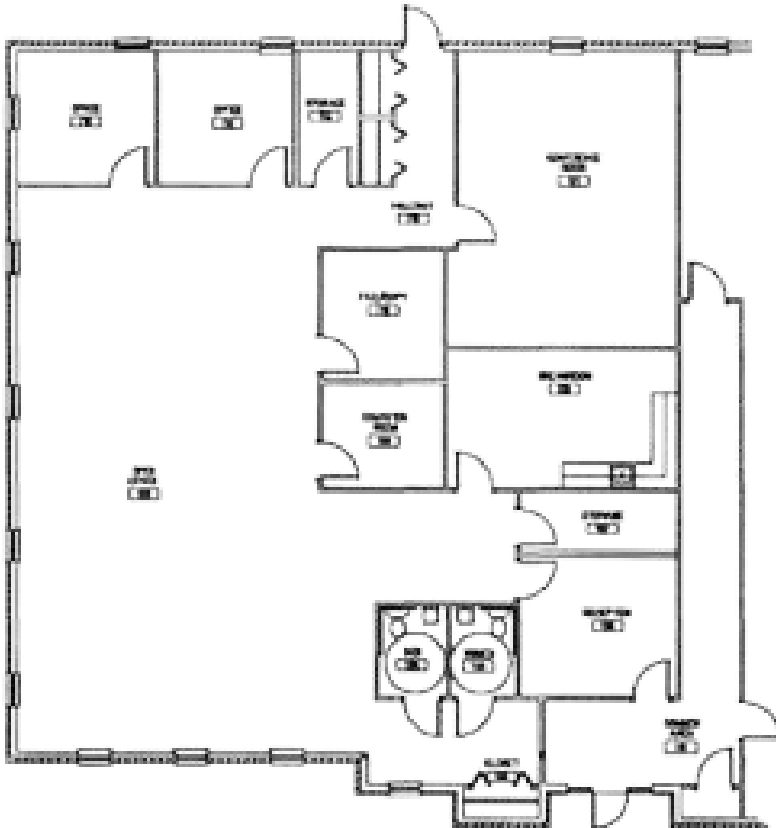
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Suite A-1

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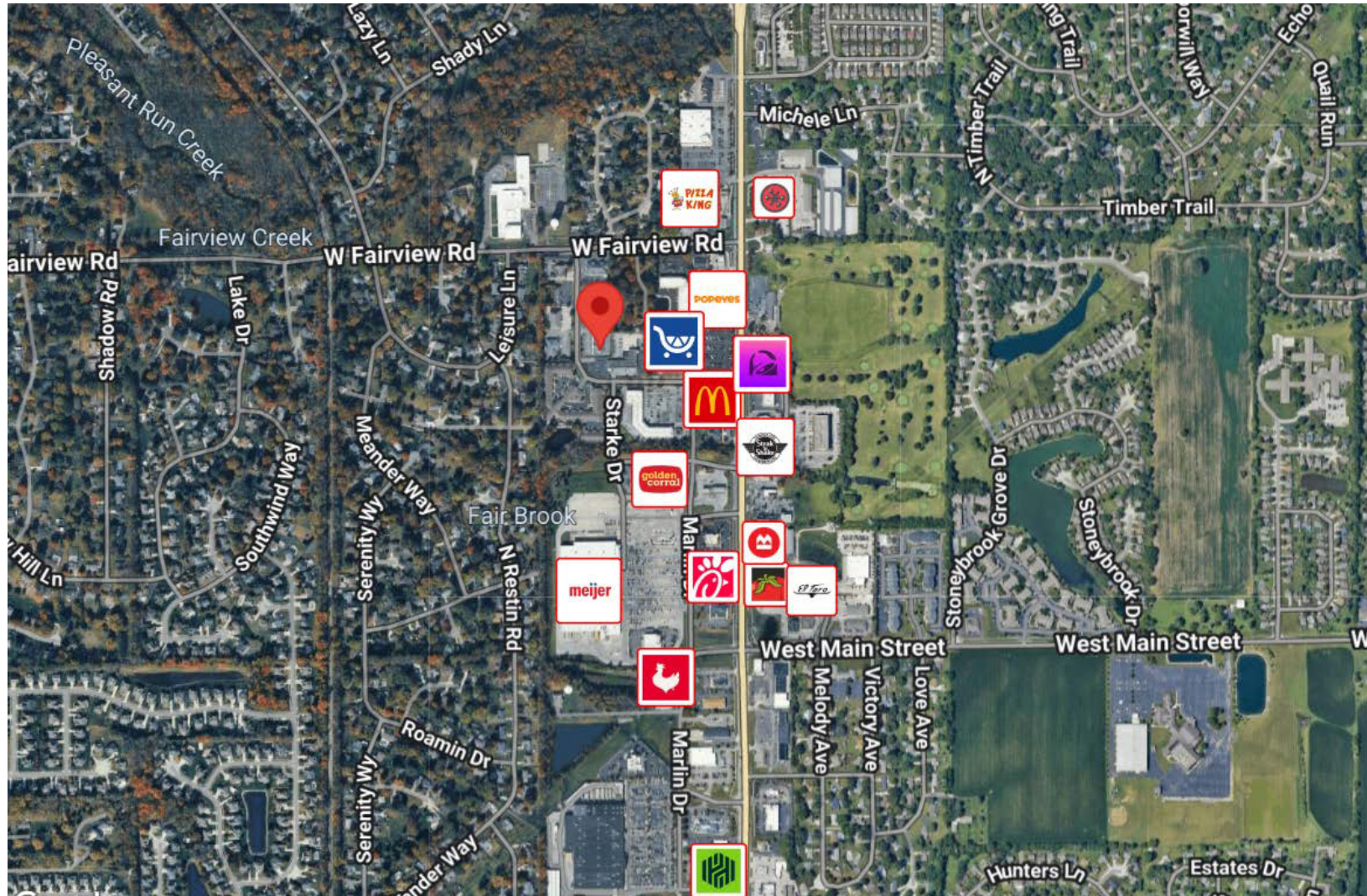
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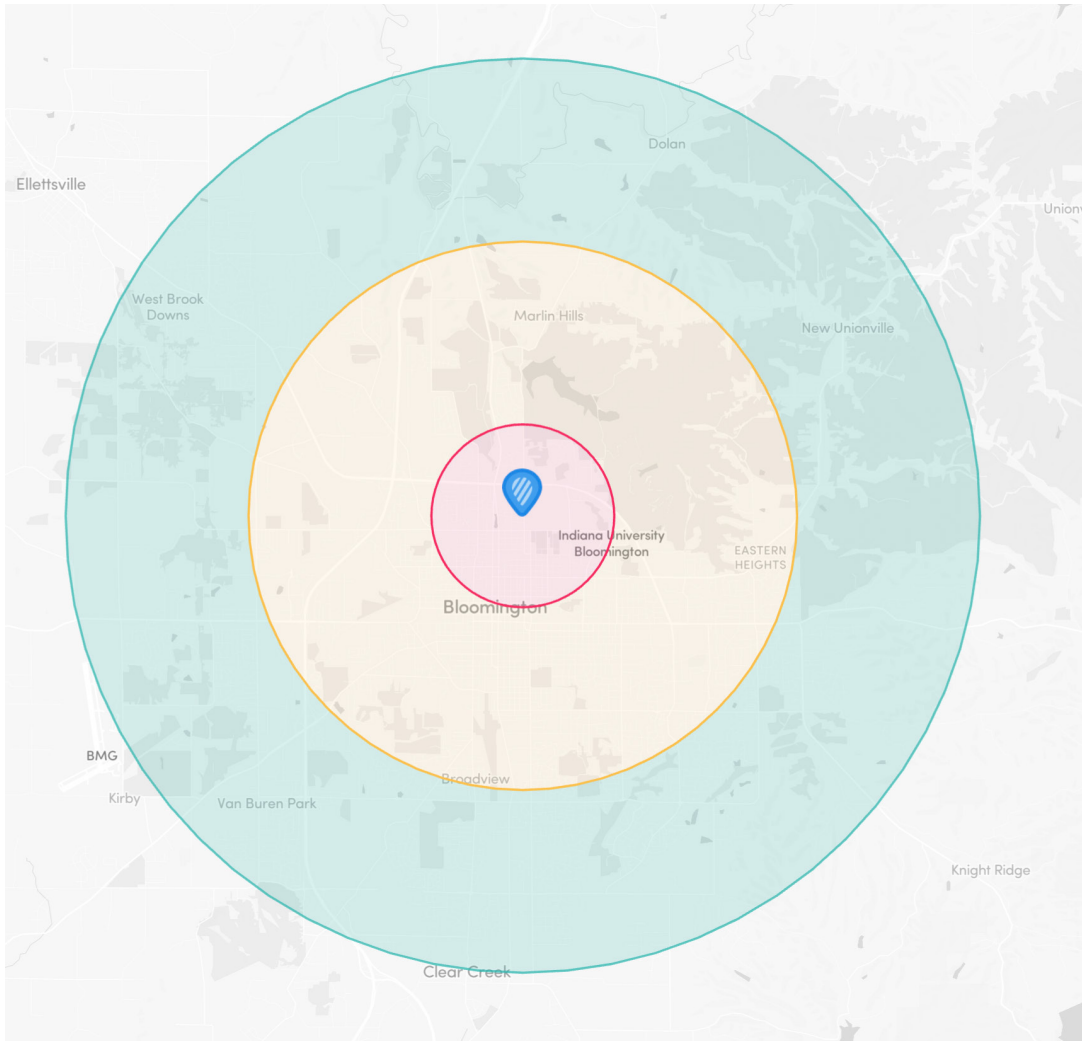
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Male	3,871	38,461	86,034
Female	4,143	40,351	90,462
Total Population	8,014	78,812	176,496

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,417	15,199	36,156
Ages 15-24	991	10,439	23,232
Ages 25-54	2,745	29,186	68,803
Ages 55-64	1,050	9,290	19,347
Ages 65+	1,813	14,696	28,959

Income	1 Mile	3 Miles	5 Miles
Median	\$89,500	\$89,400	\$85,700
< \$15,000	134	1,365	3,500
\$15,000-\$24,999	54	1,386	3,510
\$25,000-\$34,999	142	2,166	4,929
\$35,000-\$49,999	263	3,147	7,194
\$50,000-\$74,999	623	5,982	12,736
\$75,000-\$99,999	655	4,467	10,250
\$100,000-\$149,999	646	5,569	12,408
\$150,000-\$199,999	256	2,910	6,014
> \$200,000	321	3,329	6,513

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,198	31,776	70,549
Occupied	3,093	30,321	67,052
Owner Occupied	2,445	21,471	44,610
Renter Occupied	648	8,850	22,442
Vacant	105	1,455	3,497

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