

# Medical/Office Buildings for *Lease*

6054 Gateway Drive, Whitestown



FOR MORE INFORMATION, CONTACT:

Amanda Miller

Managing Director, Commercial

949.735.5312

[Amanda.Miller@TheAgencyRE.com](mailto:Amanda.Miller@TheAgencyRE.com)



# Property Summary

6054 Gateway Drive



## PROPERTY DESCRIPTION

Newly constructed medical/office building in the heart of Whitestown's high-growth corridor. The property features customizable interior layouts to meet tenant requirements, modern architectural design with premium finishes, and abundant surface parking. Positioned directly behind a thriving retail hub with excellent visibility from I-65, the site offers strong accessibility and exposure. Surrounded by affluent residential neighborhoods, this location provides an exceptional opportunity to capture patient and client demand in one of Indiana's fastest-growing communities.

## CUSTOM FEATURES

- Brand-New Construction with contemporary architecture and high-quality finishes
- Flexible Floor Plans allowing customized layouts for medical or professional office use
- Strategic Location in Whitestown's rapidly expanding commercial corridor
- Tenant will have monument and building signage rights

## OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	3,066 SF
Lot Size:	1.21 Acres
Building Size:	7,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,321	6,514	15,441
Total Population	3,619	18,686	43,052
Average HH Income	\$158,094	\$161,306	\$176,828

# Additional Photos

6054 Gateway Drive



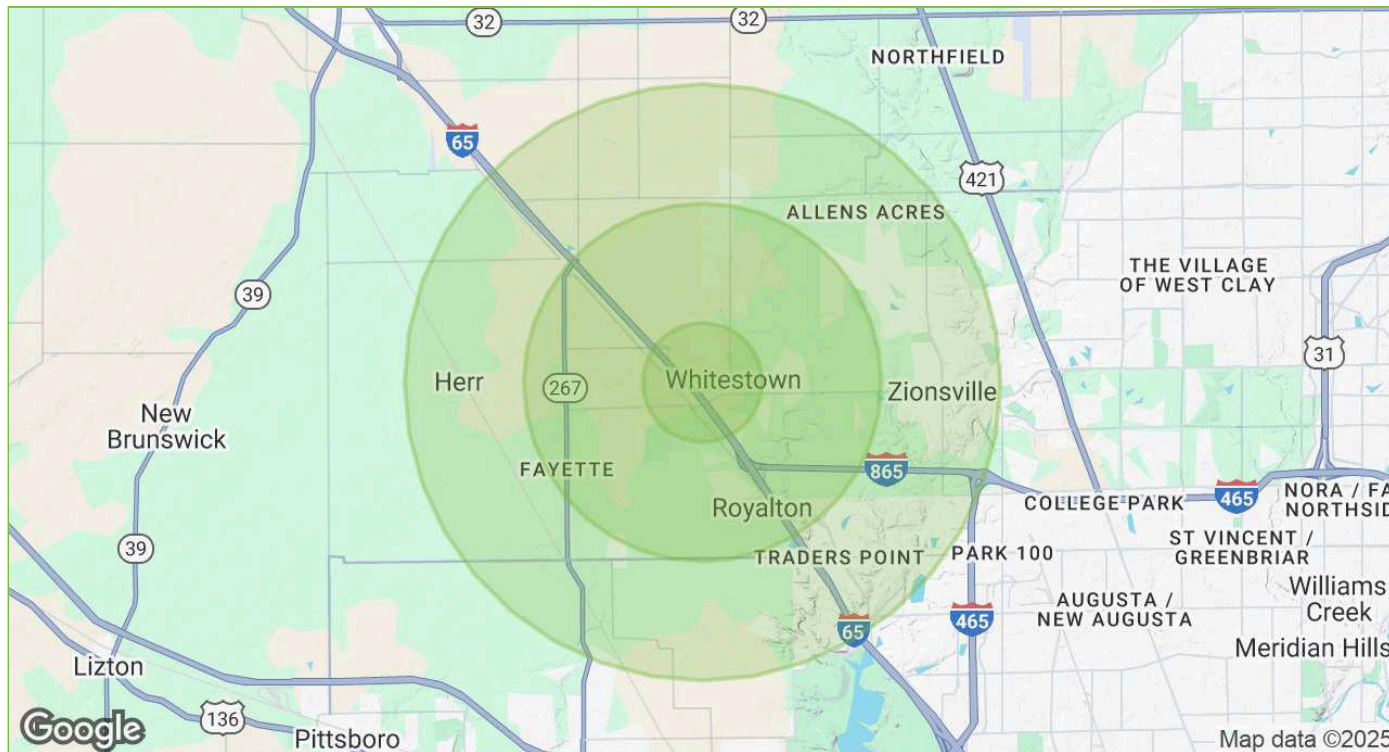
# Location Map

6054 Gateway Drive



# Demographics Map & Report

6054 Gateway Drive



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,619	18,686	43,052
Average Age	35	35	38
Average Age (Male)	34	34	38
Average Age (Female)	35	35	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,321	6,514	15,441
# of Persons per HH	2.7	2.9	2.8
Average HH Income	\$158,094	\$161,306	\$176,828
Average House Value	\$593,946	\$515,103	\$549,094

Demographics data derived from AlphaMap





Interested in Leasing? Contact

# Amanda Miller

Managing Director, Commercial  
Amanda.Miller@TheAgencyRE.com  
949.735.5312

# Thank You.

YOUR SPACE. MY EXPERTISE.  
THE PERFECT BUSINESS LOCATION.

---

[THEAGENCYRE.COM](https://www.theagencyre.com)

IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. IF YOUR PROPERTY IS LISTED WITH A REAL ESTATE BROKER, KINDLY DISREGARD THIS MESSAGE. WE ARE HAPPY TO WORK WITH YOUR BROKER AND COOPERATE FULLY. THE AGENCY® AND THE AGENCY LOGO ARE REGISTERED TRADEMARKS OF THE AGENCY IP HOLDCO, LLC. THE AGENCY TAKES GREAT CARE IN THE DEVELOPMENT AND PROTECTION OF ITS TRADEMARKS AND RESERVES ALL RIGHTS OF OWNERSHIP OF ITS TRADEMARKS AND OTHER INTELLECTUAL PROPERTY. ALL CONTENT INCLUDED IN OR MADE AVAILABLE IN THIS BROCHURE, SUCH AS TEXT, GRAPHICS, LOGOS, IMAGES, DIGITAL DOWNLOADS, AND DATA COMPILATIONS, IS THE PROPERTY OF THE AGENCY IP HOLDCO, LLC AND ITS AFFILIATES, AND IS PROTECTED BY UNITED STATES AND INTERNATIONAL COPYRIGHT LAWS. COPYRIGHT 2024 THE AGENCY IP HOLDCO, LLC.

AN INDEPENDENTLY OWNED AND OPERATED FRANCHISEE OF THE AGENCY REAL ESTATE FRANCHISING, LLC