

EXTERIOR VIDEO

HIGH-END FINISHES



AVAILABLE SF

3,987 - 9,587 SF

LEASE RATE

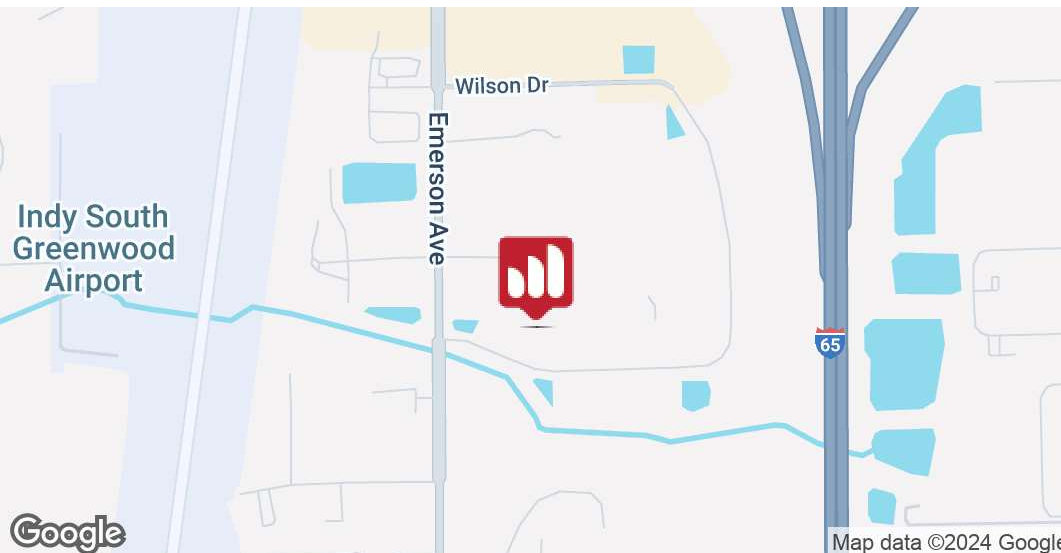
\$21.00 - 22.00 SF/YR (NNN)

### PROPERTY HIGHLIGHTS

- Less than a quarter-mile to I-65, & surrounded by medical & retail amenities
- Build-to-suit &/or Plug & Play options
- Distinguished environment offering a professional presence - Franciscan Health is a current tenant
- Large breakroom, conference room, & signage available

FOR LEASE

1040  
GREENWOOD  
SPRINGS BLVD.  
Greenwood, IN  
46143



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# 1040 GREENWOOD SPRINGS BLVD.

Greenwood, IN 46143

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## PROPERTY DESCRIPTION

Discover the perfect workspace at this exquisite property in Greenwood, IN. Boasting a modern design & versatile floor plans, the property offers an ideal setting for various healthcare needs. With state-of-the-art amenities, ample parking, & convenient access to major transportation routes, this location ensures seamless operations for tenants. The prime location provides visibility & accessibility. Several areas are Plug & Play, whereas others can be a complete Build-to-Suit. The owners take a lot of pride in the building itself & want to create the perfect space for the tenants. Wired for a backup generator, natural light throughout the building, & can create a private vestibule; whether seeking medical office space or a professional office suite, the property delivers a distinguished environment for success.

## LOCATION DESCRIPTION

MOB located in Greenwood, Indiana. With easy access to major highways (I-65, I-465, US 31S) & a range of amenities nearby, the location offers an ideal setting for medical/office tenants seeking convenience & accessibility for their employees & clients. Just ~10 miles south of Downtown Indianapolis. Experience the dynamic energy & opportunities that Greenwood has to offer at this desirable location.

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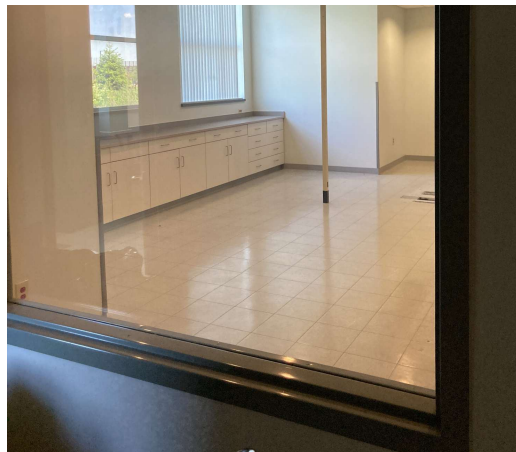
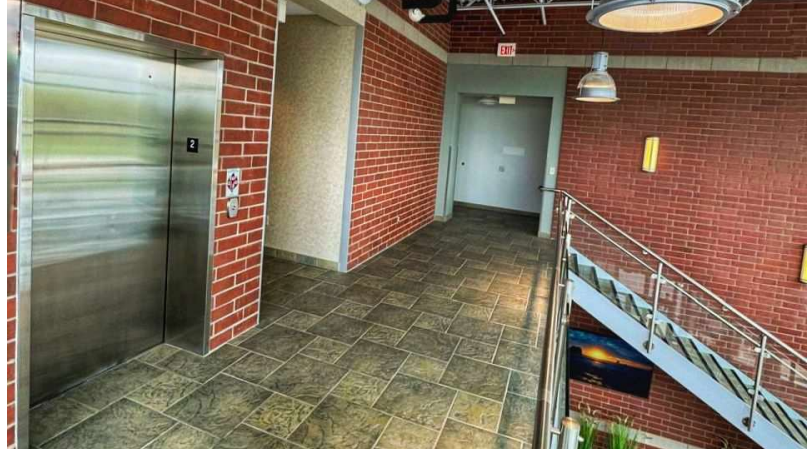
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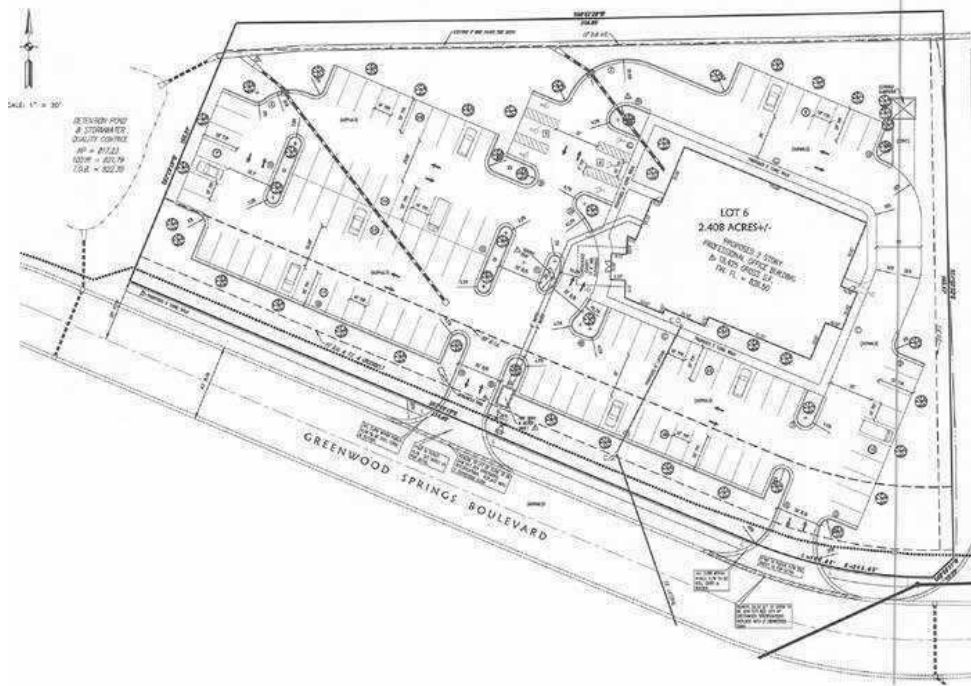
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## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st Floor	Available	9,587 SF	NNN	\$22.00 SF/yr	Available in 2025.
2nd Floor - 2A	Available	3,987 SF	NNN	\$21.00 SF/yr	-
2nd Floor-2C	Available	4,349 SF	NNN	\$21.00 SF/yr	-

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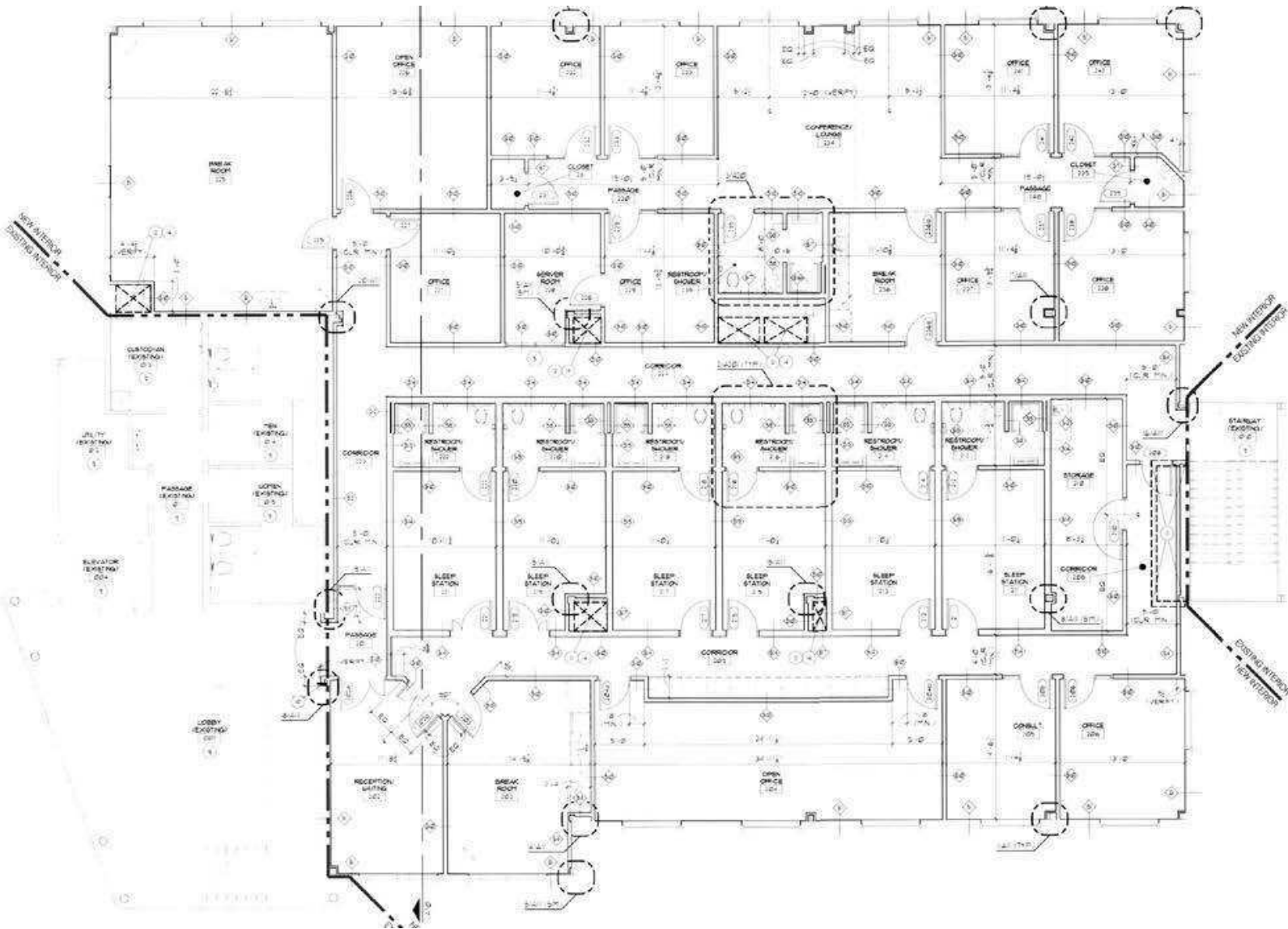




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**Second Floor**

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Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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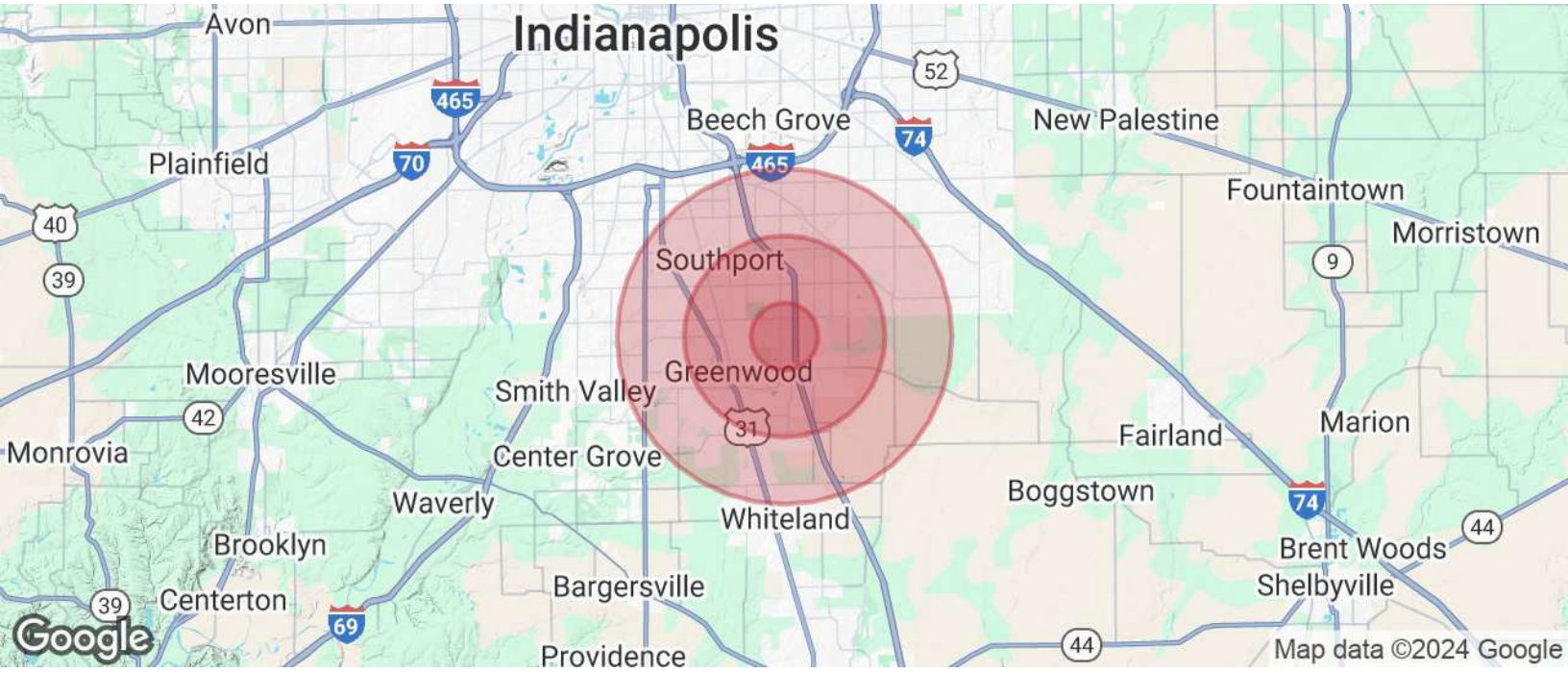
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,321	71,085	165,471
Average Age	39	39	39
Average Age (Male)	38	37	37
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,430	28,639	64,095
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$93,765	\$92,728	\$101,707
Average House Value	\$245,170	\$269,311	\$274,578

Demographics data derived from AlphaMap

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