



Absolute NNN Lease Investment
6635 E 21st Street | Indianapolis, IN 46219

\$1,620,000
6.86% CAP



SEAN WESTFALL
Partner
Echo West Capital Advisors
(602) 885 - 5375
SWestfall@EchoWest.com

MATT MATHERS
Partner
Echo West Capital Advisors
(480) 516 - 6431
MMathers@EchoWest.com

JAKE BUTTERFIELD
Vice President
Echo West Capital Advisors
(208) 841 - 7310
JButterfield@EchoWest.com

BRIAN BROCKMAN
License #: RB14037939
Bang Realty, Inc
(513) 898 - 1551
BOR@BangRealty.com

DEAL SUMMARY



Address

6635 E 21st Street
Indianapolis, IN 46219

Asking Price

\$1,620,000

Cap Rate

6.86%

Annual Rent

\$111,200

Guarantor

Corporate

Lot Size

1.29 AC

Price Per SF

\$155



LEASE SUMMARY



Tenant	Hopebridge (Autism Therapy Clinic)
Address	6635 E 21st Street Indianapolis, IN 46219
Lease Guarantor	Corporate
Lease Structure	Absolute NNN
Current Lease Rate	\$111,200
Lease Commencement	3/25/2018
Lease Expiration	3/24/2028
Remaining Lease Term	2.7 Years Remaining
Building Size	10,453 SF
Price Per SF	\$155
Lot Size	1.29 AC
Year Built	1990
Renewal Options	Two, 5-Year Options
Parcel Number	49-07-35-116-002.000-774, 49-07-35-116-008.000-774

Rent Schedule

Dates	Monthly Rent	Rent Per SF Monthly	Annual Rent	Rent Per SF Annually	Rent Increase
3/25/18 - 3/24/19	\$8,563	\$0.82	\$102,758	\$9.83	-
3/25/19 - 3/24/20	\$8,658	\$0.83	\$103,894	\$9.94	1.11%
3/25/20 - 3/24/21	\$8,754	\$0.84	\$105,052	\$10.05	1.11%
3/25/21 - 3/24/22	\$8,853	\$0.85	\$106,233	\$10.16	1.12%
3/25/22 - 3/24/23	\$8,953	\$0.86	\$107,438	\$10.28	1.13%
3/25/23 - 3/24/24	\$9,056	\$0.87	\$108,667	\$10.40	1.14%
3/25/24 - 3/24/25	\$9,160	\$0.88	\$109,921	\$10.52	1.15%
3/25/25 - 3/24/26	\$9,267	\$0.89	\$111,200	\$10.64	1.16%
3/25/26 - 3/24/27	\$9,375	\$0.90	\$112,504	\$10.76	1.17%
3/25/27 - 3/24/28	\$9,486	\$0.91	\$113,835	\$10.89	1.18%



INVESTMENT HIGHLIGHTS



▶ Absolute NNN Lease

The property is subject to an Absolute Triple Net (NNN) lease structure, ensuring all expenses—including taxes, insurance, and maintenance—are the sole responsibility of the tenant. As confirmed in Section 4.8 of the lease agreement, base rents are fully net to the landlord with no deductions. This structure provides true passive income and minimizes operational risk for the investor.

▶ Strong and Growing Tenant

Hopebridge has demonstrated substantial expansion since 2020, increasing its footprint from 54 clinics in 6 states to over 100 locations across 12 states. This rapid growth highlights strong demand for its services and the company's operational success. The tenant's continued expansion supports long-term stability and income durability.

▶ Below Replacement Cost

*Priced at just **\$155 per square foot**, the offering is significantly below current construction replacement costs. This pricing creates a compelling entry point with built-in equity. Investors benefit from reduced downside risk and strong value fundamentals.*

▶ Two-Parcel Configuration

*The property includes two distinct parcels totaling **1.29 acres**—one housing the main building and the second providing ample overflow parking. This layout enhances accessibility, functionality, and site flexibility. It also opens potential for future reconfiguration or development.*

▶ Below Market Rents with Limited Local Competition

*The property is leased at below market rental rates, presenting a compelling opportunity for future upside. Within a 3-mile radius, there are only **four office properties** offering **5,000 square feet or more** of contiguous office space. This limited local inventory supports strong tenant retention and long-term demand for similarly sized spaces.*

PROPERTY PHOTOS



TENANT PROFILE



Expanding Access to Life-Changing Autism Therapy Services Since 2005

Founded in 2005, Hopebridge has become one of the nation's leading providers of pediatric autism therapy services. With over 100 locations in more than 12 states, Hopebridge offers a wide range of personalized treatment options, including Applied Behavior Analysis (ABA), occupational therapy, and speech therapy. Their innovative, center-based model provides consistent therapy in a structured, supportive setting.

Each year, Hopebridge supports over 10,000 children and their families through early intervention programs backed by clinical best practices. Their team includes Board Certified Behavior Analysts (BCBAs), Registered Behavior Technicians (RBTs), speech-language pathologists, and occupational therapists—all working together to deliver individualized, evidence-based care. Hopebridge's commitment to expanding access in underserved communities, combined with a compassionate, family-centered approach, has made them a trusted leader in pediatric behavioral health.



WEBSITE	www.hopebridge.com
HEADQUARTERS	Indianapolis, IN
FOUNDED IN	2005



NO. OF LOCATIONS
100+ Centers



HEADQUARTERS
Indianapolis, IN



GUARANTY
Corporate



2024 REVENUE
\$300M+ (Sept 2024)

PROPERTY AERIAL







Jane Pauley
Community
Health Center



Community
Health Network



BRICKYARD
Healthcare



DOLLAR TREE



Central Indiana
Cancer Centers



FRESENIUS
MEDICAL CARE



hopebridge[®]
Autism Therapy Centers

Dwight D. Eisenhower Hwy - 93,743 VPD

East 21st Street - 19,759 VPD

PROPERTY AERIAL



**Community
Hospital East**

- 385 Beds
- #1 Hospital in Indiana

Downtown Indianapolis
< 8 Miles Away

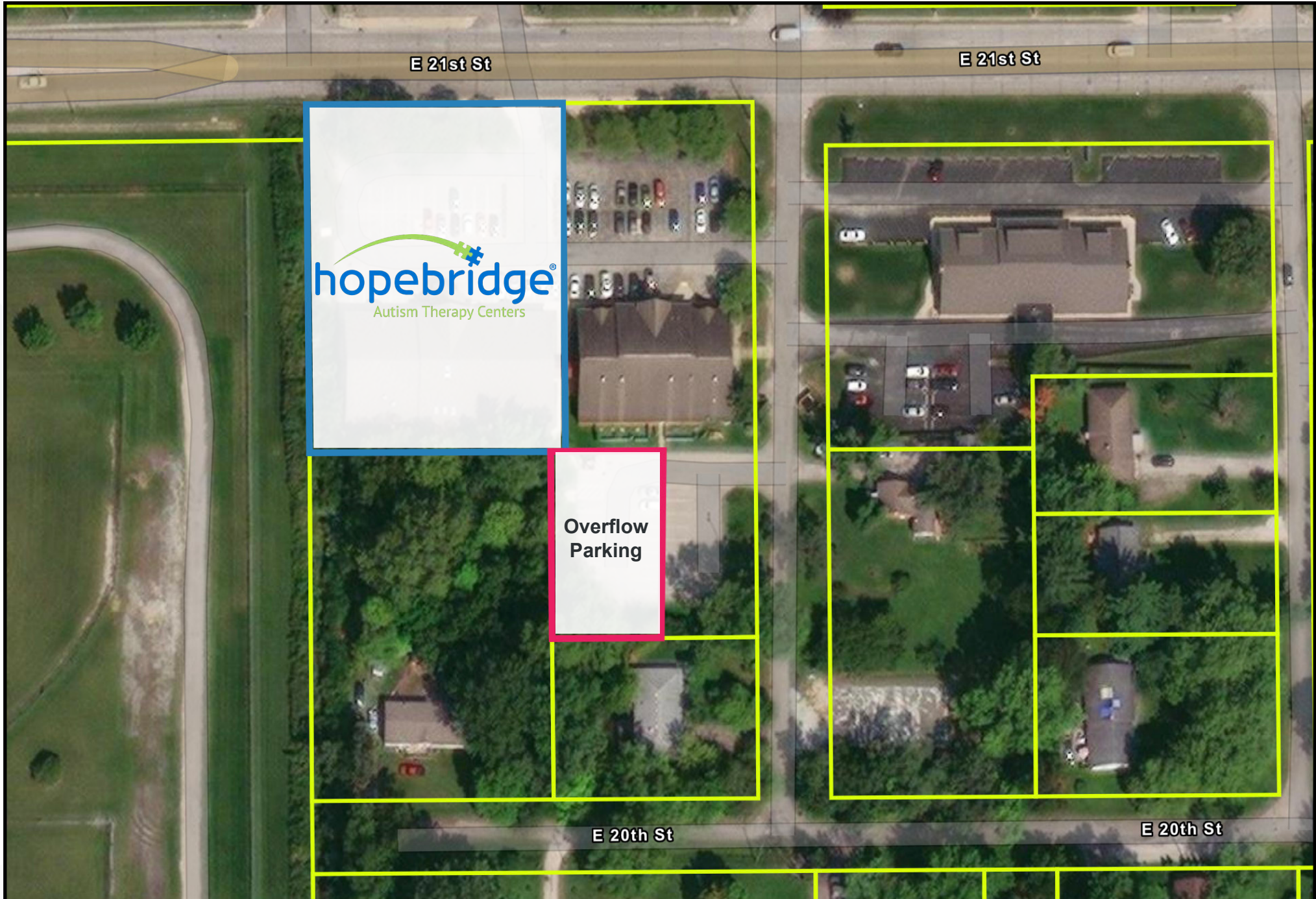


Raytheon

hopebridge®
Autism Therapy Centers

East 21st Street - 19,759 VPD

PARCEL OUTLINE



LOCATION OVERVIEW - Indianapolis, IN

Indianapolis, the capital of Indiana, is the state's largest city and one of the most dynamic and business-friendly metros in the Midwest. With a population of over 900,000 and a metro area exceeding 2 million, Indianapolis has built a reputation for low operating costs, strong infrastructure, and a high quality of life—all key advantages for businesses and residents alike. Strategically located at the crossroads of America, Indianapolis boasts direct access to major interstates, a robust rail network, and the award-winning Indianapolis International Airport, making it an ideal logistics and distribution hub. Its central location puts 75% of the U.S. population within a one-day drive, making it a prime choice for national and global companies.

The city's diverse and stable economy spans sectors such as life sciences, advanced manufacturing, tech, and logistics. Home to corporate giants like Eli Lilly, Anthem, Roche Diagnostics, Cummins, and Salesforce, Indianapolis continues to attract startups and Fortune 500 companies alike. With nationally ranked universities like Purdue, IU, and Butler supplying a steady pipeline of talent, Indianapolis offers both affordability and innovation. Over the last decade, Indy has experienced notable population and business growth. With its pro-business climate, vibrant downtown, low cost of living, and expanding cultural and sports scene, Indianapolis is positioned as a rising star among U.S. mid-size metros.

- ***Indianapolis is within a day's drive of over 75% of the U.S. population, thanks to its strategic location at the intersection of five major interstates and access to one of the best-ranked airports in North America. [Learn why Indy is a logistics powerhouse here.](#)***
- ***Over 30,000 businesses call Indianapolis home, including Fortune 500 companies and growing tech startups. [See why the city is gaining national attention here.](#)***
- ***Indy is a national leader in life sciences and advanced manufacturing, with robust investment in biotech, pharmaceuticals, and medical device industries. [Learn more about the city's economic strengths here.](#)***
- ***Downtown Indy has seen over \$9 billion in development over the past decade, with new housing, office, hospitality, and retail fueling revitalization. [Learn more here.](#)***

16th LARGEST
City in the United States

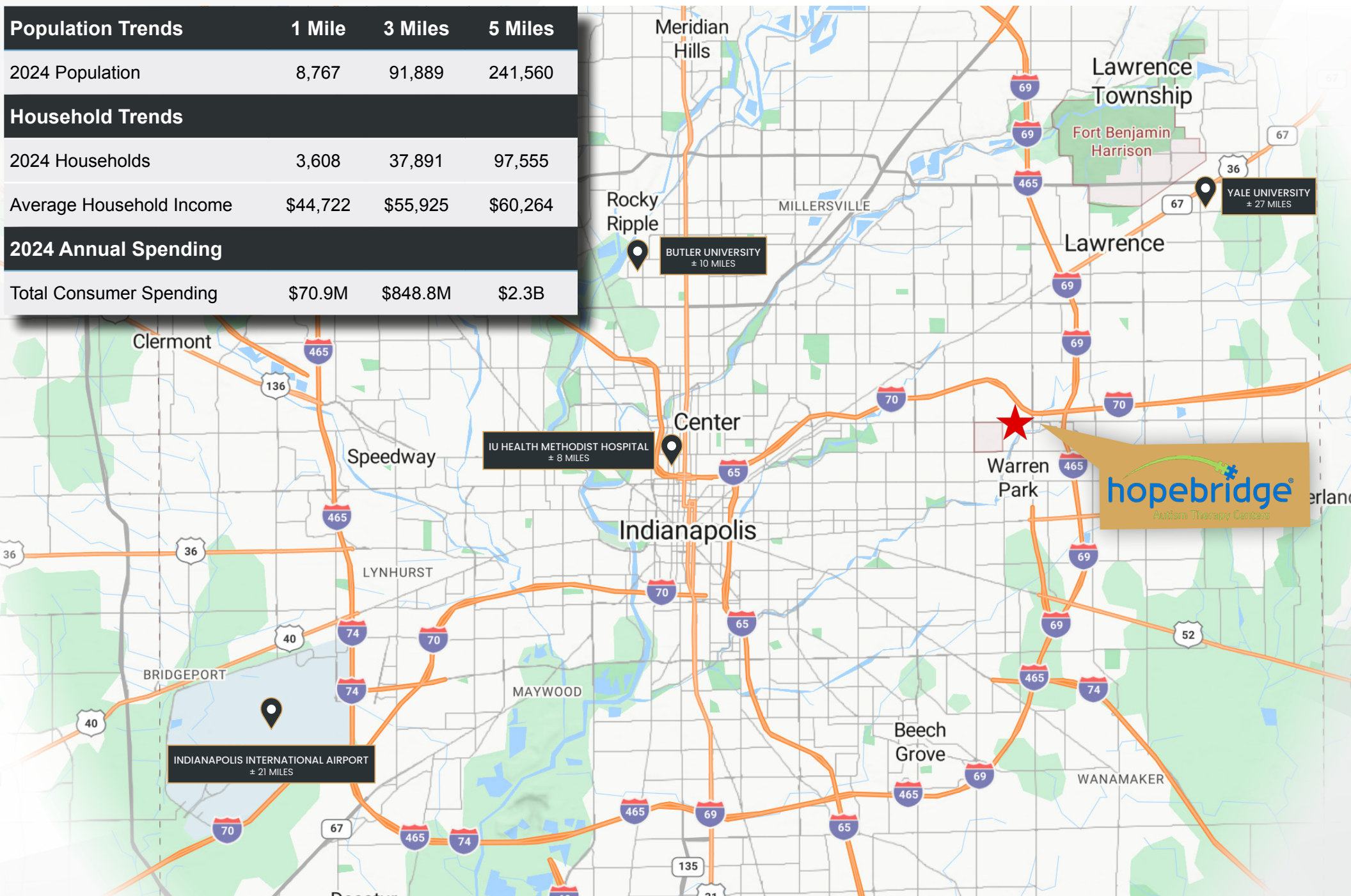
3rd LARGEST
City in the Midwest



DEMOGRAPHICS - Indianapolis, IN



Population Trends	1 Mile	3 Miles	5 Miles
2024 Population	8,767	91,889	241,560
Household Trends			
2024 Households	3,608	37,891	97,555
Average Household Income	\$44,722	\$55,925	\$60,264
2024 Annual Spending			
Total Consumer Spending	\$70.9M	\$848.8M	\$2.3B





ECHOWEST

CAPITAL ADVISORS

EXCLUSIVELY PRESENTED BY:

SEAN WESTFALL

Partner

Echo West Capital Advisors

(602) 885 - 5375

SWestfall@EchoWest.com



MATT MATHERS

Partner

Echo West Capital Advisors

(480) 516 - 6431

MMathers@EchoWest.com



JAKE BUTTERFIELD

Vice President

Echo West Capital Advisors

(208) 841 - 7310

JButterfield@EchoWest.com



BRIAN BROCKMAN

License #: RB14037939

Bang Realty, Inc

(513) 898 - 1551

BOR@BangRealty.com



EchoWest.com

