



AVAILABLE FOR LEASE

LIFEPLEX WELLNESS CENTER

2855 MILLER DRIVE
PLYMOUTH, IN 46563

NEAL WORDEN

Broker

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127 W Berry St

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

AVAILABLE 325 - 9,910 SF
LEASE RATE \$20.00 SF/YR

PROPERTY HIGHLIGHTS

- Premier availability at Lifeplex Wellness Center, a medical lifestyle center which includes a variety of medical office users and a high-end fitness club with a pool, basketball courts, indoor track, weights, exercise classes, rock climbing wall, and racketball courts
- Impressive interior offers abundant natural light from sky lights, large windows, open air corridors, multiple stairways, and an elevator
- Lifeplex is ideally located on the West side of Plymouth, IN in close proximity to US 30 allowing ease of access to the surrounding retail and residential areas
- Join notable tenants: Farrington Specialty Centers, Premier Medical Imaging, and Grossnickle Eye Center
- Potential medical offices, executive offices, physical therapy offices, retail, and restaurant/cafe space is available for lease
- Medical office suites with complete build-outs have in-take lobbies, triage rooms, exam rooms, physical therapy treatment area with access to a therapy pool, private physician offices, and so much more
- Restaurant, or cafe, space is finished with an overhead hood, demised kitchen, and fenced in patio
- Retail space is open and ideal for any small medical related user looking for floor space with a high volume of daily foot traffic
- Second floor is unfinished and ready to custom buildout to meet the needs of any professional, medical, or corporate office



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LIFEPLEX WELLNESS CENTER

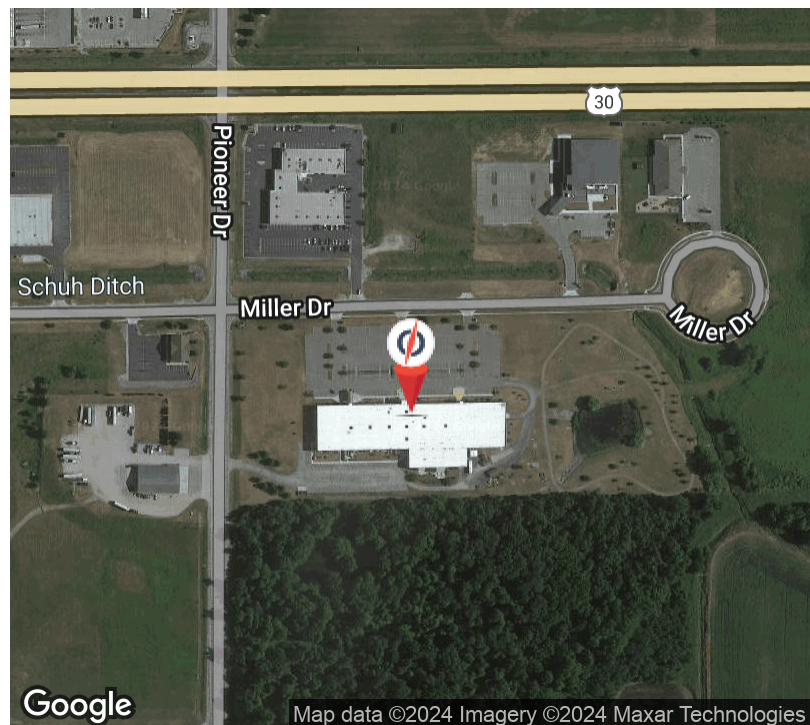
2855 Miller Drive, Plymouth, IN 46563



PROPERTY SUMMARY



SPACES	LEASE RATE	SPACE SIZE
Retail Shoppe	Negotiable	325 SF
Suite 103	\$20.00 SF/yr	2,665 SF
Suite 105	\$20.00 SF/yr	2,665 SF
Suite 117	\$20.00 SF/yr	7,968 SF
Suite 119	\$20.00 SF/yr	2,385 SF
Suite 125	Negotiable	1,750 SF
2nd Floor North Studio	Negotiable	2,200 SF
2nd Floor North Office 1	Negotiable	4,460 - 6,660 SF
2nd Floor North Office 2	Negotiable	3,640 - 9,910 SF
2nd Floor West Office	Negotiable	6,270 - 9,910 SF
2nd Floor South Office	Negotiable	953 SF



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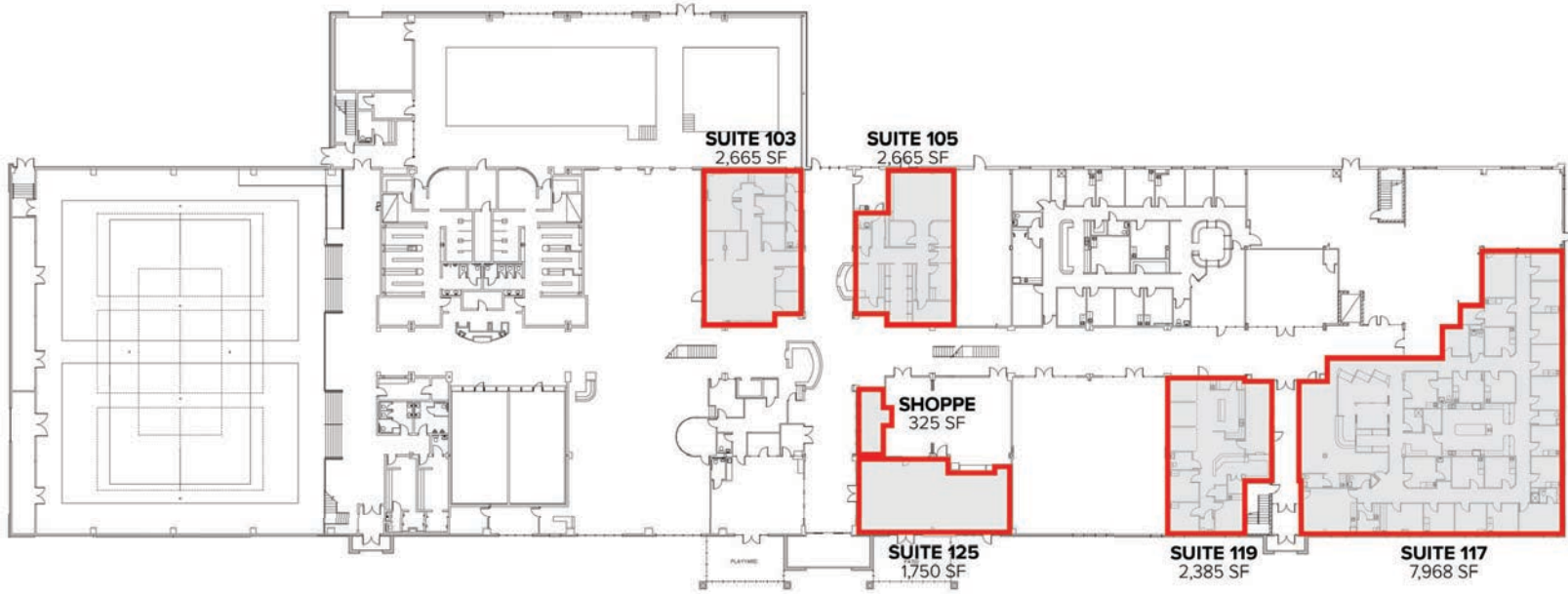
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FIRST FLOOR



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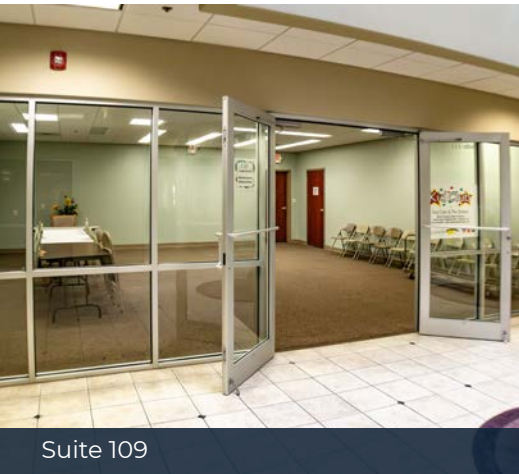
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LIFEPLEX WELLNESS CENTER

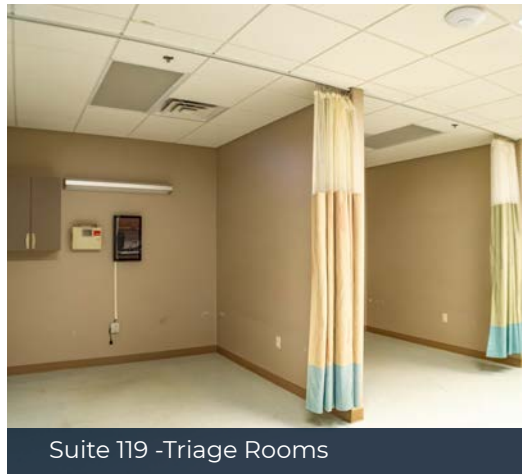
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FIRST FLOOR



Suite 109



Suite 119 - Triage Rooms



Suite 117 - Patient Room



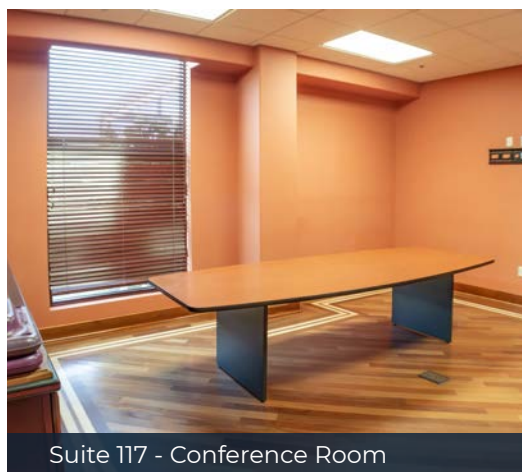
Suite 125 - Kitchen Hood & Work Station



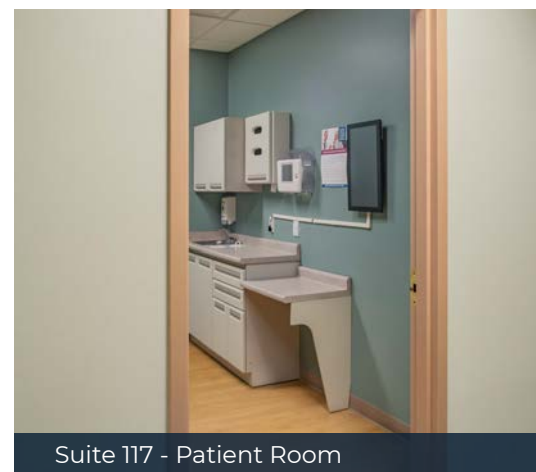
Suite 105 - Therapy Room



Suite 119 - Nurses Station



Suite 117 - Conference Room



Suite 117 - Patient Room

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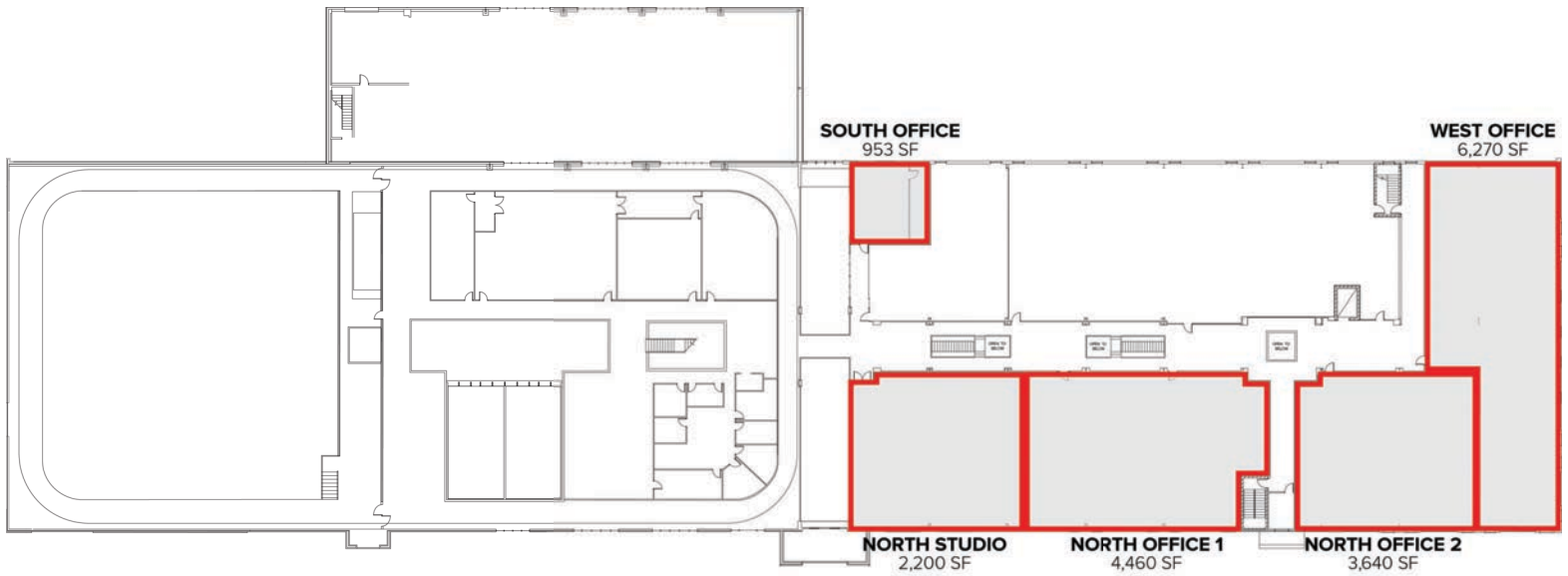
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SECOND FLOOR



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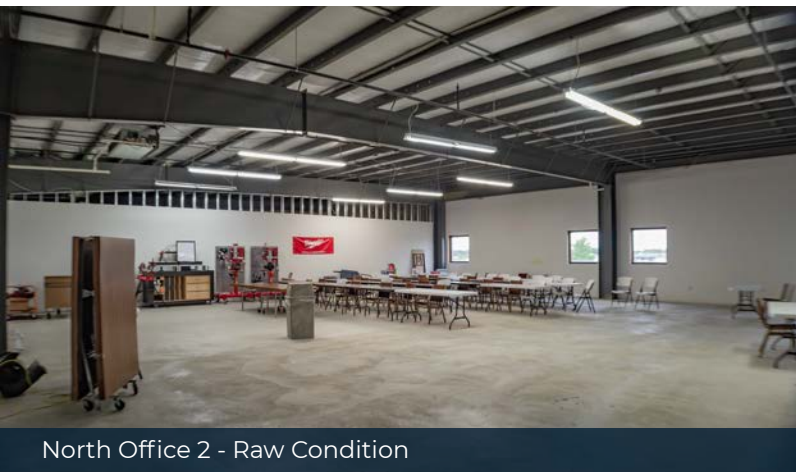
SECOND FLOOR



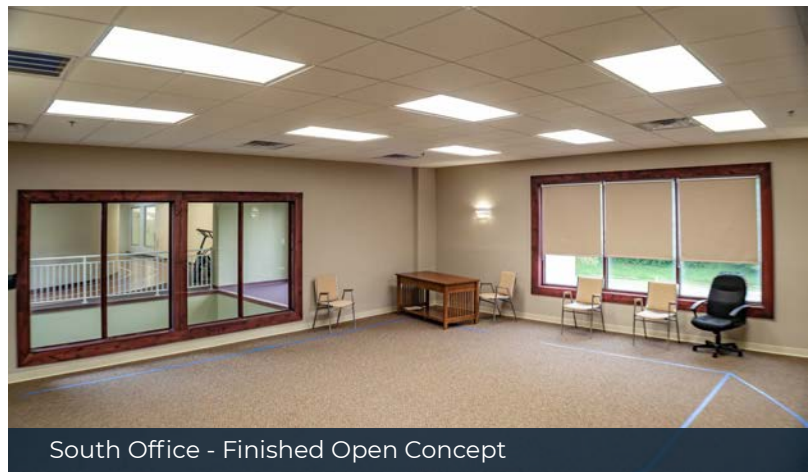
North Studio - Whitebox Condition



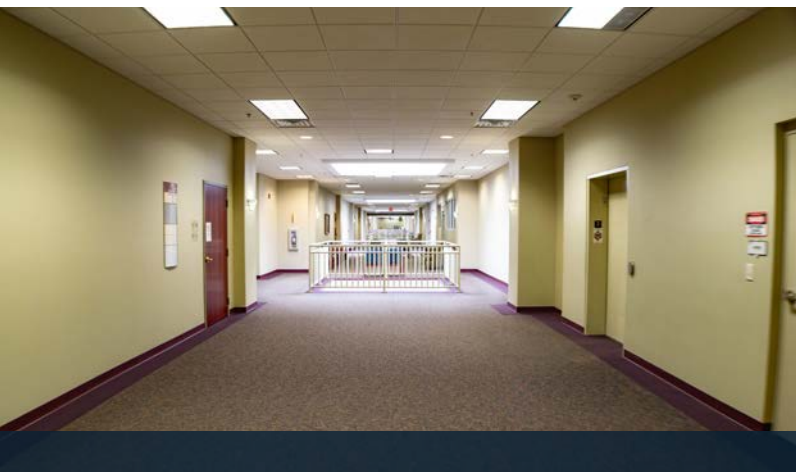
North Office 1 - Whitebox Condition



North Office 2 - Raw Condition



South Office - Finished Open Concept



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RETAILER MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	465	4,666	7,897
Total Population	1,003	10,732	18,129
Average HH Income	\$35,541	\$52,534	\$57,965
TRAFFIC COUNT			
Traffic Count Street	Pioneer Dr - 4,261 & US 30 - 17,165 VPD		
Traffic Count Frontage	550		

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PROPERTY DETAILS

LEASE RATE **\$20.00 SF/YR**
LEASE TYPE **MODIFIED GROSS**

LOCATION INFORMATION

Building Name	Lifeplex Wellness Center
Street Address	2855 Miller Drive
City, State, Zip	Plymouth, IN 46563
County/Township	Marshall/Center
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	US Highway 30

BUILDING INFORMATION

Building Size	120,000 SF
Price / SF	\$20.00 SF/yr
Year Built	2006
Building Class	A
Tenancy	Multiple
Number Of Floors	2
Average Floor Size	29,132 SF
Construction Status	Existing
Free Standing	Yes
Number Of Buildings	1
Corridors	Yes

PROPERTY DETAILS

Property Type	Office Building
Property Subtype	Medical & Professional
Zoning	C-3
Lot Size	5.937 Acres
APN#	50-42-31-101-098.004-019
Lot Frontage	450
Lot Depth	550
Corner Property	Yes
Traffic Count Street	Pioneer Dr - 4,261 VPD US 30 - 17,165 VPD
Traffic Count Frontage	550

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	3.2
Number Of Spaces	187

UTILITIES & AMENITIES

Handicap Access	Yes
Number Of Elevators	1