

Now Available for Lease

2665 Fox Pointe Drive, Columbus, IN 47203

A well-maintained medical or professional office building in the prestigious FoxPointe Professional Office Park — perfectly positioned for your next chapter.



PROPERTY HIGHLIGHTS

2665 Fox Pointe Drive | Columbus, Indiana

- Approximately 2,863 SF of main-level professional office space
- Clean, dry basement of similar size ideal for storage, records, or support space
- Flexible layout – can function as a single suite or be divided into two ~1,400 SF suites
- Located in the FoxPointe Professional Office Park, an established professional business environment
- 13 dedicated parking spaces with a 4.54 spaces per 1,000 SF parking ratio
- Convenient access near 25th Street, one of Columbus's primary commercial corridors
- Ideal for medical, dental, counseling, wellness, or professional office users
- Move-in ready space with welcoming reception area and multiple private offices
- Surrounded by professional tenants, dining, banking, and retail amenities
- Zoned PUD allowing professional office and medical uses
- Built in 1988 and well maintained within the FoxPointe Professional Office Park

Additional Property Details

2665 Fox Pointe Drive | Columbus, Indiana

- 2,863 SF professional office/medical building
- Full basement providing additional storage or support space
- Flexible floor plan allowing division into two ~1,400 SF suites
- Zoned PUD within the FoxPointe Professional Office Park
- Built in 1988 and well maintained
- Centrally located near the 25th Street commercial corridor
- Surrounded by professional office and medical tenants
- Convenient access for clients, patients, and staff

Lease Rate

\$18.00 PSF

Approximately \$4,295/month

Estimated NNN

\$6.70 PSF

Approximately \$1,599/month

Total Estimated Occupancy Cost

\$24.70 PSF

Approximately \$5,894/month

Example Suite (1,400 SF)

\$24.70 PSF

Approximately \$2,880/month



A Space Built for Professionals

This thoughtfully designed building offers approximately **2,863 square feet of main-level office space**, along with a clean, dry basement of similar size that is ideal for storage, records, or support functions. The layout features a welcoming reception area and multiple private offices, all enhanced by abundant natural light.

Main Level

~2,863 sq ft of professional office space

Basement

Similar size — clean, dry, and ready for storage or support

Natural Light

Abundant windows throughout the entire floor plan

Who This Space Is Perfect For

The efficient and adaptable floor plan is designed to accommodate a wide range of professional users. Whether you are a growing medical practice or an established professional office, the building is well maintained and move-in ready, allowing a tenant to occupy the space with minimal improvements.



Medical or Dental Practices

Exam rooms, private offices, and a reception layout designed for patient-facing healthcare operations.



Wellness or Therapy Providers

A calm, professional setting ideal for therapy, physical wellness, or integrative health services.



Counseling or Behavioral Health Offices

Private, quiet offices perfectly suited for behavioral health, psychology, or social work practices.



Professional Office Users

Law firms, financial advisors, consultants, and other traditional office tenants will feel right at home.

Flexible Layout — One or Two Tenants

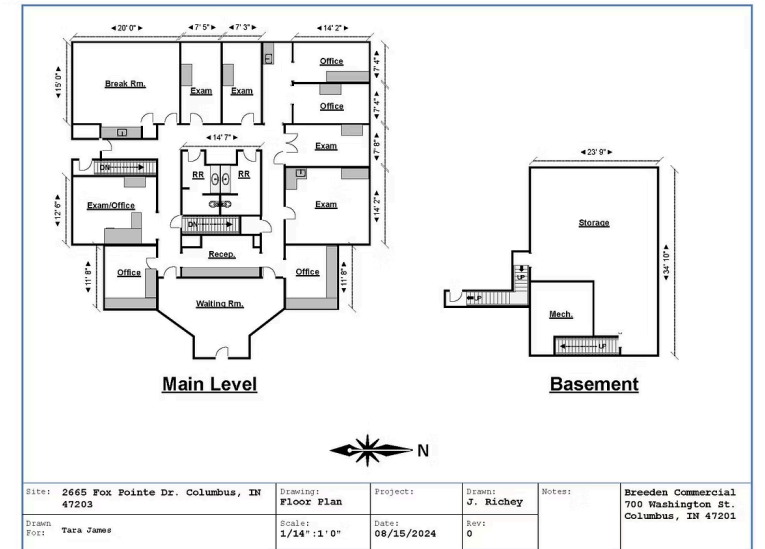
One of the property's most compelling features is its versatility. The building can operate as a single cohesive suite or be **divided into two suites of approximately 1,400 square feet each**, creating an opportunity for multi-tenant occupancy and shared overhead — a smart solution for smaller practices or businesses looking for right-sized space.

Single Tenant Use

Occupy the full ~2,863 sq ft for complete flexibility and room to grow your team or services.

Dual Suite Configuration

Divide into two ~1,400 sq ft suites — ideal for reducing overhead or co-locating complementary practices.



Property at a Glance

All the key metrics in one place — everything you need to evaluate this opportunity quickly and confidently.

2,863

Sq Ft — Main Level

Professional office space, ready for immediate occupancy

~1,400

Sq Ft Per Suite

If divided into two separate tenant spaces

13

Parking Spaces

Ample on-site parking for clients and staff

4.54

Parking Ratio

Spaces per 1,000 sq ft — well above average for office parks

Centrally Located in Columbus, Indiana

FoxPointe Professional Office Park offers a prime central location just off 25th Street in Columbus, Indiana — one of the city's primary commercial corridors. This established professional office park provides convenient access for clients, patients, and employees, along with strong visibility in a well-maintained business setting.



Easy Client Access

Conveniently located near major roads and commercial corridors, making it simple for clients and patients to find and access your office.

Professional Park Setting

Surrounded by established professional tenants, creating a polished and credible environment for businesses and their clients.

Ample On-Site Parking

The property provides 13 dedicated parking spaces with a strong 4.54/1,000 SF parking ratio, offering convenient parking for both staff and visitors.

Why Choose FoxPointe Professional Office Park?

Location matters — and FoxPointe delivers a combination of prestige, convenience, and community that is hard to find elsewhere in Columbus, Indiana.

Established & Prestigious

A recognized office park address that inspires confidence in clients and referral partners.

Amenity-Rich Surroundings

Close proximity to dining, banking, retail, and services — making it easy for your team to run errands and for clients to combine visits.

Hassle-Free Parking

Generous on-site parking removes one of the most common friction points for office tenants and their visitors.

Photo Gallery

A closer look at 2665 Fox Pointe Drive



Exterior side view with covered walkway



Close-up of front entrance door with bench



Zoning: PUD — Planned Unit Development

Schedule Your Showing Today

Breeden COMMERCIAL

Property Information

Address: 2665 Fox Pointe Drive, Columbus, IN 47203

Parcel Number: 29-07-18-200-003.000-006

Zoning: PUD (Planned Unit Development)

Year Built: 1988

Building Size: 2,863 SF (Main Level)

Basement: Similar size, clean and dry

Contact Information

Tara James

317.224.7122

tara@breedencommercial.com

Breeden Commercial

www.breedencommercial.com

Lease Information

Lease Rate: \$18.00 PSF (~\$4,295/month)

Estimated NNN: \$6.70 PSF (~\$1,599/month)

Total Estimated Occupancy Cost: \$24.70 PSF (~\$5,894/month)

Example Suite (1,400 SF): ~\$2,880/month

Property available for immediate showing. Contact listing broker to schedule your tour.