

# Medical / Lab / Office Suite for Lease

8435 Clearvista Place  
Indianapolis, IN



## MEDICAL / LAB / OFFICE SUITE FOR LEASE

- ❖ Great location with frontage and visibility to I-69
- ❖ Close proximity to Community North Medical Campus
- ❖ Quest Diagnostics on site
- ❖ Easy access to I-69 and I-465
- ❖ Exterior signage available
- ❖ Abundant free parking
- ❖ Enterprising ownership
- ❖ Spaces can be divided or combined up to 11,000 square feet
- ❖ \$29 per square foot Modified Gross

**Danny Maish**

Managing Broker

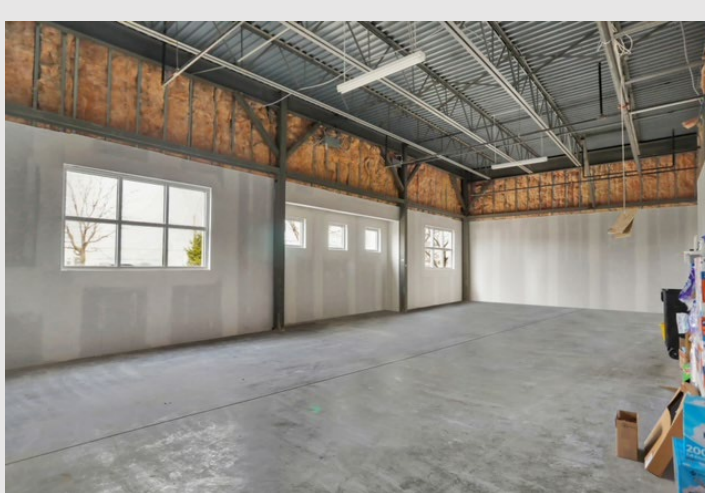
317.439.5800

[dmaish@usrexllc.com](mailto:dmaish@usrexllc.com)





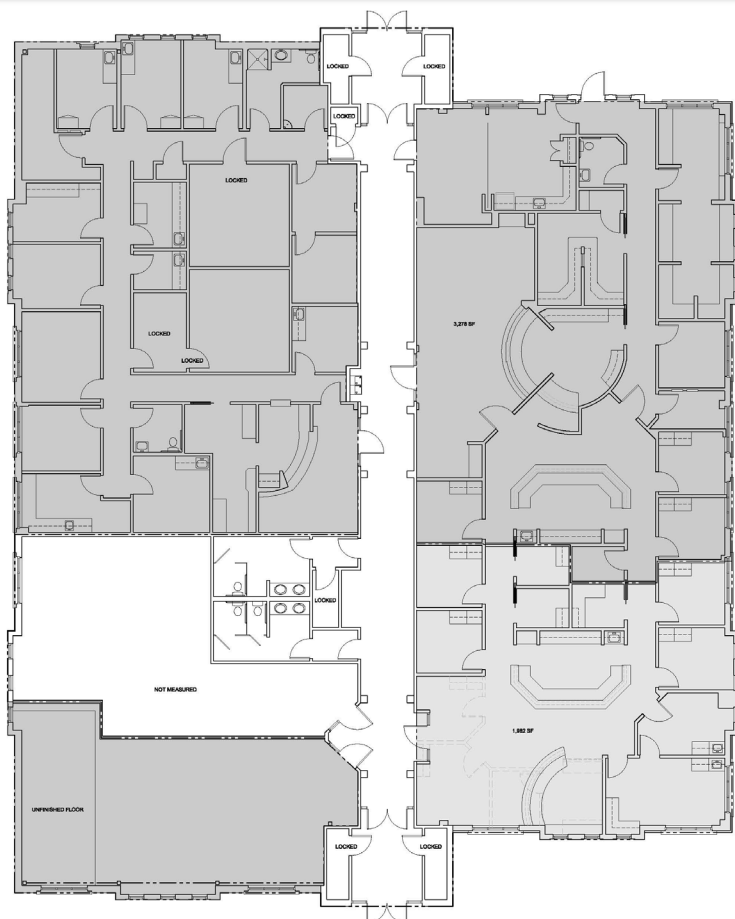
**Common Area**



**Shell Space**

### First Floor

- ❖ Approximately 1,450 sq. ft. Shell Space
- ❖ Suite 101 – 6,238 sq ft or can be divided:
  - ❖ 1,982 sq ft suite
  - ❖ 3,278 sq ft suite
- ❖ Suite 104 – 4,387 sq ft



8435 Clearvista Place - First Floor Plan  
Scale: 1/8" = 1'-0"

**Danny Maish**  
 Managing Broker

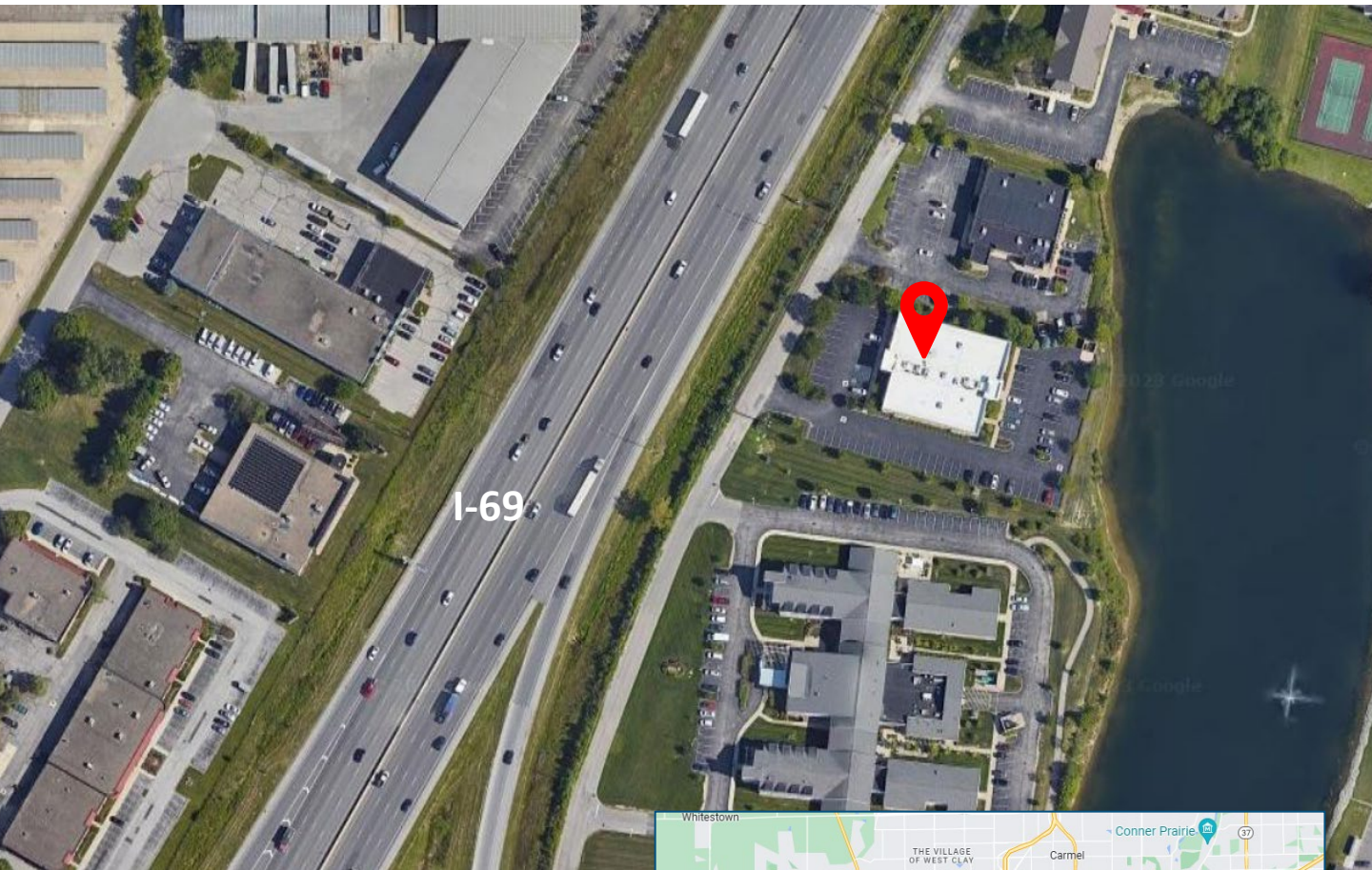
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