

OFFICE SPACE FOR LEASE

8202 Clearvista Parkway | Indianapolis, IN 46256



Move-in Condition in Regency Centre! Ideal for Medical or Office Use

Property Size: 43,200 SF

Available Suites: Suite 3A - 2,850 SF
Suite 3B - 750 SF
Suite 4A - 2,100 SF
Suite 4B - 1,500 SF
Suite 9D - 1,200 SF

Land: 4.64 Acres

Year Built: 1986

Parking: 5.2 / 1,000 SF

Lease Rate: \$18.50 PSF (net of utilities & janitorial)

Details:

- Across from Community North Hospital
- Signage available
- Ideal for medical or office
- Located minutes from I-465 & I-69
- On-site management
- Great proximity to Fishers, Geist and Castleton

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3502 Woodview Trace, Suite 250, Indianapolis, IN 46268

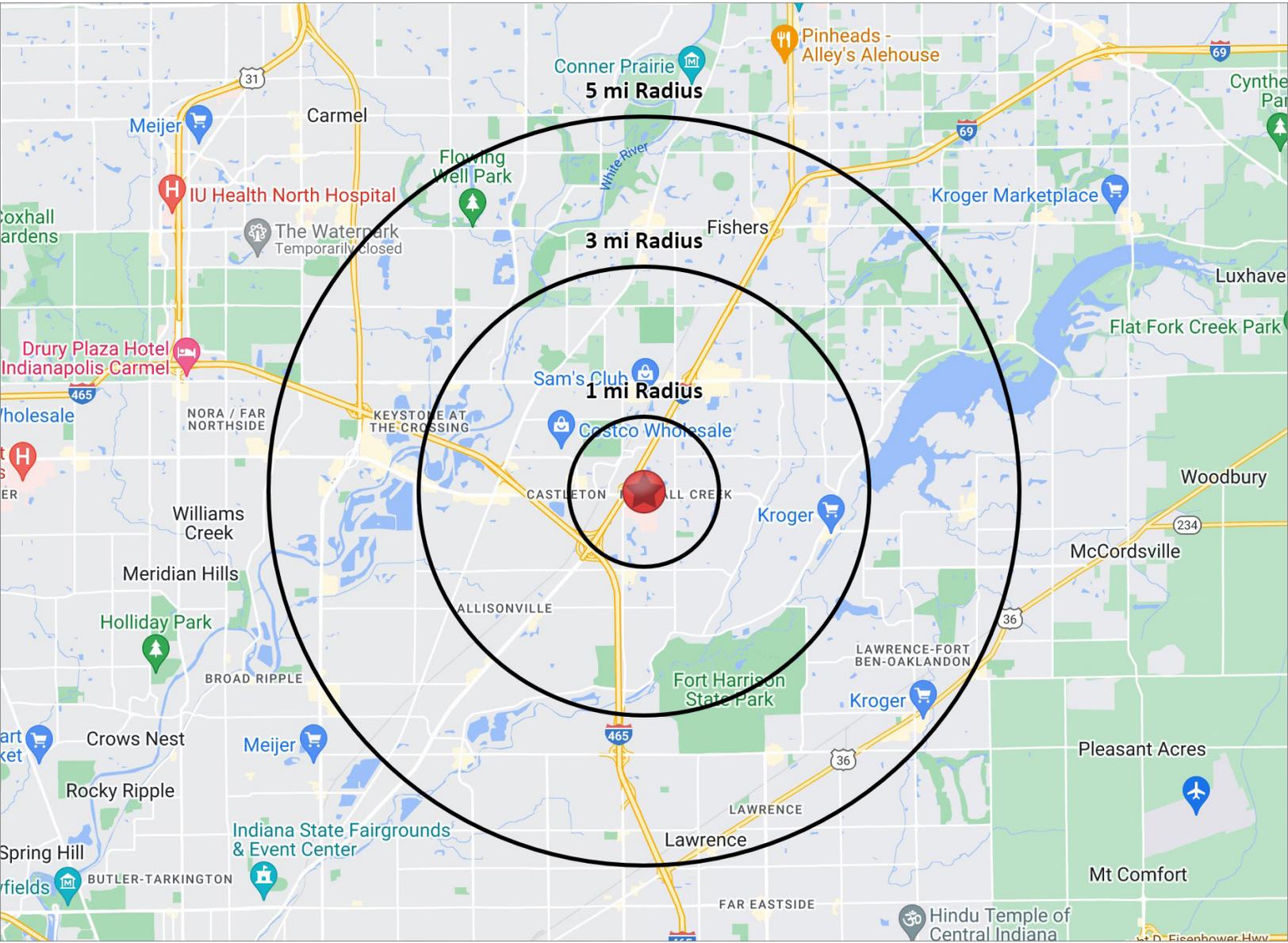
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Joe Lonnemann, Vice President
D 317.566.5624 | jdl@cressy.com

Luke Troyer, Broker
D 317.566.5615 | ltroyer@cressy.com



POPULATION

1 MILE	9,722
3 MILE	54,788
5 MILE	174,735



NUMBER OF HOUSEHOLDS

1 MILE	4,852
3 MILE	25,220
5 MILE	74,739



AVERAGE HOUSEHOLD INCOME

1 MILE	\$56,806
3 MILE	\$93,758
5 MILE	\$106,146



MEDIAN HOME VALUE

1 MILE	\$191,787
3 MILE	\$253,915
5 MILE	\$267,974