

**SURGERY CENTER FOR LEASE
BRAND NEW - RENOVATED IN 2025**

ALLISONVILLE OUTPATIENT SURGERY CENTER

10967 Allisonville Rd
Fishers, IN 46038

FOR MORE INFORMATION, CONTACT:

ASHLEY BUSSELL
Director
317.660.9172
Ashley@alopg.com



PROPERTY SUMMARY

For Lease | 10967 Allisonville Rd, Fishers, IN 46038



PROPERTY HIGHLIGHTS

- Prime medical leasing opportunity in Fishers, IN, five minutes north of I-465
- High-visibility along Allisonville Road at 106th Street
- Situated between 106th and 116th Streets with strong daily traffic counts
- Allisonville Outpatient Surgery Center available for lease
- First floor $\pm 6,703$ SF ambulatory surgery center within a $\pm 24,430$ SF, two-story medical office building
- Fully renovated in 2025 to current codes and standards
- Designed to be certifiable as an ambulatory surgery center
- Additional $\pm 2,300$ SF of second-generation office space on the first floor available for lease
- Ideal for healthcare and medical users seeking visibility and accessibility

360° VIRTUAL TOUR

LEASING & BUILDING SUMMARY

Surgery Center Available SF:	6,703 SF (Surgery Center)
Parking:	122 Surface Spaces
Year Built/Renovated:	2008 / 2025
Building Size:	24,430 SF
Stories:	2
Lot Size:	2.72 Acres

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9075 N. Meridian St., Ste. 175
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Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof. It is submitted subject to errors, omissions, changes of price, rental, or other conditions, prior sale, lease, or financing, or withdrawal without notice, and to any special conditions imposed by our principal.

PROPERTY HIGHLIGHTS

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SURGERY CENTER & LEASING HIGHLIGHTS

- Fully Renovated Ambulatory Surgery Center: ±6,703 SF ambulatory surgery center fully renovated in 2025 to current codes and standards, designed for certifiable ASC use. Originally built in 2008 as an outpatient endoscopy center, the space has been comprehensively modernized for today's clinical requirements.
- Three Modern Operating Rooms & Advanced Clinical Infrastructure: Features three spacious operating rooms equipped with new surgical lights, ventilation systems, gas lines, anesthesia machines, and operative tables, supporting efficient and high-quality surgical operations.
- Complete Clinical Support & Recovery Facilities: Remodeled PACU with five recovery bays, dedicated nursing station, and locker storage, along with new waiting room, front office, nurse manager and business offices, break room, locker room, sterile storage, and central processing.
- Additional 2,300 SF First-Floor Medical Space: Second-generation medical/office space available on the first floor provides immediate expansion capability, complementary clinical use.
- Strategic Medical Office Plaza Location: Located within an established medical office plaza with optional clinical space available just across the hall and surrounded by major healthcare network satellite offices, enhancing referral synergy and long-term tenant demand.
- High-Traffic Location with Excellent Access: Highly visible corner location at 109th Street and Allisonville Road, positioned in a high-traffic corridor between 106th and 116th Streets and conveniently located just five minutes north of I-465, offering outstanding accessibility for patients, staff, and providers.

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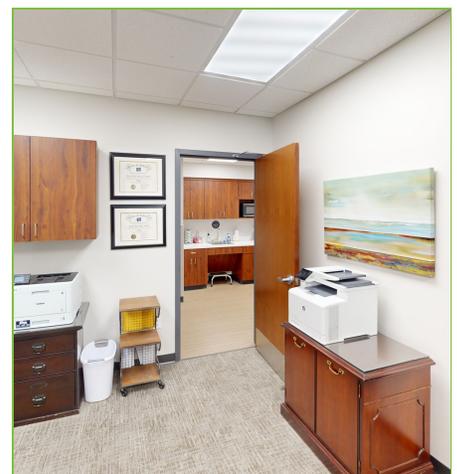
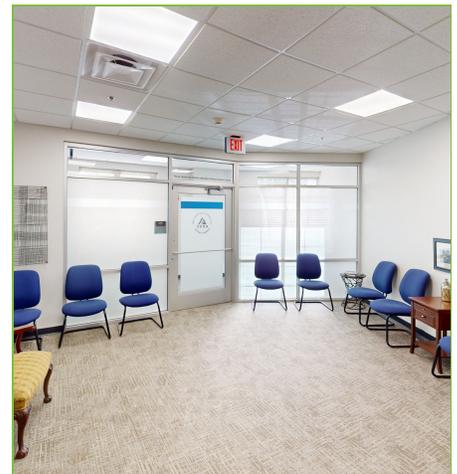
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ADDITIONAL PHOTOS | SURGERY CENTER

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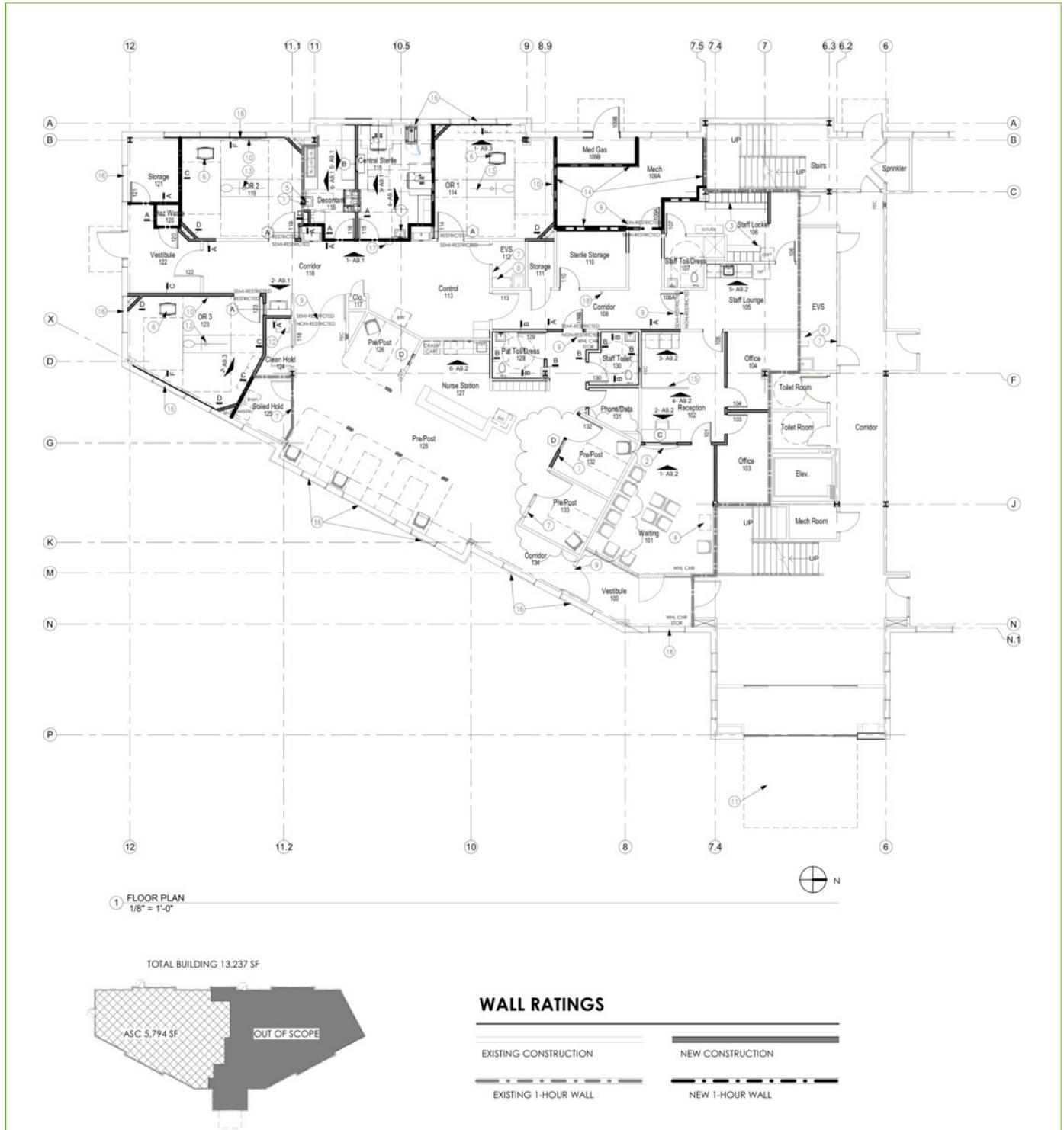
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FLOOR PLAN | 6,703 SF

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ADDITIONAL PHOTOS | BUILDING EXTERIOR

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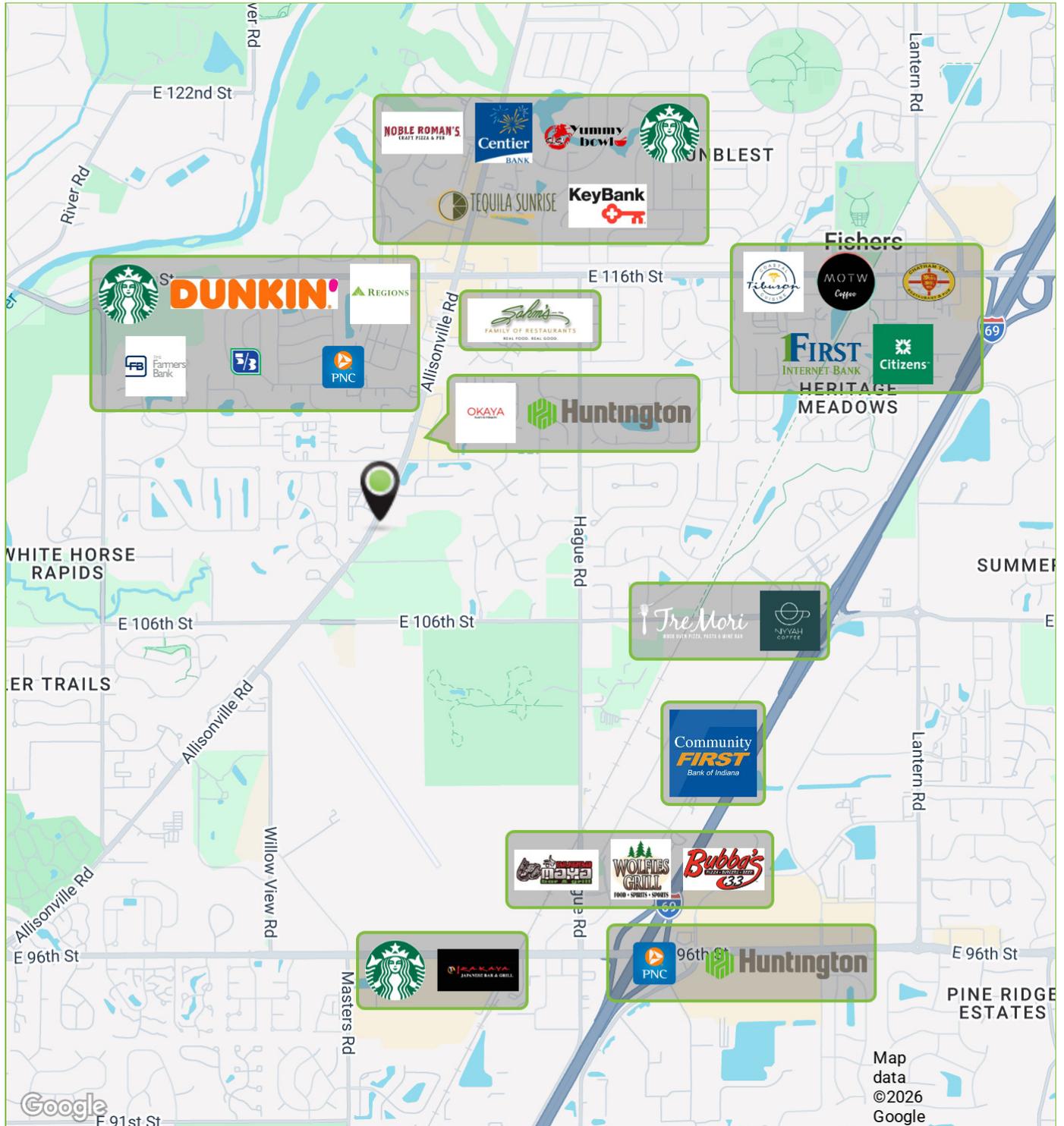
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RETAILER MAP

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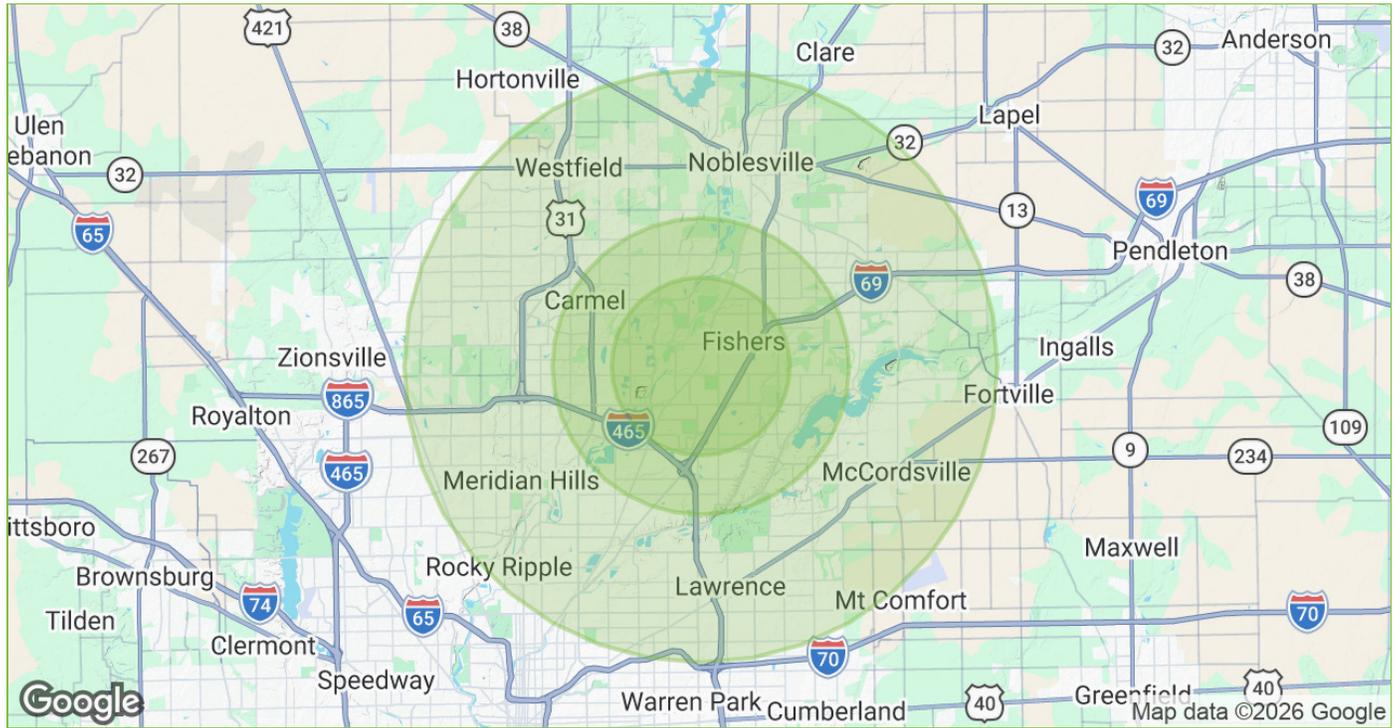
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DEMOGRAPHICS MAP & REPORT

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	59,310	168,048	666,340
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	26,006	69,249	266,158
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$130,658	\$145,469	\$134,362
Average House Value	\$367,375	\$428,372	\$398,130

Demographics data derived from AlphaMap

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