

Indiana American Office Park Indianapolis MSA

555 County Line Road, Greenwood, IN

FOR LEASE



Listing Broker



Matt Jackson
Phone 317.340.3969
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Ownership



Real Estate Capital, Inc.
Jonathan J. Boyajian
Phone 312.533.2350
Email jboyajian@echorecap.com

Available Space

Suite 102	~6,857 SF (divisible)
Suite 201	~2,677 SF
Suite 205	~4,601 SF (divisible)
Suite 206	~12,791 SF (divisible)
Max Contiguous	~20,069 SF (divisible)

Property Features

- **Ample surface parking**
- Building signage with **visibility to County Line Road**
- Modern and attractive architectural features
- Close proximity to daily needs **traffic generators** and area residents
- Co-tenancy with **Community Health** & other **regional medical practices**
- New ownership group is making **significant capital improvements** to the building systems, common areas, exterior, and landscaping

Join Tenants:



Medical Market Summary

Approximately 70 physician offices, medical practices, and/or major health system clinics in the surrounding trade area. This building is in the heart of the medical hub of the south-side of the Indianapolis MSA.

Demographics

	1 mile	3 mile	5 mile
Population	10,035	89,887	180,455
HH Income	\$82,924	\$81,282	\$84,162

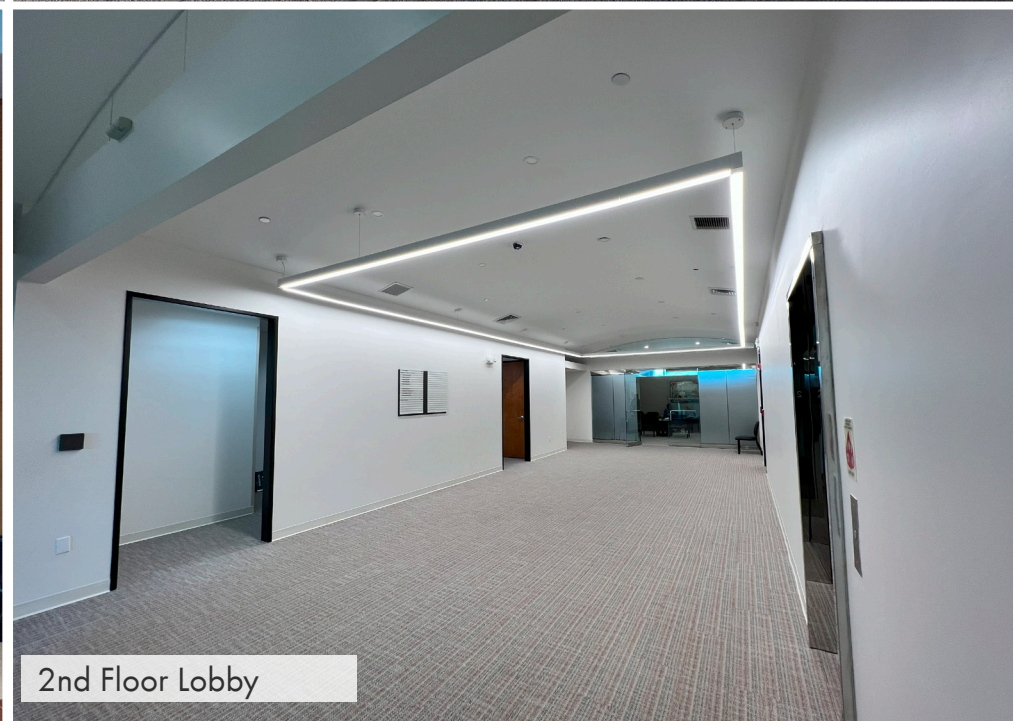
Property Photos



New Parking Lot



1st Floor Lobby

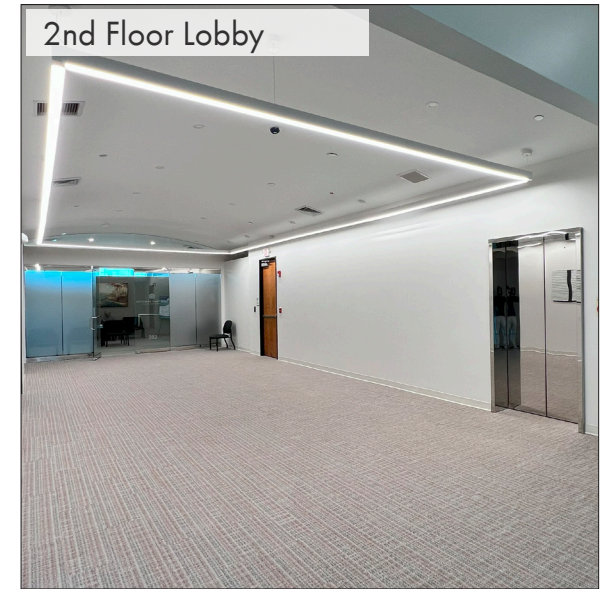
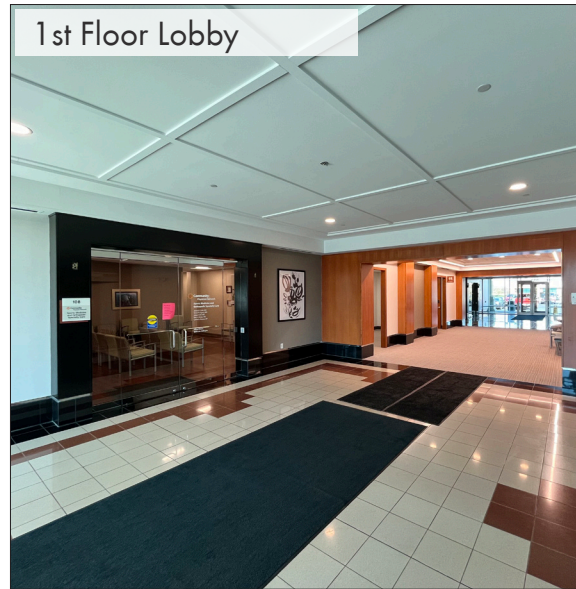
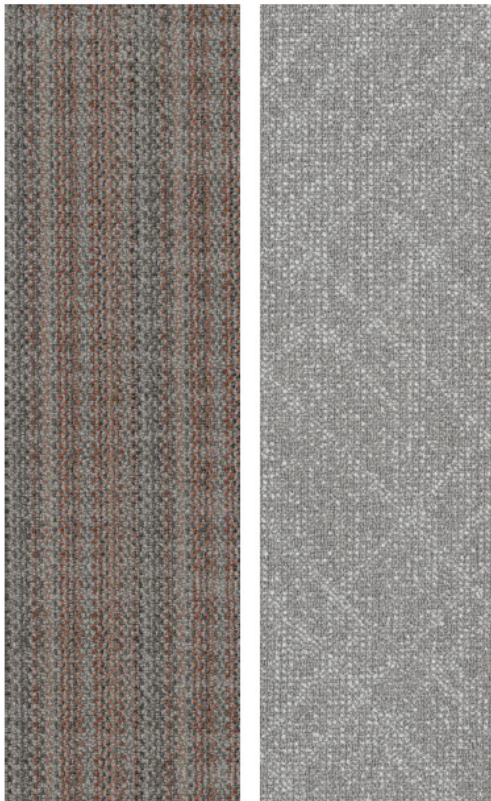


2nd Floor Lobby

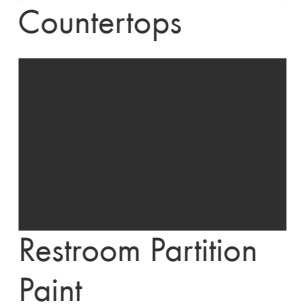
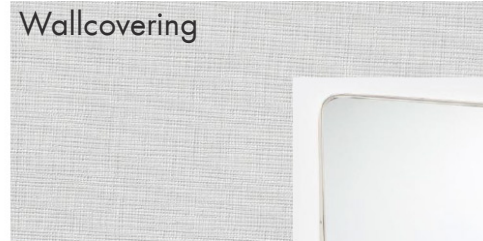
Recently Completed Renovations

- New carpet and paint in 1st and 2nd floor lobbies
- New artwork and furniture
- New LED Lighting
- Parking Lot reseal & stripe

Carpet Selections



Restroom Finish Selections



25 Winter White

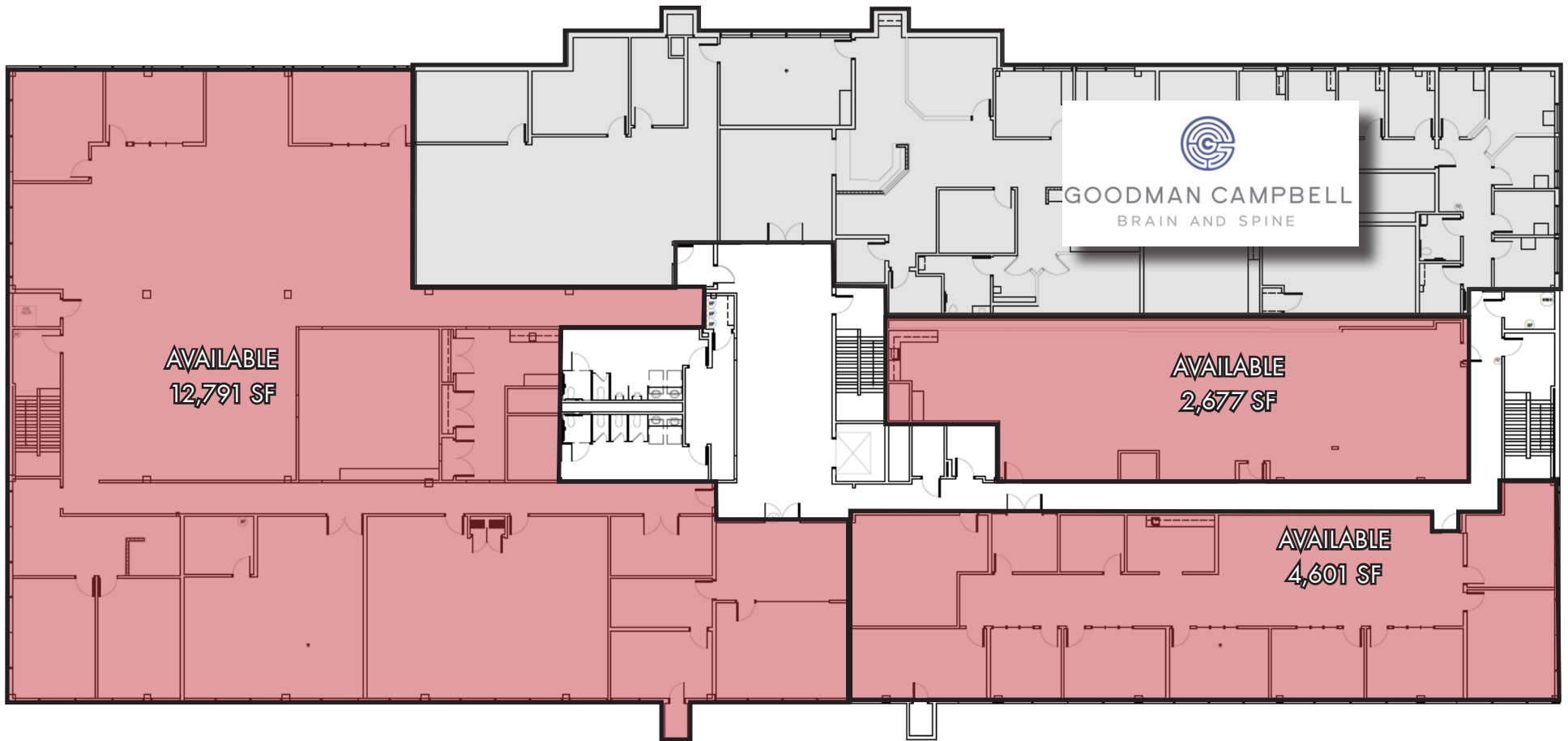
First Floor Space Plan

101	Genesis Lifestyle Medicine	1,730 SF
102	Available*	6,857 SF
105	Team Select Home Care	4,928 SF
106/107/108	Community Health	14,129 SF
Total Existing GLA		27,644 SF



Second Floor Space Plan

201	Available*	2,677 SF
202	Goodman Campbell Brain & Spine	9,400 SF
205	Available*	4,601 SF
206	Available*	12,791 SF
Total Existing GLA		29,469 SF



Site Aerial



IndyDerm - Dr. Emily C Keller - Dermatologist
American Health Associates

Bridal Rack Indy
Caliber Home Loans
Hearing Lifestyles

E County Line Rd 16,000 VPD

Airport Pkwy

Urology of Indiana

Christy Dr

Site

Community Physician Network
OB/GYN Care
South Central Ob/gyn
Dr. Franklin's Laser Center
Hamilton Facial Plastic Surgery

 **Franciscan HEALTH**

Franciscan Physician Network
Greenwood Parke Family
Medicine

Premier Bariatric

CenterWell Home Health

Indiana Internal Medicine

Rajannahalli Praveen MD

Webb James C MD

 **Franciscan HEALTH**

Franciscan Physician Network
Madison Family Medicine

Pathology Laboratories, Inc.

Indiana Spine Group

Franciscan Physician Network
County Line Pediatrics

Market Aerial



Franciscan HEALTH
Franciscan Health
Indianapolis Hospital

Indianapolis

INTERSTATE
65

51,700 VPD

Smock Golf Course

Kindred
Transitional Care
and Rehabilitation
SouthPointe

COSTCO

PET SUPPLIES PLUS
Great Clips

Kroger

Residence Inn
Hilton Garden Inn
Marriott

EDGEFIELD WORLD
EDGEFIELD GOLF & SPA

BMO Harris Bank

Verizon

SportClips
HAIRCUTS

INDIANA
PRIMARY
CARE
ASSOCIATES

INDYDERM
INDY DERMATOPATHY

CALIBER
PHYSICIAN GROUP

BR
BRIDLEY ELLIS

AutoZone

FAA
Controlled
Unbuildable
Land

FAA
Controlled
Unbuildable
Land

CHASE

ZAXBY'S

SONIC

SONIC

Calumet

Davita

Walmart Supercenter

FLOOR DECOR

Highland Drive EXPRESS

extended STAY AMERICA

Community Health Network

Franciscan HEALTH

Indy South
Greenwood
Airport

Site

Emerson Ave

ORTHOINDY
BONE JOINT SPINE MUSCLE

Franciscan HEALTH

Community
Rehabilitation Hospital South

Community Health
Rehabilitation Hospital South

Market Aerial

