

MEDICAL OFFICE BUILDING FOR SALE

ALLISONVILLE OUTPATIENT SURGERY CENTER

10967 Allisonville Rd
Fishers, IN 46038

FOR MORE INFORMATION, CONTACT:

ASHLEY BUSSELL

Director
317.660.9172
Ashley@alopg.com



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ASHLEY BUSSELL
Director
Ashley@alopg.com
C: 317.340.8630

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N. Meridian St., Ste. 175
Indianapolis, IN 46260
317.853.7500
www.alopg.com



PROPERTY INFORMATION

10967 ALLISONVILLE RD, FISHERS, IN 46038



PROPERTY SUMMARY

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360° VIRTUAL TOUR

PROPERTY DESCRIPTION

The Allisonville Outpatient Surgery Center is a brand-new, fully functioning ambulatory surgery center offering approximately 6,703 SF within a 24,000 SF, two-story medical office building. Originally constructed in 2008 as an outpatient endoscopy center, the space has been fully renovated in 2025 to current codes and standards and is designed to be certifiable as an ambulatory surgery center. The property features modern clinical infrastructure, efficient layout, and a highly visible location along the 106th Street corridor of Allisonville Road. The building also includes 2,300 SF of second-generation office space on the first floor available for lease, providing additional income potential.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Year Built/Renovated:	2,300 SF
Building Size:	24,430 SF
Lot Size:	2.72 Acres
Parking Surface:	Asphalt
Parking:	122 Free Surface Spaces
Stories:	2

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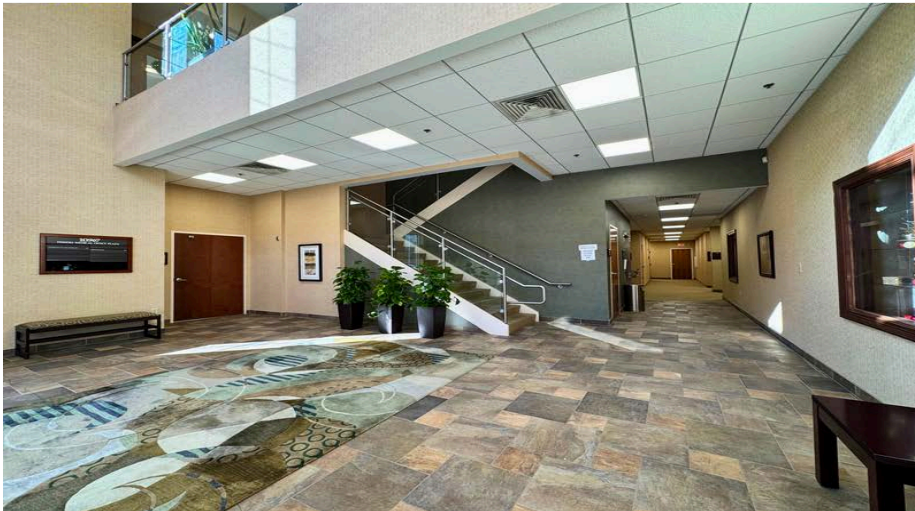
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COMPLETE HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- **Purpose-Built, 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 Available**
Second-generation medical/office space on the first floor provides immediate expansion capability, complementary clinical use, or additional lease income for an owner-user or investor.
- **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.
- **Prominent, 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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SURGERY CENTER DESCRIPTION

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1ST FLOOR SURGERY CENTER

This space is a previous outpatient endoscopy center built in 2008. It has been fully renovated as of 2025, to codes and standards, into a certifiable ambulatory surgery center.

SPACE HIGHLIGHTS

- New waiting room, new flooring in all spaces of the center, new front office, nurse manager office, business manager office, break room, locker room, sterile storage, central processing, and a remodeled PACU with 5 recovery spaces and nursing station with lockers.
- 3 spacious operating rooms with new lights, ventilation, and gas lines/anesthesia machines, and operative tables.
- Desirable location with excellent road frontage along the 106th block of Allisonville Road.
- Building is a medical office plaza and optional clinical spaces are available just across the hall as well as most healthcare network satellite offices near by.

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SURGERY CENTER PHOTOS

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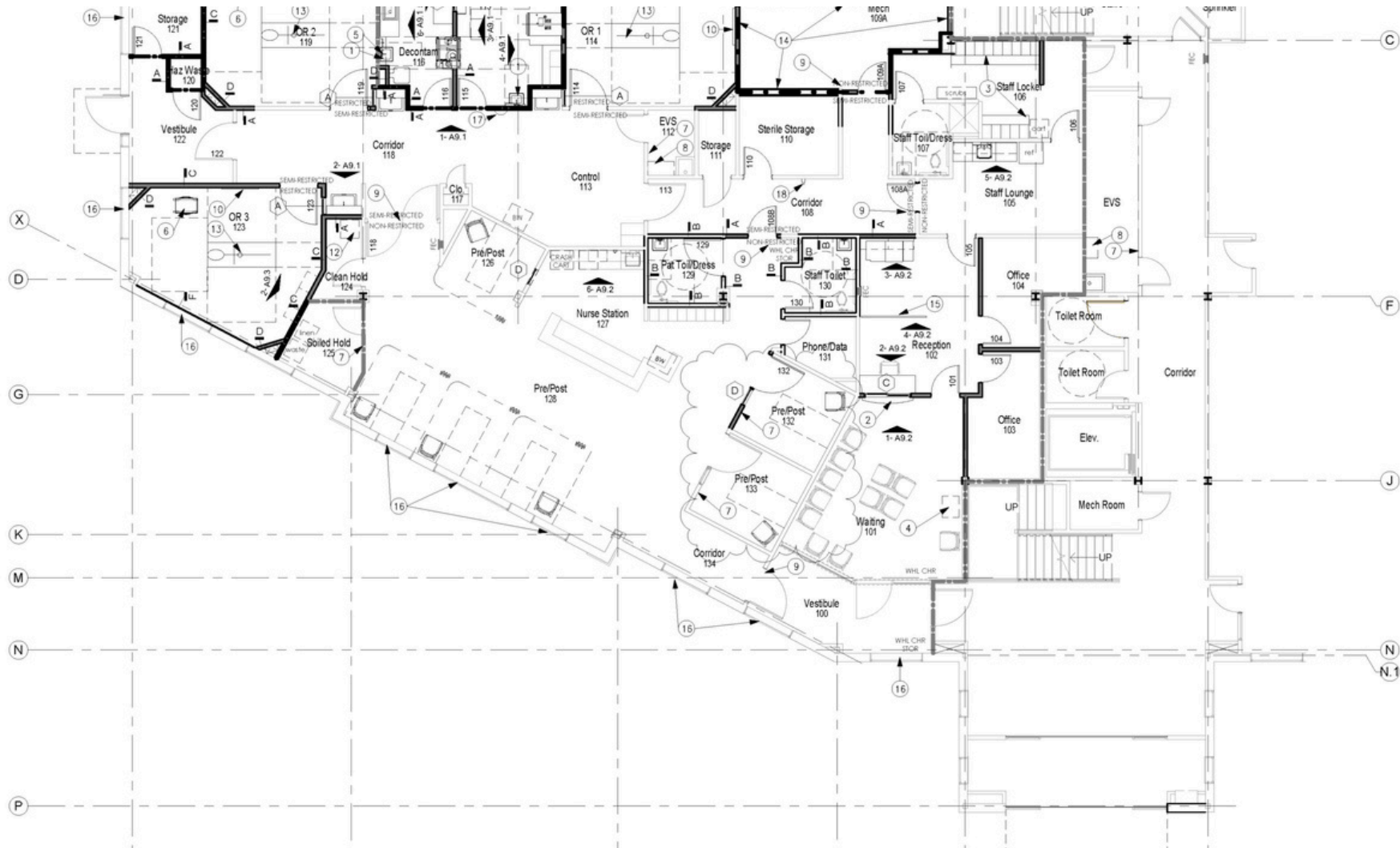
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SURGERY CENTER FLOOR PLAN

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LOCATION INFORMATION

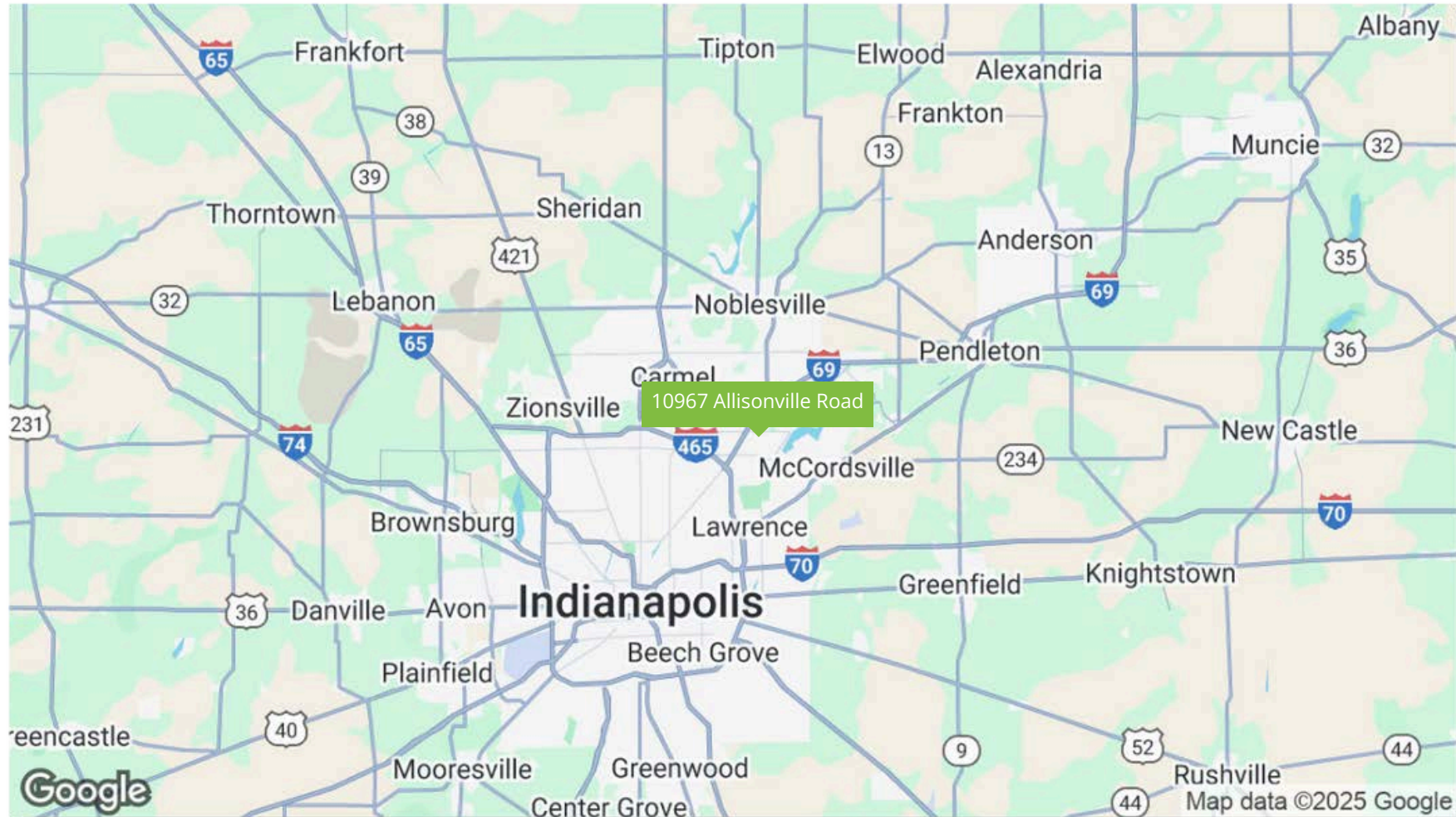
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REGIONAL MAP

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AERIAL MAP

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DEMOGRAPHICS

10967 ALLISONVILLE RD, FISHERS, IN 46038



DEMOGRAPHICS MAP & REPORT

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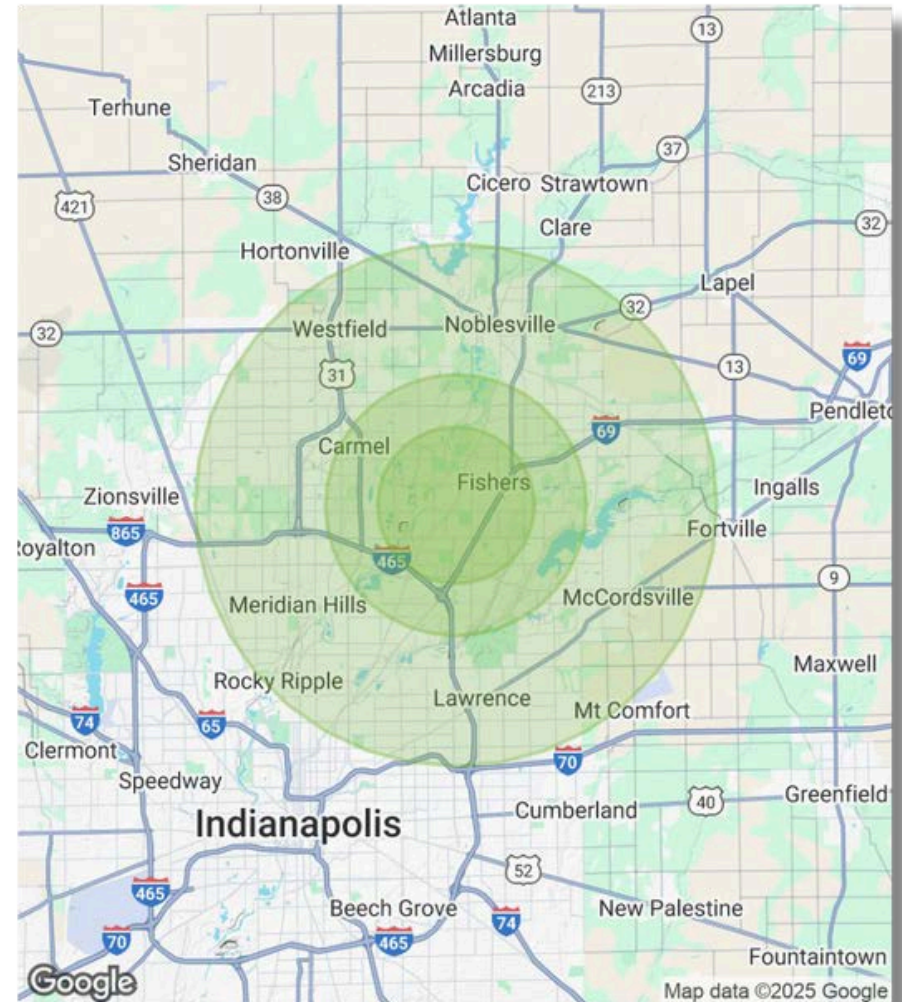
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	59,310	168,048	666,340
Average Age Average	40	40	39
Age (Male) Average	39	39	38
Age (Female)	41	41	40

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

TRAFFIC COUNTS

Allisonville Road 22,281 vehicles / day

Demographics data derived from AlphaMap



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RENT ROLL

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SUITE	TENANT NAME	SIZE SF	MONTHLY RENT	% OF BUILDING	MARKET RENT	MARKET RENT / SF	LEASE START	LEASE END
100	Allisonville Outpatient Surgery CTR, LLC	6,703 SF	\$15,082	27.93%	\$27	-	01/01/23	12/31/32
110	Vacant	2,320 SF	-	9.67%	-	-	-	-
200	NEOMS	6,531 SF	-	27.21%	-	-	-	-
240	Lifestance Health Management	5,736 SF	\$14,264	23.90%	\$30	\$0.01	05/01/19	07/31/26
120	Allisonville Eye Care Center	3,248 SF	\$7,944	13.53%	\$29	\$0.01	02/01/08	01/31/29
TOTALS		24,538 SF	\$37,290	102.24%	\$86	\$0.02		
AVERAGES		4,908 SF	\$12,430	20.45%	\$29	\$0.01		

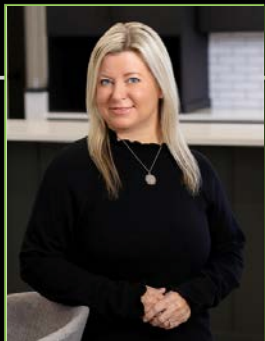
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