

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



# TABLE OF CONTENTS

For Sale | 10967 Allisonville Rd, Fishers, IN 46038

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from ALO Property Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither ALO Property Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. ALO Property Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

### EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ALO Property Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. ALO Property Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ALO Property Group in compliance with all applicable fair housing and equal opportunity laws.

## TABLE OF CONTENTS

|                           |    |
|---------------------------|----|
| PROPERTY INFORMATION      | 3  |
| PROPERTY SUMMARY          | 4  |
| COMPLETE HIGHLIGHTS       | 5  |
| PROPERTY DESCRIPTION      | 6  |
| ADDITIONAL PHOTOS         | 7  |
| FLOOR PLANS               | 8  |
| LOCATION INFORMATION      | 9  |
| REGIONAL MAP              | 10 |
| LOCATION MAP              | 11 |
| AERIAL MAP                | 12 |
| DEMOGRAPHICS              | 13 |
| DEMOGRAPHICS MAP & REPORT | 14 |
| RENT ROLL                 | 15 |

### ASHLEY BUSSELL

Director  
Ashley@alopg.com  
C: 317.340.8630

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

ALO Property Group 9075  
N. Meridian St., Ste. 175  
Indianapolis, IN 46260  
317.853.7500  
[www.alopg.com](http://www.alopg.com)



# PROPERTY INFORMATION



10967 ALLISONVILLE RD, FISHERS, IN 46038



# PROPERTY SUMMARY

For Sale | 10967 Allisonville Rd, Fishers, IN 46038

[VIEW WEBSITE](#)



[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                       |

**ASHLEY BUSSELL**  
Director  
[Ashley@alopg.com](mailto:Ashley@alopg.com)  
C: 317.340.8630

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

ALO Property Group 9075  
N. Meridian St., Ste. 175  
Indianapolis, IN 46260  
317.853.7500  
[www.alopg.com](http://www.alopg.com)

 **ALO**  
property group

# COMPLETE HIGHLIGHTS

For Sale | 10967 Allisonville Rd, Fishers, IN 46038

[VIEW WEBSITE](#)



## 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.



### ASHLEY BUSELL

Director  
Ashley@alopg.com  
C: 317.340.8630

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

ALO Property Group 9075  
N. Meridian St., Ste. 175  
Indianapolis, IN 46260  
317.853.7500  
[www.alopg.com](http://www.alopg.com)



# SURGERY CENTER DESCRIPTION

For Sale | 10967 Allisonville Rd, Fishers, IN 46038

[VIEW WEBSITE](#)



## 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.

**ASHLEY BUSSELL**  
Director  
[Ashley@alopg.com](mailto:Ashley@alopg.com)  
C: 317.340.8630

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

ALO Property Group 9075  
N. Meridian St., Ste. 175  
Indianapolis, IN 46260  
317.853.7500  
[www.alopg.com](http://www.alopg.com)

 **ALO**  
property group

# SURGERY CENTER PHOTOS

For Sale | 10967 Allisonville Rd, Fishers, IN 46038

[VIEW WEBSITE](#)



**ASHLEY BSELL**  
Director  
[Ashley@alopg.com](mailto:Ashley@alopg.com)  
C: 317.340.8630

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

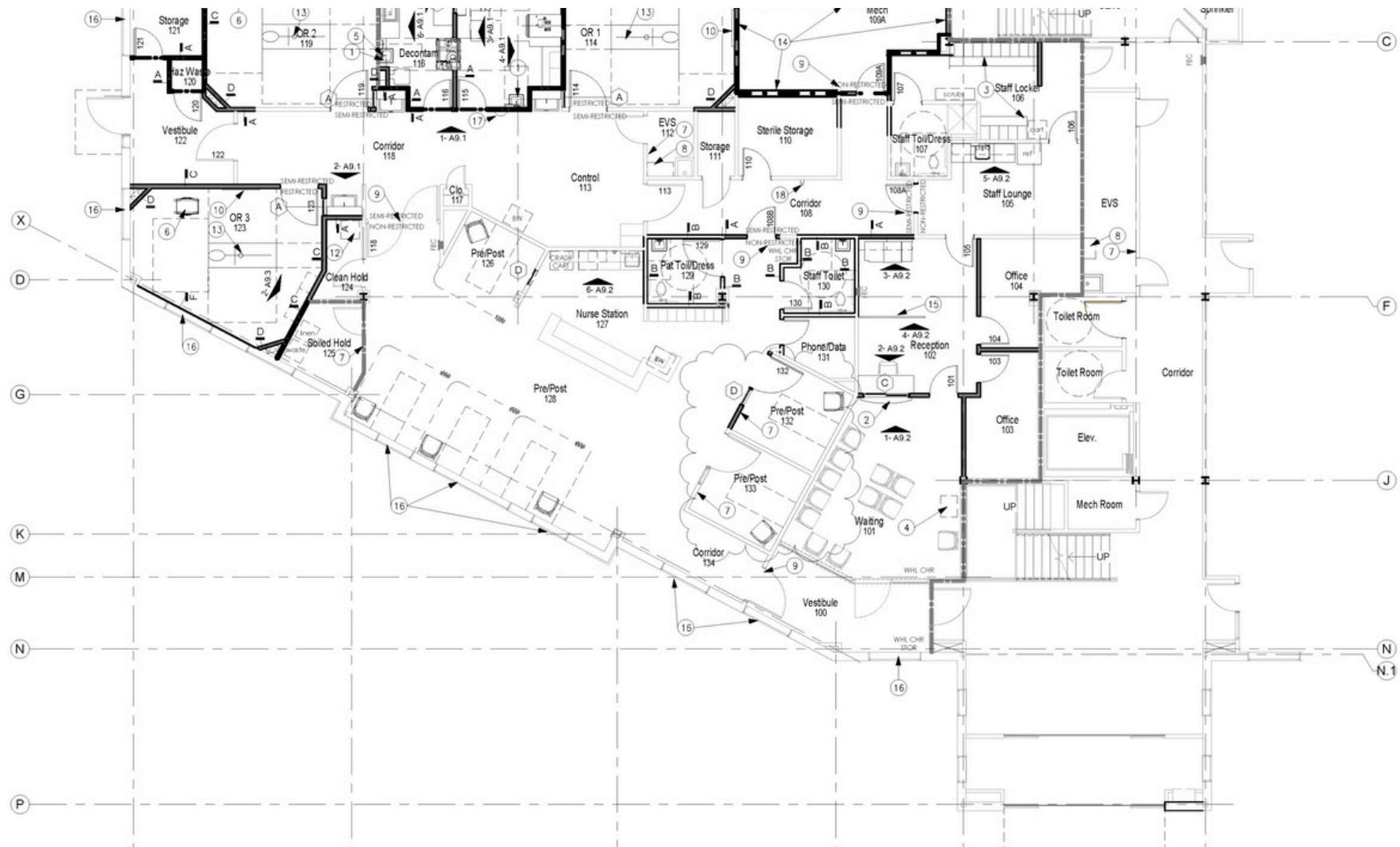
ALO Property Group 9075  
N. Meridian St., Ste. 175  
Indianapolis, IN 46260  
317.853.7500  
[www.alopg.com](http://www.alopg.com)

**ALO**  
property group

# SURGERY CENTER FLOOR PLAN

[VIEW WEBSITE](#)

For Sale | 10967 Allisonville Rd, Fishers, IN 46038



**ASHLEY BUSELL**  
Director  
Ashley@alopg.com  
C: 317.340.8630

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

ALO Property Group 9075  
N. Meridian St., Ste. 175  
Indianapolis, IN 46260  
317.853.7500  
[www.alopg.com](http://www.alopg.com)

**ALO**  
property group

# LOCATION INFORMATION



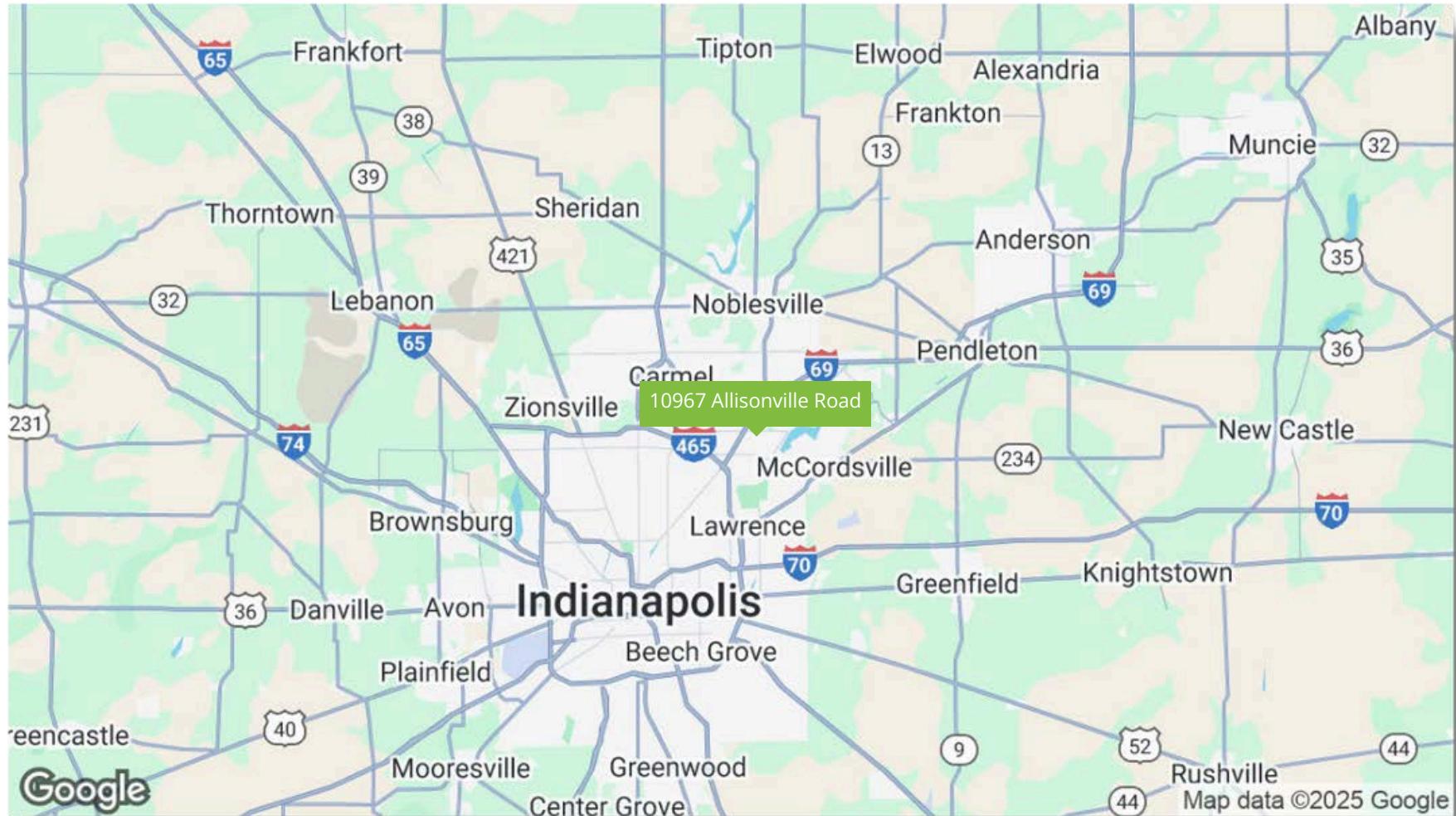
10967 ALLISONVILLE RD, FISHERS, IN 46038



# REGIONAL MAP

[VIEW WEBSITE](#)

For Sale | 10967 Allisonville Rd, Fishers, IN 46038



ASHLEY BUSELL  
Director  
[Ashley@alopg.com](mailto:Ashley@alopg.com)  
C: 317.340.8630

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

ALO Property Group 9075  
N. Meridian St., Ste. 175  
Indianapolis, IN 46260  
317.853.7500  
[www.alopg.com](http://www.alopg.com)



# LOCATION MAP

[VIEW WEBSITE](#)

For Sale | 10967 Allisonville Rd, Fishers, IN 46038



**ASHLEY BURSELL**  
Director  
Ashley@alopg.com  
C: 317.340.8630

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

ALO Property Group 9075  
N. Meridian St., Ste. 175  
Indianapolis, IN 46260  
317.853.7500  
[www.alopg.com](http://www.alopg.com)



# AERIAL MAP

[VIEW WEBSITE](#)

For Sale | 10967 Allisonville Rd, Fishers, IN 46038



**ASHLEY BUSELL**  
Director  
[Ashley@alopg.com](mailto:Ashley@alopg.com)  
C: 317.340.8630

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

ALO Property Group 9075  
N. Meridian St., Ste. 175  
Indianapolis, IN 46260  
317.853.7500  
[www.alopg.com](http://www.alopg.com)

**ALO**  
property group

# DEMOGRAPHICS

10967 ALLISONVILLE RD, FISHERS, IN 46038



# DEMOGRAPHICS MAP & REPORT

[VIEW WEBSITE](#)

For Sale | 10967 Allisonville Rd, Fishers, IN 46038

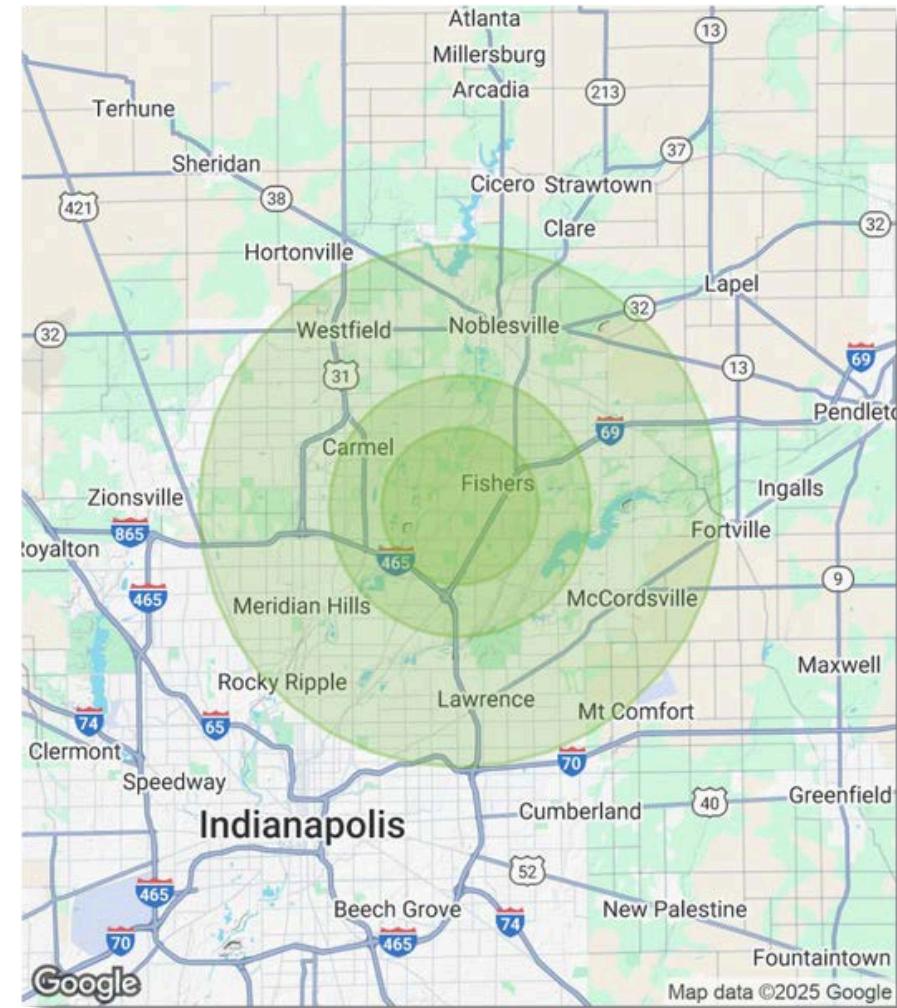
| POPULATION          | 3 MILES | 5 MILES | 10 MILES |
|---------------------|---------|---------|----------|
| Total Population    | 59,310  | 168,048 | 666,340  |
| Average Age Average | 40      | 40      | 39       |
| Age (Male) Average  | 39      | 39      | 38       |
| Age (Female)        | 41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



ASHLEY BUSELL  
Director  
Ashley@alopg.com  
C: 317.340.8630

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

ALO Property Group 9075  
N. Meridian St., Ste. 175  
Indianapolis, IN 46260  
317.853.7500  
[www.alopg.com](http://www.alopg.com)

 ALO  
property group

# RENT ROLL

[VIEW WEBSITE](#)

For Sale | 10967 Allisonville Rd, Fishers, IN 46038

| 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        | \$0.04           | 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           |             |           |

**ASHLEY BUSSELL**  
Director  
Ashley@alopg.com  
C: 317.340.8630

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

ALO Property Group 9075  
N. Meridian St., Ste. 175  
Indianapolis, IN 46260  
317.853.7500  
[www.alopg.com](http://www.alopg.com)



FOR MORE INFORMATION, CONTACT:



**ASHLEY BUSSELL**

Director

Ashley@alopg.com  
Cell: **317.340.8630**



ALO Property Group  
9075 N. Meridian St. , Ste. 175  
Indianapolis, IN 46260  
317.853.7500  
[www.alopg.com](http://www.alopg.com)

