



For Sale or Lease

2021 Recent Construction Medical Outpatient Building

4405 Allisonville Rd | Indianapolis, IN

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Investment Highlights

Located along the Allisonville Road corridor, a well-established medical and professional office hub in north-central Indianapolis



Affluent community within a strong medical submarket



Approximately 25–30 minutes to Indianapolis International Airport (IND)



Minutes from Broad Ripple, Keystone at the Crossing, and major north-side residential neighborhoods



Property Summary

Property	Former Optum Medical Office Building
Current Use	Medical
Zoning (Marion County)	AE
Address	4405 Allisonville Rd
City, ST	Indianapolis, IN
Ownership Interest	Fee Simple
Square Feet	7,488 SF
Year Built / Renovated	2021
Land Area	1.192 Acres
Parcel	49-07-17-111-007.000-801
Parking Spaces	31
Opportunity Zone	Yes
Annual Property Taxes (2024)	\$30,803.62




Northside Montessori School
42 Students


IPS Butler Lab School
567 Students


Pangea Grove Apartments

 **CHASE**
ASHLEY STEWART
CITITRENDS
  


Rousseau McClellan Elementary School
539 Students

Keystone Ave
36,375 VPD 


46th St
22,840 VPD


Marcy Village Apartments


Indiana School for the Deaf
310 Students


Indiana State Fairgrounds
Nearly 1 million visitors/yr


REGIONS



Industrial Corridor
Check Ups Dental Center





52nd St
13,673

Hear Indiana

Dr. Charles Dietzen, MD

Dr. Presley Brett, MD

Methadone Clinic


7 Pointe Apartments


Binford Blvd
13,320 VPD


The Lodge Apartments


enterprise

Medical Evaluation Services


Retail Corridor



CSL Presley

Allisonville Dental Centre


Harbour Pointe


Healthnet NE Health Center
Provides health care to ±61,000 clients


Avondale Meadows Academy
425 Students


Eskenazi Health Center
±315 Hospital Beds

Property Photos



The site plan illustrates the layout of the Medical Office Building, which is 7,458 SF. The building is situated on a lot with a 30' drainage easement to the north and a 30' drainage easement to the south. The plan shows the building's footprint, parking spaces, and various utility lines. Key features include:

- Medical Office Building:** 7,458 SF, located in the center of the site.
- Parking Spaces:** Numerous parking spaces are shown, some with dimensions (e.g., 20' x 10', 20' x 12').
- Drainage Easements:** 30' drainage easements are indicated on the north and south sides of the building.
- Property Lines:** The site is bounded by a 100' wide road to the west and a 100' wide road to the east.
- Utility Lines:** Various utility lines are shown, including water, sewer, and gas lines.
- Annotations:** The plan includes numerous annotations for construction and utility work, such as "CONCRETE SLAB FOR 10' WIDE DRIVE", "CONCRETE SLAB FOR 10' WIDE DRIVE", and "CONCRETE SLAB FOR 10' WIDE DRIVE".

This is a detailed architectural floor plan of the second floor of a building, identified as the University of Illinois at Chicago. The plan shows a complex arrangement of rooms, corridors, and furniture. Key features include:

- Rooms and Spaces:** Numerous rooms are labeled with numbers (e.g., 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1

Location Overview

Indianapolis, IN

Indianapolis, the nation’s 13th largest city and capital of Indiana, has undergone a dramatic revitalization and a stunning renaissance over the past 15 years, making it the perfect balance of cosmopolitan style and small-town charm. More than 65 percent of the U.S. population lives within a 700-mile radius of Indianapolis. More interstates converge in Indianapolis than in any other city in the U.S., which makes it one of America’s most accessible cities, aptly earning the moniker “Crossroads of America.”

Indianapolis continually ranks high on the list of best places to live and work in the U.S. Moreover, Indiana ranks “Best State for Business” in the Midwest and 11th nationally. In addition, Indiana ranked 3rd in the nation in “Business Friendliness,” 4th in transportation, and 6th in cost of business. The city is known worldwide as the home of the Indianapolis Motor Speedway, hosting the Indianapolis 500, Brickyard 400, as well as numerous other IndyCar and NASCAR events. The city has other state-of-the-art facilities for various sports, including venues that have consistently hosted world-class competitions.

In addition, it is home to several governing bodies that oversee Olympic teams and national tournaments, including the NCAA National Headquarters. More than 400 national and international sporting events have attracted 4.53 million spectators, 215,000 participants, and \$2 billion in revenue over the past 20 years. Indianapolis’ hosting of the 2012 Super Bowl was touted as the most successful Super Bowl in the event’s 46-year history.

The Indianapolis region has enjoyed strong growth in the retail and industrial sectors and is emerging rapidly in the life sciences sector. The city boasts the nation’s 2nd largest medical school, remarkable growth in venture capital resources, and a host of industry assets. The strong growth has contributed to more than \$100 million in hotel developments in the making, totaling more than 1,100 rooms downtown, and high demand for condos and apartments has contributed to more than 3,000 units currently underway. Indianapolis is a trade and transportation center.

In the News



Indianapolis health system building new \$335M campus

[Learn More](#)



Multi-Billion IU Health New Downtown Indianapolis Hospital & Medical Campus

[Learn More](#)

Top Area Employers Include



**Indiana University Health
(IU Health)**

Indiana’s largest healthcare system and one of the region’s largest employers



Eli Lilly and Company

Global pharmaceutical headquarters located in Indianapolis



Ascension St. Vincent Health

Major regional healthcare provider with multiple nearby campuses



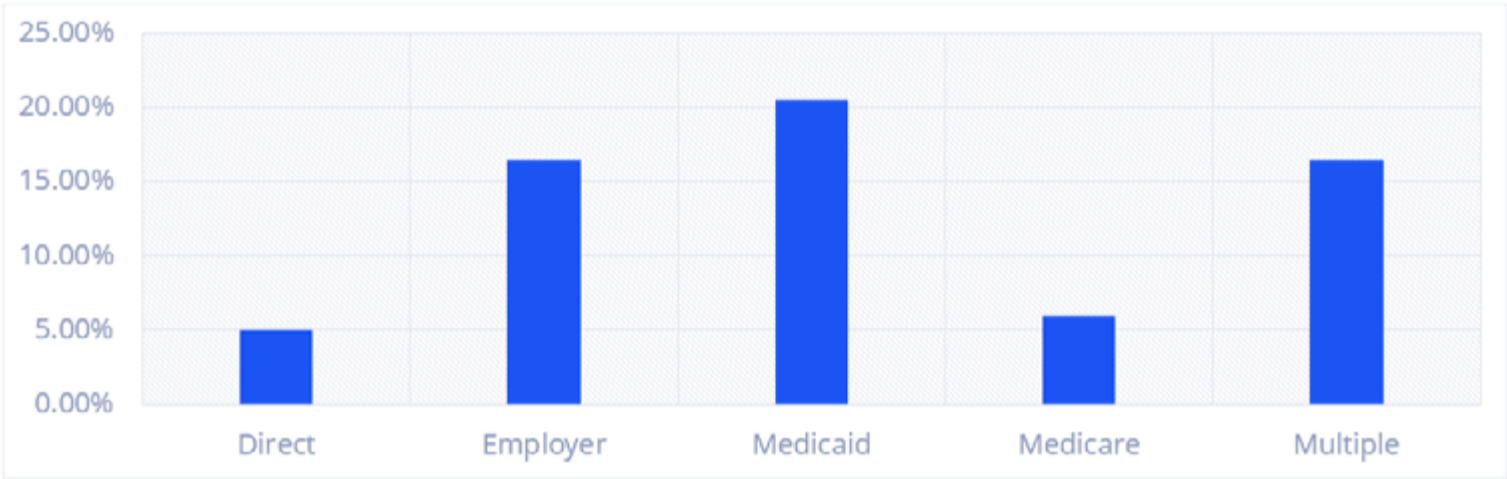
Roche Diagnostics

Major life sciences and diagnostics employer with a significant Indianapolis presence

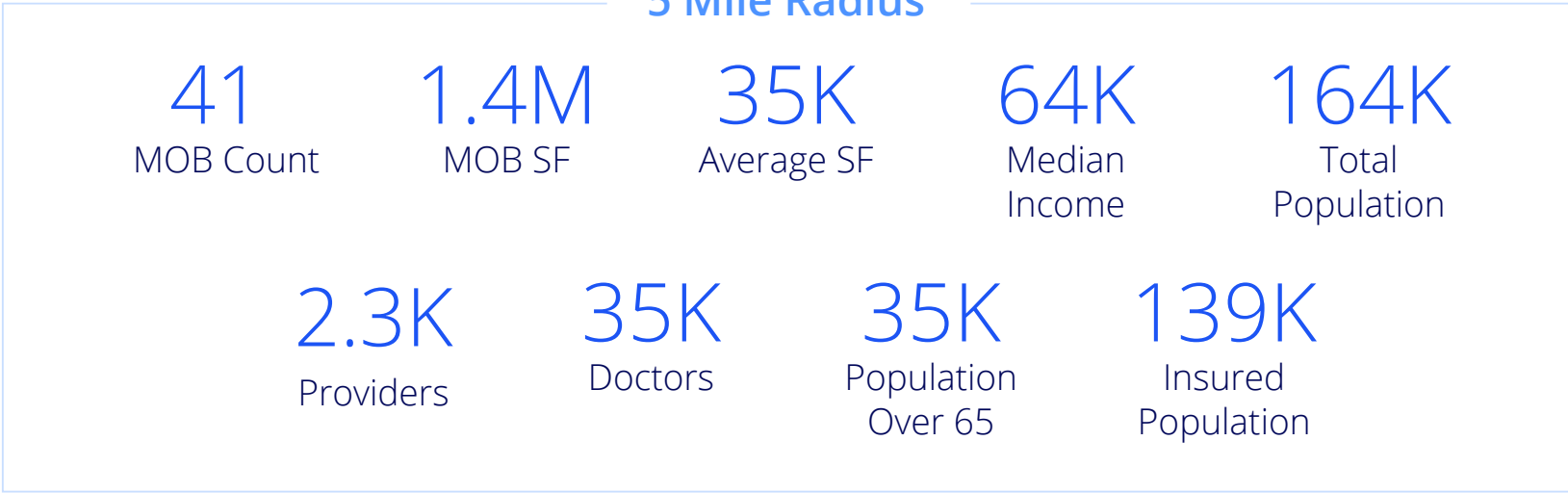
Population Summary	1 Mi	5 Mi	10 Mi
2025 Population	9,281	101,094	247,758
2025 Male Population	47.0%	48.2%	49.2%
2025 Female Population	53.0%	51.8%	50.8%
Household Summary	1 Mi	5 Mi	10 Mi
2025 Households	4,486	44,196	109,729
2030 Projected Households	4,559	44,777	111,556
2025 Average Household Size	2.07	2.21	2.20
Income and Home Value	1 Mi	5 Mi	10 Mi
2025 Average Household Income	\$65,030	\$103,196	\$102,054
2030 Average Household Income	\$70,496	\$113,691	\$113,198
2025-2030 Annual Change (CAGR)	1.63%	1.96%	2.09%

Indianapolis, IN MOB Market

Insurance Mix - 5 Mile



5 Mile Radius



Top Hospitals By Market Share - Financial Analysis			
	INDIANA UNIVERSITY HEALTH METHODIST HOSPITAL	SIDNEY & LOIS ESKENAZI HOSPITAL	ST VINCENT HOSPITAL & HEALTH SERVICES
Distance	4	5.4	6.5
Charges for Zip* 46205	\$43,137,969	\$11,110,916	\$10,417,557
Market Share Zip 46205	48%	12%	12%
CMS #	150056	150024	150084
FY End Date	12/31/2024	12/31/2024	6/30/2024
PERCENTAGES ARE PERCENT OF TOTAL PATIENT REVENUE			
Medicare Revenue	\$1,783,335,488 [13 %]	\$169,306,725 [5 %]	\$954,857,213 [17 %]
Medicaid Revenue	\$0 [0 %]	\$0 [0 %]	\$0 [0 %]
Other Patient Revenue	\$12,334,304,282 [87 %]	\$2,964,257,068 [95 %]	\$4,697,618,472 [83 %]
In Patient Revenue	\$6,692,484,116	\$1,293,580,361	\$3,313,584,811
Out-Patient Revenue	\$7,425,155,654	\$1,839,983,432	\$2,338,890,874
Total Patient Revenue	\$14,117,639,770	\$3,133,563,793	\$5,652,475,685
Non Patient Revenue	\$2,616,672,827	\$285,416,676	\$76,014,798
Total Revenue	16,734,312,597	3,418,980,469	5,728,490,483
Net Patient Revenue	\$4,249,619,150	\$658,074,549	\$1,430,556,780
Net Income	\$1,171,220,879	(\$87,036,268)	\$75,397,624
EBITDAR	\$1,348,974,481	(\$39,616,990)	\$117,332,098
EBITDAR Margin	31.70%	-6.00%	8.20%
Total Discharges	48,033	18,673	29,486
Total Patient Days	350,525	86,634	188,266

* Source: CMS Hospital Service Area File, all other CMS Cost Reports

Indianapolis, IN MOB Market

Physician Supply & Demand Gap – Indianapolis, IN MSA

Specialty Demand Gap Analysis			
Physician Type	Doctor Count	Implied Doc Demand	Implied Doc Gap
Pediatrics	39	133.6	94.6
Family Medicine	103	171.8	68.8
Internal Medicine	129	180.7	51.7
Vision	50	99.2	49.2
Obstetrics & Gynecology	14	56.4	42.4
Dental	151	266	115
Orthopedics	29	40.9	11.9
Endocrinology & Diabetes	2	11.3	9.3
Dermatology	7	14.5	7.5
Hospitalist	9	16.3	7.3
Podiatry	6	19.2	13.2
Hematology	10	14.8	4.8
Otolaryngology	10	14.3	4.3
Preventive Medicine	3	6.7	3.7
Sports Medicine	2	3.3	1.3
Rheumatology	6	7.2	1.2
Physical Medicine & Rehab	25	26.2	1.2
Medical Genetics	1	2	1
Urology	14	14.8	0.8



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