

NEW LONG-TERM LEASE WITH NET LEASED MEDICAL OFFICE BUILDING - CENTRAL INDIANA



a part of



HOKANSON
COMPANIES INC.
INVESTMENT & CORPORATE REAL ESTATE



a part of



14745 W. COMMERCE ROAD DALEVILLE, INDIANA

- 2019 BUILD-TO-SUIT PROJECT FOR AMERICAN HEALTH NETWORK A PART OF OPTUM
- ±10 YEARS REMAINING - FIRM TERM - NET LEASE
- FREE-STANDING MEDICAL OFFICE BUILDING WITH CREDIT TENANT
- PERFECT 1031 EXCHANGE OPPORTUNITY

EXTREMELY ATTRACTIVE 3.25% (FIXED RATE) ASSUMABLE FINANCING AVAILABLE



INVESTMENT SUMMARY

Location:	14745 W. Commerce Road, Daleville, IN
Square Feet:	6,000 SF
Occupancy:	100%
Term:	±10 Years
In-Place NOI:	\$179,916/Yr.

THE OFFERING

Hokanson Companies, Inc. is pleased to exclusively offer For Sale the fee simple ownership of a Medical Office Building located at 14745 W. Commerce Road, Daleville, IN. This property is 6,000 SF and strategically located to access the Tenant's growing patient population. This single story, free-standing, build to suit project is 100% leased to a single tenant. Additionally, this location is a relocation of a well established, successful Primary Care office within the  **OPTUM** Network. The property started with a new fifteen (15) year, firm term, net lease that commenced in July 2019. Services provided in this building are Primary Care, Imaging and various specialties. Optum is a wholly owned subsidiary of UnitedHealth Group, which is ranked #5 on the Fortune 500 rankings of the Largest U.S. Corporations by revenue.



AREA MAP Daleville, IN



**FOR MORE
INFORMATION**

Stephen J. Adams
Executive Vice President
(317) 633-8063
sja@hokansoninc.com

Hokanson Companies, Inc.
10201 N. Illinois Street, Suite 350
Carmel, Indiana 46290
www.hokansoninc.com



The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for error, omission, prior sale, withdrawal from the market, or change in price. Broker makes no representation to the environmental condition of the property and recommends purchaser's independent investigation.