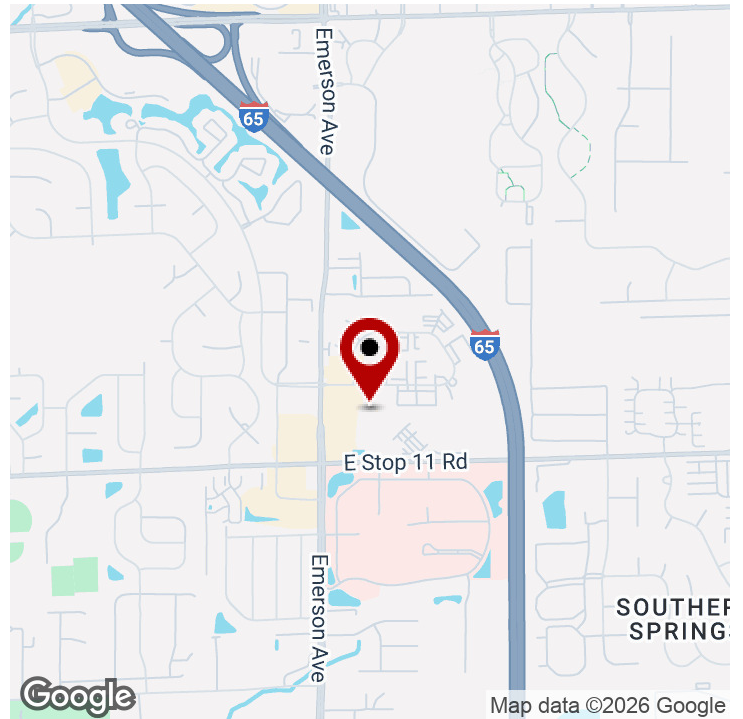


SOUTHPOINT PROFESSIONAL CENTER

5144 E Stop 11 Road, Indianapolis, IN 46237



PROPERTY DESCRIPTION

Now leasing office suites ranging from 650 to 3,800sf, ideal for medical and professional office users seeking a prime location with convenient access to I-65. The property is located directly across from Franciscan Health and offers more than 100 shared parking spaces, providing ample accommodation for staff and clients. A pylon sign is available for enhanced visibility along this busy corridor. NNN lease with water, sewer, and trash included.

PROPERTY HIGHLIGHTS

- Water, Sewer, and Trash included
- NNN Estimated at \$4.42/sf

OFFERING SUMMARY

Lease Rate:	\$16.50-\$17.00/SqFt (NNN)
Available SF:	650 - 3,800 SF
Lot Size:	5 Acres
Traffic Count:	18,500 + Cars Daily
Zoning:	C-1

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,346	14,119	31,433
Total Population	8,319	36,062	78,835
Average HH Income	\$106,591	\$98,405	\$97,843

Shelly Johnson
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It's Your Vision. Why Wait?

OFFICE FOR LEASE

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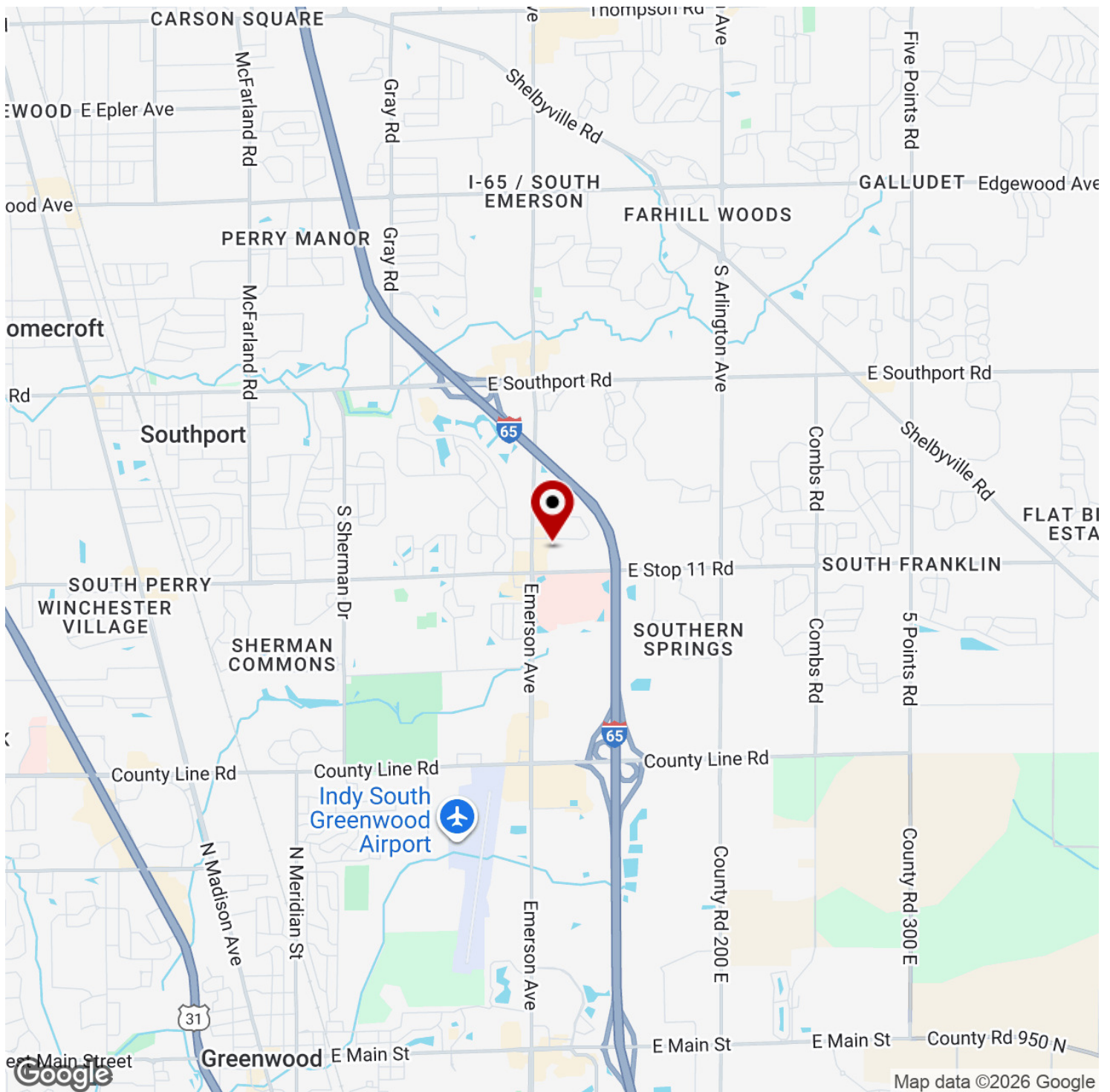


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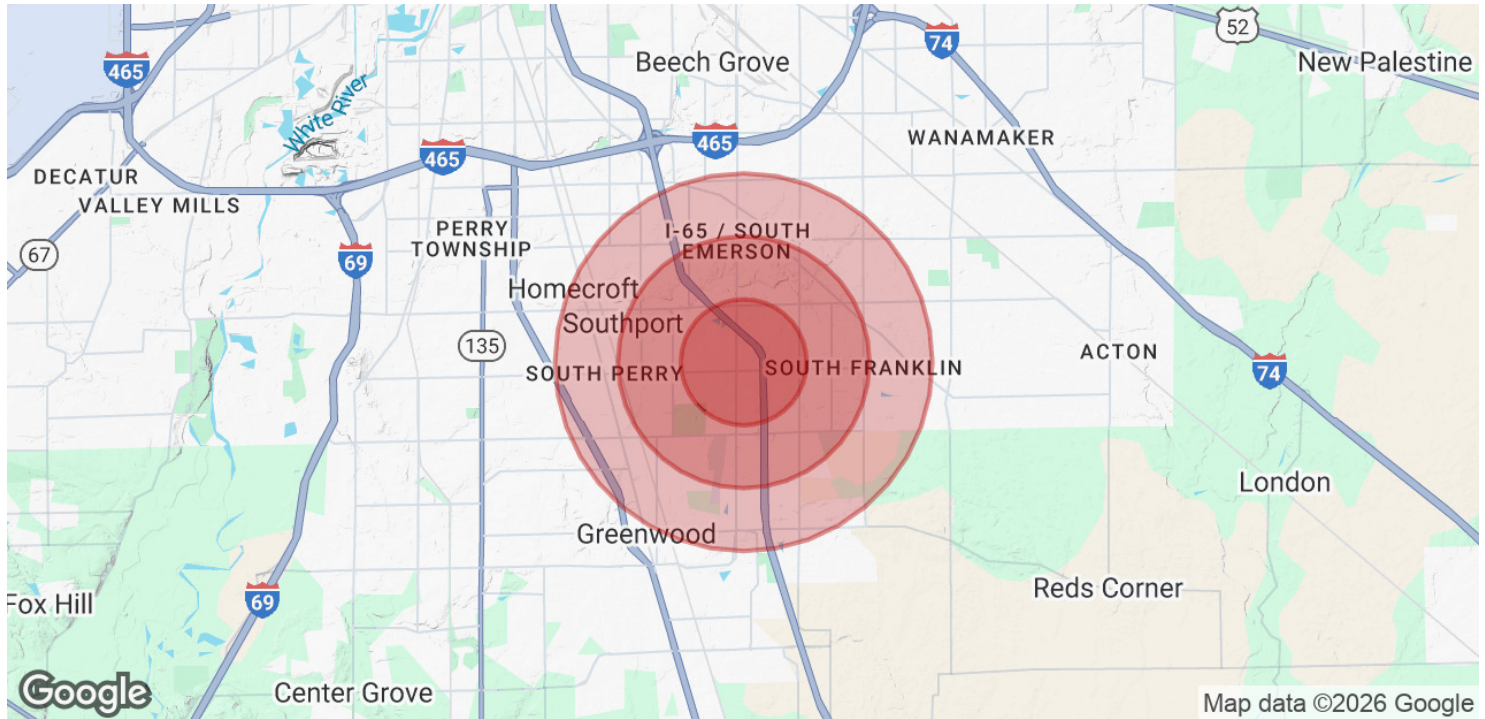
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	8,319	36,062	78,835
Average Age	39	38	38
Average Age (Male)	37	37	37
Average Age (Female)	40	39	40

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,346	14,119	31,433
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$106,591	\$98,405	\$97,843
Average House Value	\$348,663	\$277,879	\$268,910

Demographics data derived from AlphaMap

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SOUTHPOINT PROFESSIONAL CENTER

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	650 - 3,800 SF	Lease Rate:	\$16.50 - \$17.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5144 E Stop 11 Road	Available	2,300 SF	NNN	\$16.50 SF/yr	This 2,300sf suite is Inside you'll find a comfortable layout with a large reception area to welcome guests, 13 private offices, a spacious 22x8 conference room, and 2 restrooms.
5136 E Stop 11 Road	Available	3,800 SF	NNN	\$17.00 SF/yr	Now leasing 3,800sf in Southpoint Professional Center. This well designed layout includes 10 private offices, four of which are plumbed for medical use. The space also offers a large conference room, welcoming reception areas, and two private restrooms. Ideal for medical or professional office users seeking a functional and efficient layout
5136 E Stop 11 Rd.	Available	650 SF	NNN	\$17.00 SF/yr	Now leasing 650sf of Office space in Franklin Township. This suite features 1 private office, large open co-working space, and 1 private restroom.
5150 E Stop 11 Road	Available	650 SF	NNN	\$17.00 SF/yr	Now leasing 650SF of Franklin Township office space. This suite includes reception, 2 oversized office spaces, and 1 private restroom. Pylon sign on Stop 11 Available, over 100 shared parking spaces.

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