

Phoenix Medical Plaza

9660 E. 146th St.
Noblesville, Indiana

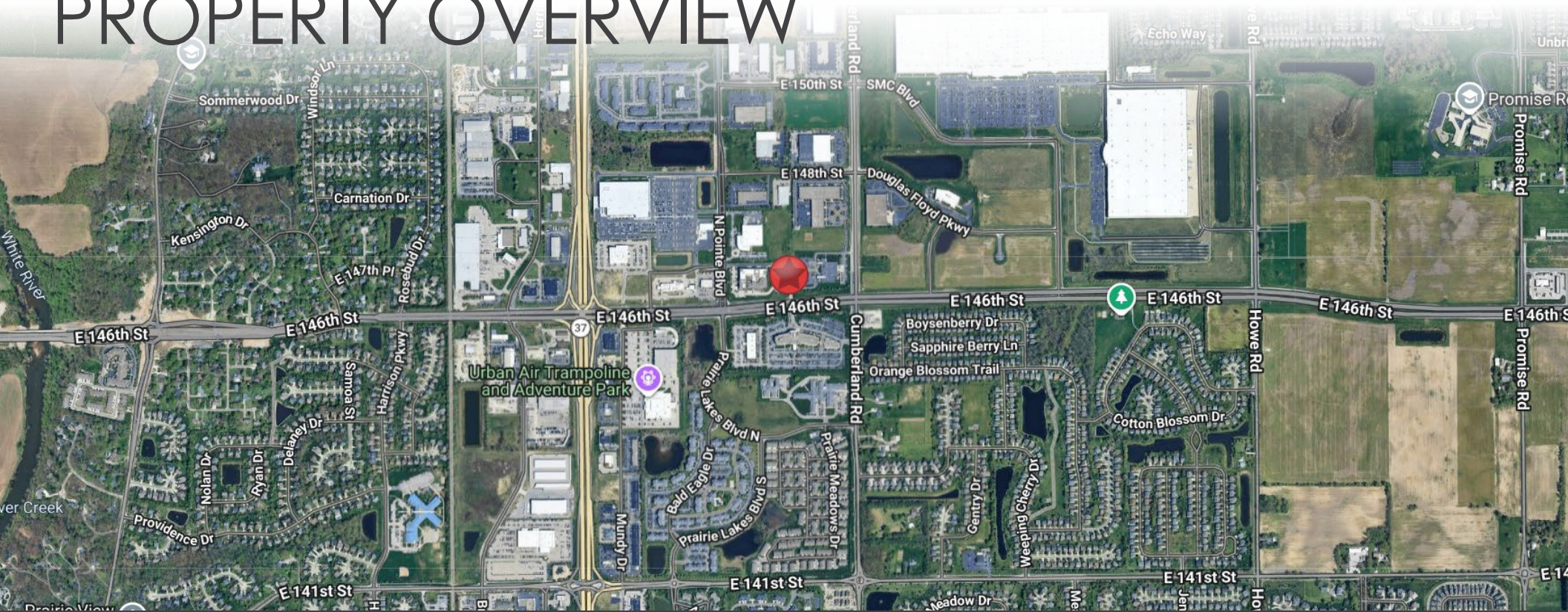
Suite in a Single-story medical office
building in the highly desirable
Noblesville–Fishers healthcare corridor

NAI Cressy
cressy.com

Medical Office Suite For Lease



PROPERTY OVERVIEW



9660

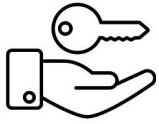
E. 146th St.

*Medical Office
Suite For Lease*

[VIEW PROPERTY ONLINE](#)



Position your practice in an established, single-story medical office building located within the highly desirable Noblesville–Fishers healthcare corridor. Conveniently situated just off State Road 37, the property offers excellent accessibility throughout Hamilton County and is directly across from Community Health Pavilion–Noblesville, with nearby Ascension St. Vincent primary-care services. The location is ideal for physician groups, specialty medical practices, dental providers, therapy services, wellness concepts, and other outpatient healthcare users seeking a professional medical environment. With approximately 50 on-site parking spaces, providing a parking ratio of approximately 3.75 spaces per 1,000 square feet, the property offers convenient access and ample parking for both patients and staff. Serving the growing communities of Noblesville, Fishers, and the surrounding Hamilton County area, this established medical address provides an outstanding opportunity for healthcare providers looking to expand or relocate their practice.



Lease Rate: \$22.00/SF MG



1.59 Acres



Available:
Suite 100 - 3,215 SF



Convenient location just off State Road 37



Class B Space



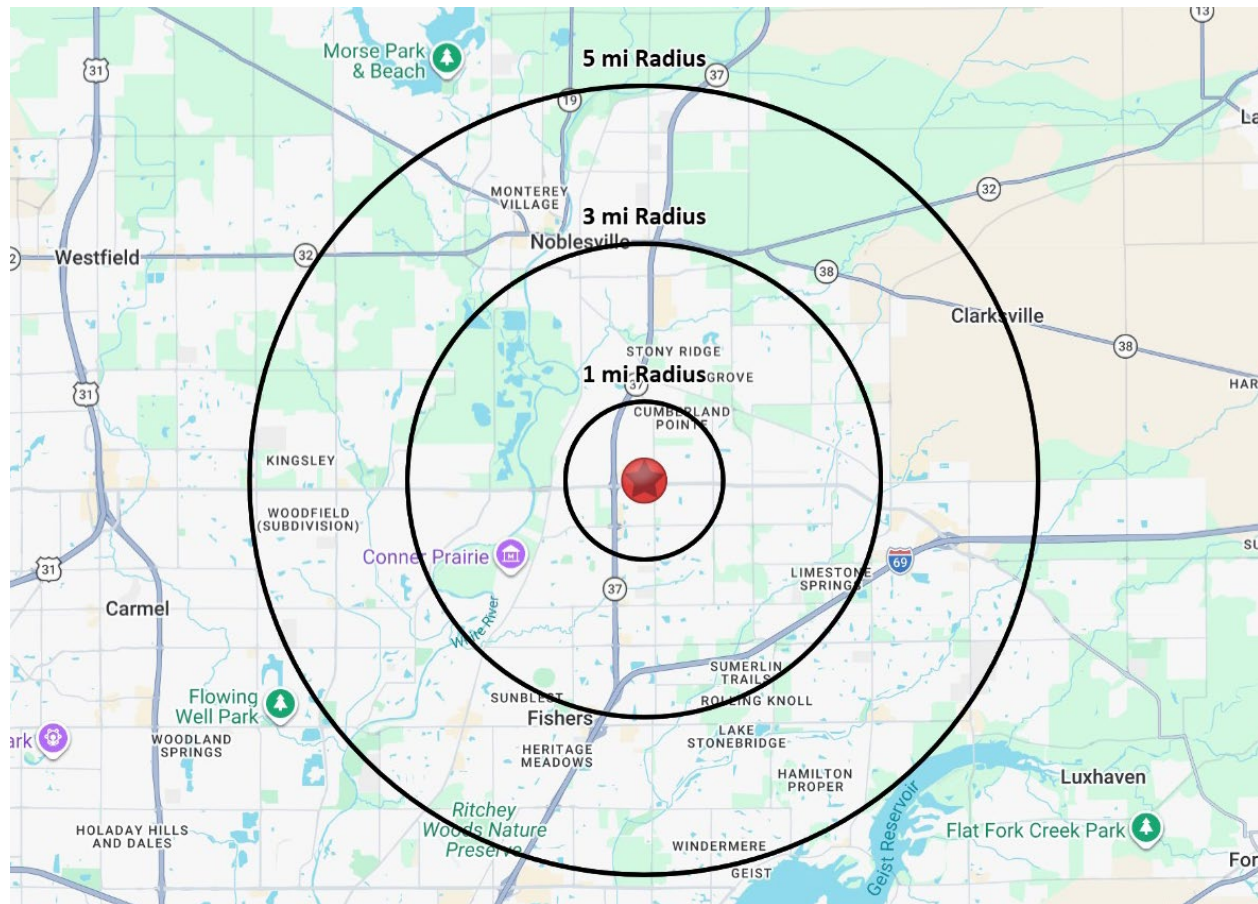
Approximately 50 on-site parking spaces.



Ideal location for practices seeking an established medical address.



The population of Noblesville, Indiana is 76,111 people.



PROPERTY PHOTOS



2025 HAMILTON COUNTY DEMOGRAPHICS

POPULATIONS

2025 Estimated Population	280,928
2030 Projected Population	405,010
Projected Annual Growth 2025 to 2030	1.3%
2025 Median Age	37.6

HOUSING & HOUSEHOLDS

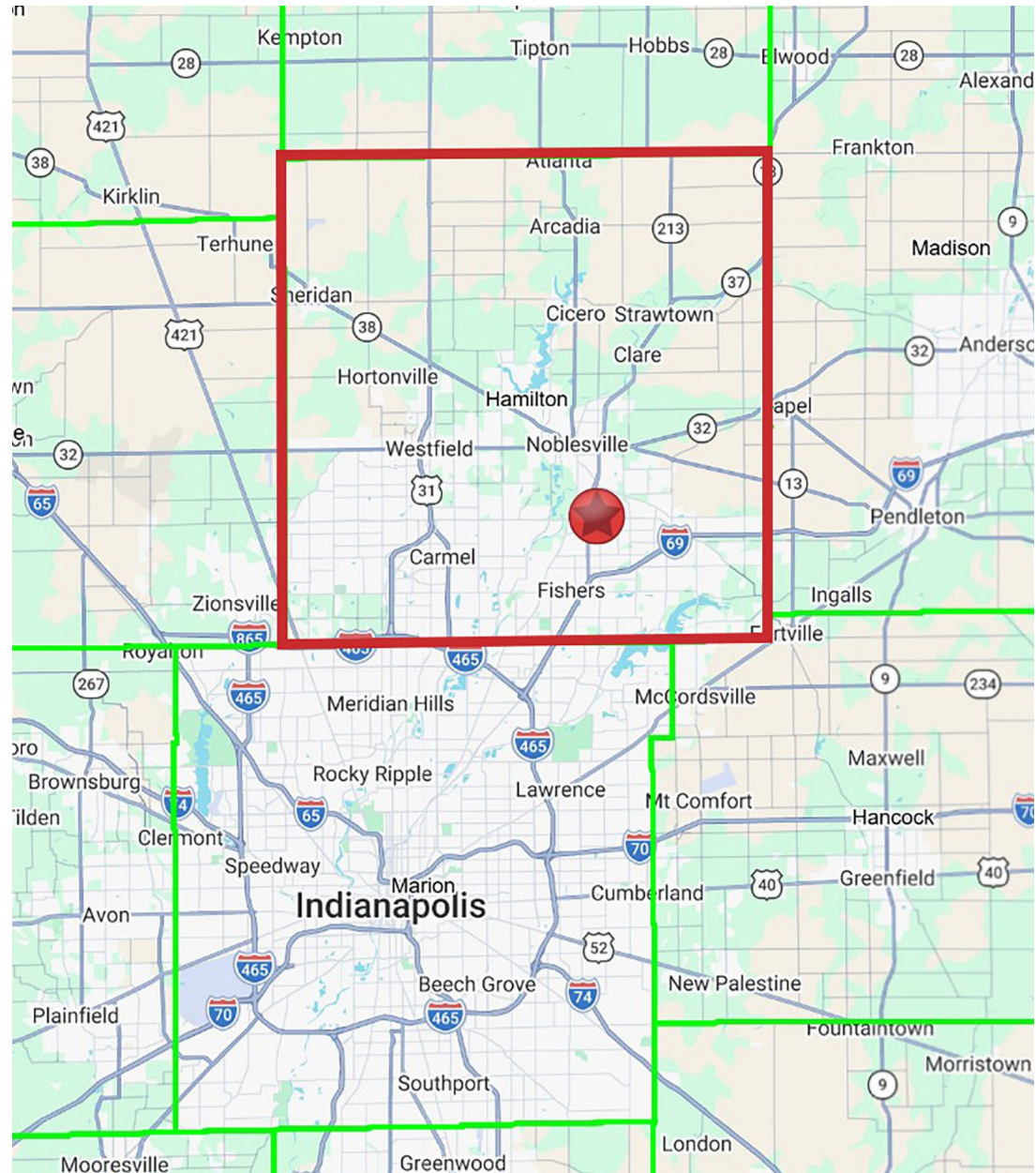
2025 Estimated Households	145,572
2030 Projected Households	158,413
Projected Annual Growth 2025 to 2030	1.8%
2025 Median Home Value	\$420,000
2025 Median Rent	\$1,376

BUSINESSES & EMPLOYEES

2025 Total Businesses	19,162
2025 Total Employees	157,696
Company Headquarter Businesses	518
Average Minutes Travel to Work	22.5

HOUSEHOLD INCOME & EXPENDITURES

2025 Estimated Average Household Income	\$169,181
2025 Estimated Total Household Expenditure	\$19.66B
Monthly Household Expenditure	\$11,235



WHY HAMILTON COUNTY?

Hamilton County, Indiana, is one of the fastest-growing and most business-friendly areas in the Midwest, offering companies a strong foundation for success. With its prime location just north of Indianapolis, businesses benefit from easy access to major highways, a highly educated workforce, and a thriving local economy fueled by diverse industries. The county is home to top-rated schools, vibrant communities like Carmel, Westfield, and Noblesville, and an exceptional quality of life that attracts talent and families alike. Consistently ranked among the best places to live and work, Hamilton County provides businesses with the perfect balance of economic opportunity, community support, and long-term growth potential.

#1

Best Counties to Live in Indiana

Niche.com 2023

Best Counties for Families in Indiana

Niche.com 2023

#6

Best Counties to Buy a House in America

Niche.com 2023

#7

Best Public Schools in U.S.

Niche.com 2023

#8

Healthiest County in America

US News & World Report 2023

**GOOD
TO KNOW**

Wealthiest County in Indiana

Indiana-Demographics.com

Home to Top Ten safest suburbs in U.S. Carmel (2nd), Fishers (4th), Noblesville (5th)

SmartAsset 2023



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