

# LIFEPLEX WELLNESS CENTER

*2855 MILLER DRIVE, PLYMOUTH, IN 46563*



**NEAL WORDEN**

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# LIFEPLEX WELLNESS CENTER

2855 Miller Drive, Plymouth, IN 46563



## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Introducing the premier availability at Lifeplex Wellness Center, a dynamic medical lifestyle center offering a range of amenities. The property's impressive interior features abundant natural light, open air corridors, multiple stairways, and an elevator, creating an inviting and accessible environment. With notable tenants such as Farrington Specialty Centers, Premier Medical Imaging, Grossnickle Eye Center, Golden Steps ABA, and Parkview Health this property offers endless potential for medical offices, executive suites, physical therapy practices, and retail or restaurant/cafe establishments. Available medical office suites are move-in ready including in-take lobbies, exam rooms, physical therapy treatment areas, and distinguished private physician offices.

Additionally, the second floor presents a blank canvas, ready to be finished for any professional, medical, or corporate office user. All available suites are in white-box condition with high ceilings, large windows, and open span convenient for built-out specifications.

## PROPERTY HIGHLIGHTS

- Premier availability at Lifeplex Wellness Center, a medical lifestyle center which includes a variety of medical office users and a high-end fitness club with a pool, basketball courts, indoor track, weights, exercise classes, rock climbing wall, and racketball courts
- Impressive interior offers abundant natural light from sky lights, large windows, open air corridors, multiple stairways, and an elevator
- Lifeplex is ideally located on the West side of Plymouth, IN in close proximity to US 30 allowing ease of access to the surrounding retail and residential areas
- Join notable tenants: Farrington Specialty Centers, Premier Medical Imaging, Grossnickle Eye Center, Golden Steps ABA, and Parkview Hospital
- Potential medical offices, executive offices, physical therapy offices, retail, and restaurant/cafe space is available for lease
- Medical office suites with complete build-outs have in-take lobbies, triage rooms, exam rooms, physical therapy treatment area with access to a therapy pool, private physician offices, and so much more

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## EXECUTIVE SUMMARY



**Lease Rate** **\$20.00 SF/YR**

### OFFERING SUMMARY

Building Size:	120,000 SF
Available SF:	2,385 - 9,910 SF
Lot Size:	5.937 Acres
Number of Units:	17
Year Built:	2006
Zoning:	C-3

### SPACES

Suite 117 B	\$20.00 SF/yr	4,578 SF
Suite 119	\$20.00 SF/yr	2,385 SF
2nd Floor North Office 2	Negotiable	3,500 - 9,910 SF
2nd Floor West Office	Negotiable	6,270 - 9,910 SF

### LEASE RATE

### SPACE SIZE

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	465	4,666	7,897
Total Population	1,003	10,732	18,129
Average HH Income	\$35,541	\$52,534	\$57,965

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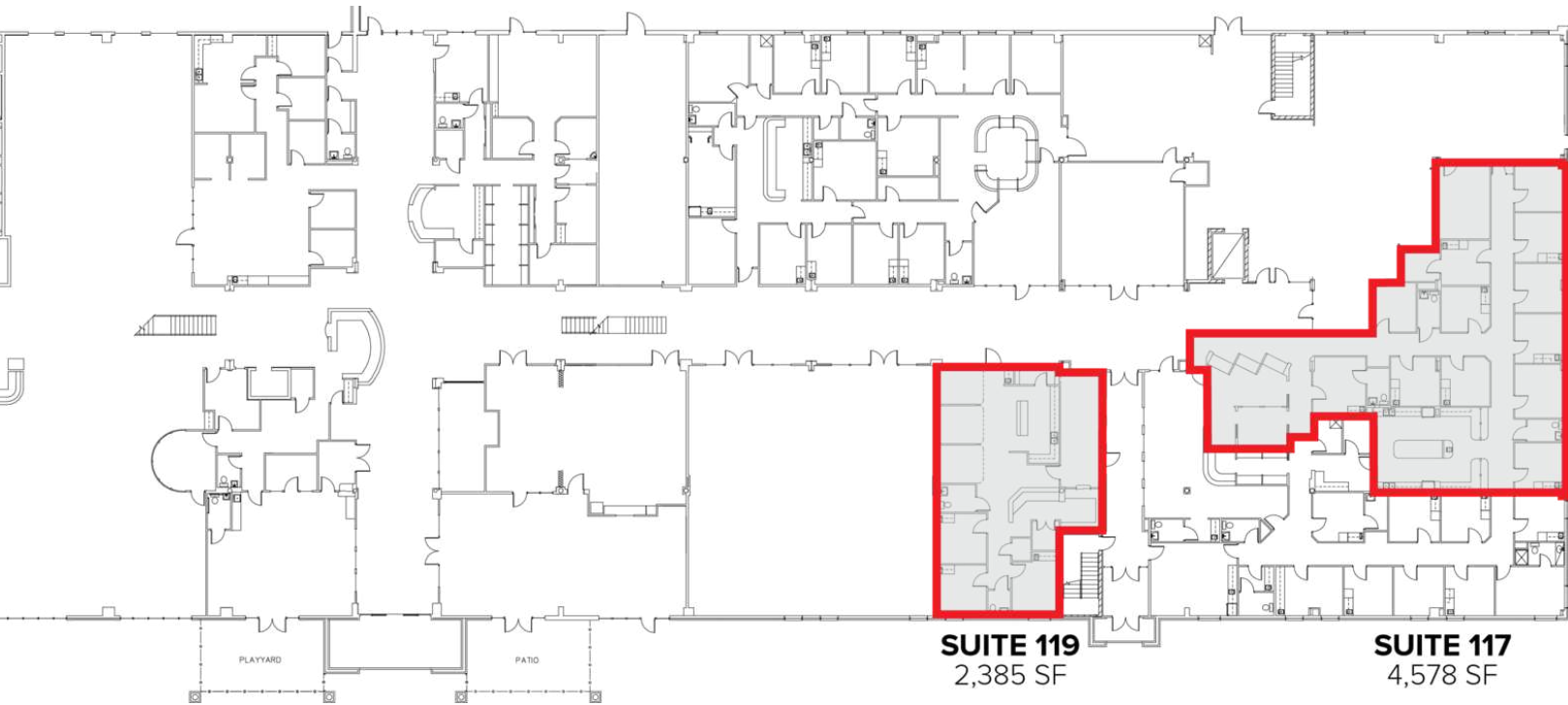
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# LIFEPLEX WELLNESS CENTER

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## FIRST FLOOR



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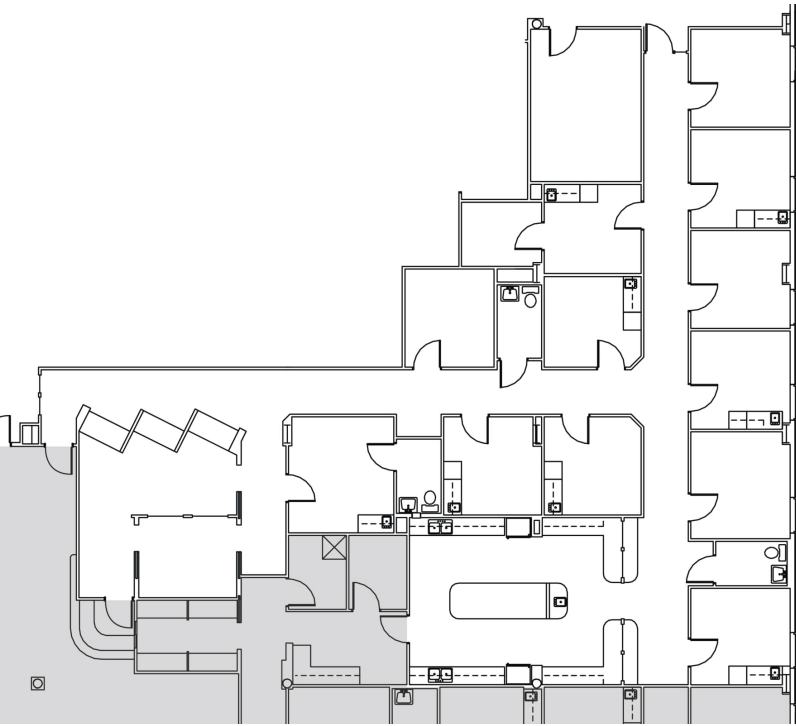


# LIFEPLEX WELLNESS CENTER

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SUITE 117 B | 4,578 SF



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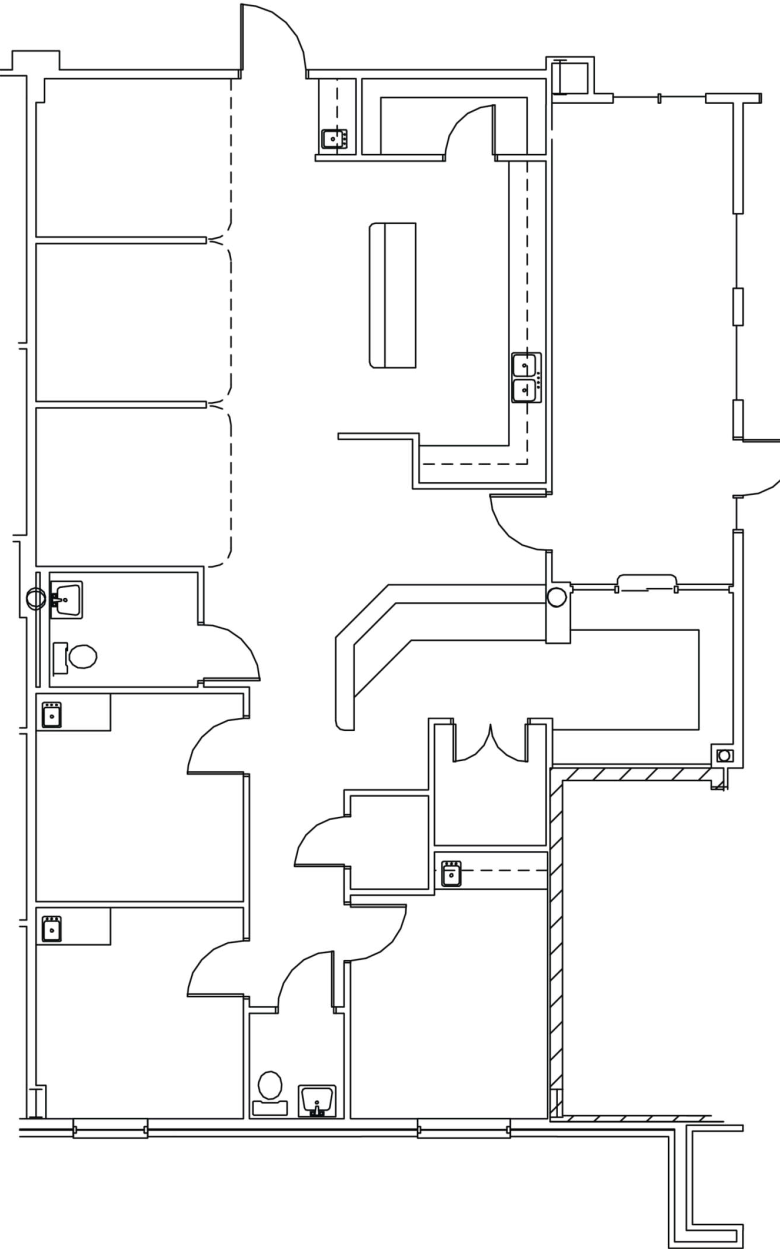
# LIFEPLEX WELLNESS CENTER

2855 Miller Drive, Plymouth, IN 46563



SUITE 119 | 2,3385 SF

**SUITE 119**  
2,385 SF



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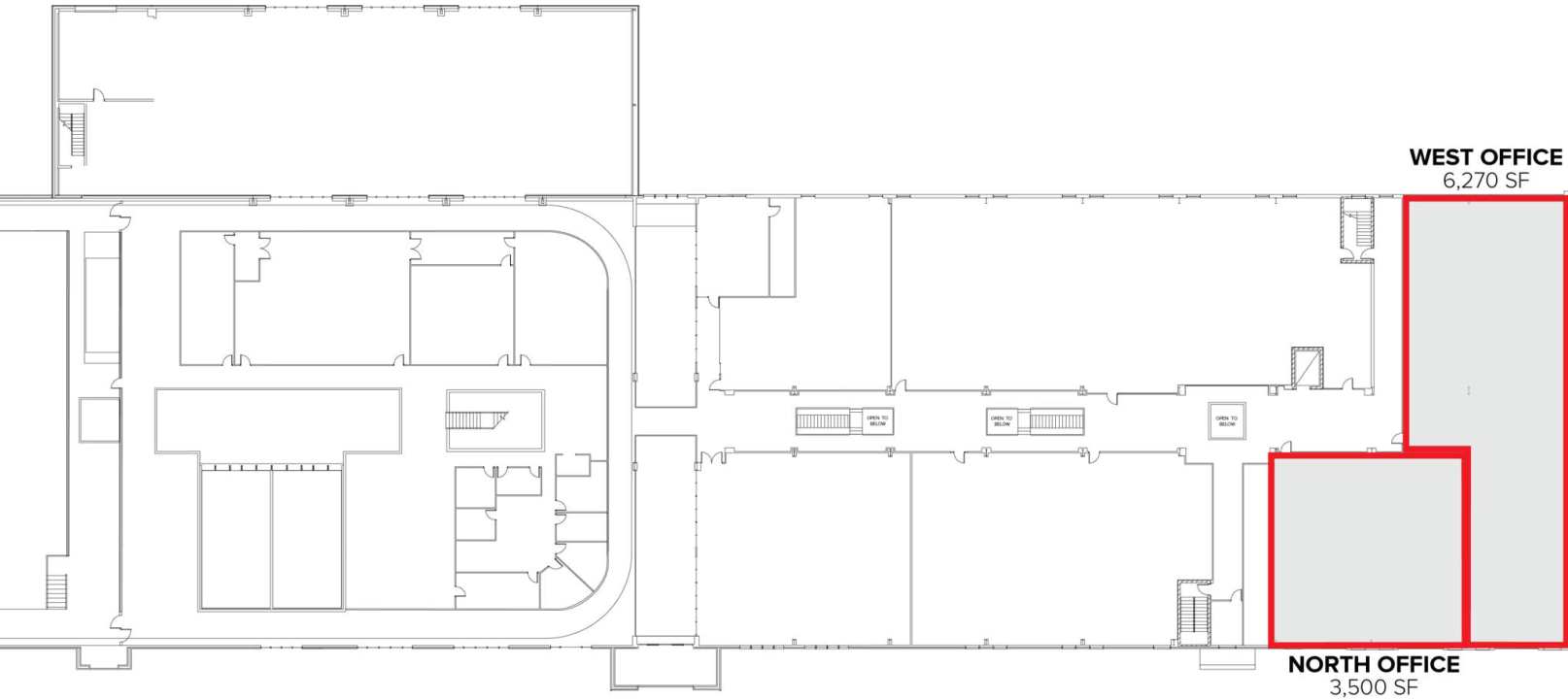
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# LIFEPLEX WELLNESS CENTER

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## SECOND FLOOR



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# LIFEPLEX WELLNESS CENTER

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## RETAILER MAP



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## PROPERTY DETAILS

LEASE RATE	\$20.00 SF/YR
LEASE TYPE	MODIFIED GROSS

### LOCATION INFORMATION

Building Name	Lifeplex Wellness Center
Street Address	2855 Miller Drive
City, State, Zip	Plymouth, IN 46563
County/Township	Marshall/Center
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	US Highway 30

### PROPERTY DETAILS

Property Type	Office Building
Property Subtype	Medical & Professional
Zoning	C-3
Lot Size	5.937 Acres
APN#	50-42-31-101-098.004-019
Lot Frontage	450'
Lot Depth	550'
Corner Property	Yes
Traffic Count Street	Pioneer Dr - 4,261 VPD
	US 30 - 17,165 VPD

### BUILDING INFORMATION

Building Size	120,000 SF
Price / SF	\$20.00 SF/yr
Year Built	2006
Building Class	A
Tenancy	Multiple
Number Of Floors	2
Average Floor Size	29,132 SF
Construction Status	Existing
Free Standing	Yes
Number Of Buildings	1
Corridors	Yes

### PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	3.2
Number Of Spaces	187

### UTILITIES & AMENITIES

Handicap Access	Yes
Number Of Elevators	1