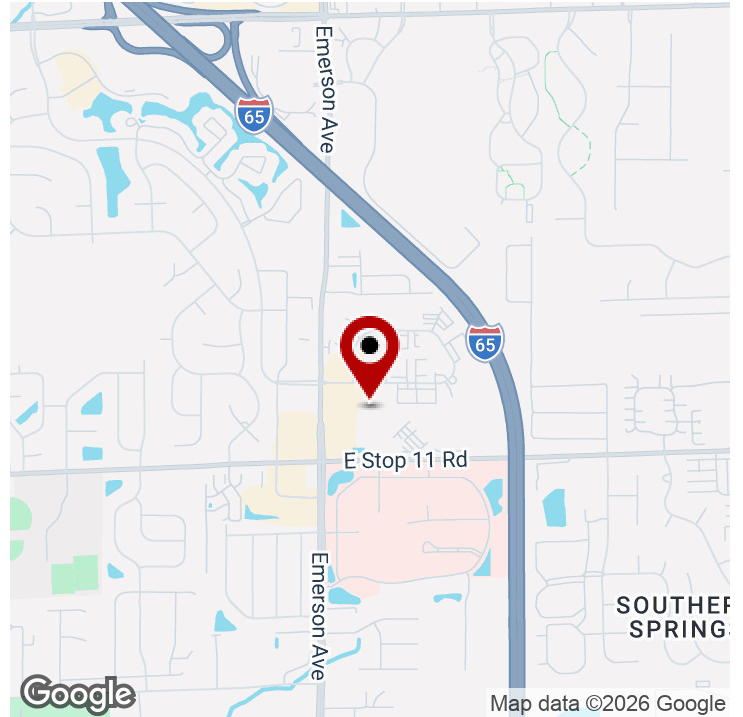


SOUTHPOINT PROFESSIONAL CENTER

5144 E Stop 11 Road, Indianapolis, IN 46237



PROPERTY DESCRIPTION

Now leasing office suites ranging from 650 to 2,300sf, 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
- Pylon Sign Space Available

OFFERING SUMMARY

Lease Rate:	\$17.00/SqFt (NNN)
Available SF:	650 - 2,300 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

SOUTHPOINT PROFESSIONAL CENTER

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Suite 300
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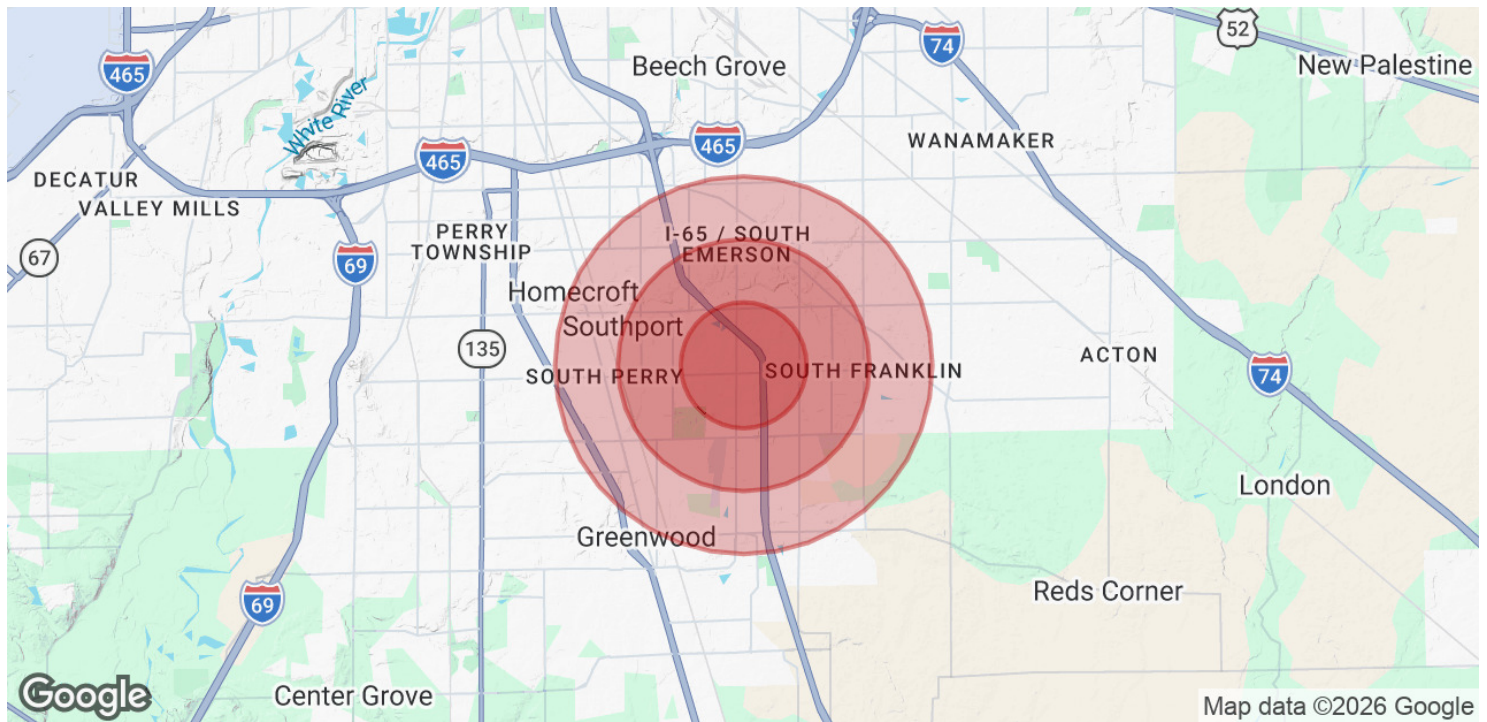
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	8,319	36,062	78,835
Average Age	39	38	38
Average Age (Male)	37	37	37
Average Age (Female)	40	39	40

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

2020 American Community Survey (ACS)

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	650 - 2,300 SF	Lease Rate:	\$17 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE W/ NNN	DESCRIPTION
■ 5162 E Stop 11 Road Suite 3	1,300 SF	\$17.00 SF/yr	1,300sf of medical office space with a functional and patient-friendly layout coming soon! The suite features a spacious reception area, dedicated check-in/check-out desk, five exam rooms or private offices, private restroom, and secure file storage. Ideal for medical, wellness, therapy, or other professional office users seeking an efficient turn-key setup.
■ 5150 E Stop 11 Suite 12	2,300 SF	\$17.00 SF/yr	This 2,300 SF office suite offers a functional layout designed to support a variety of professional users. The space features eight private offices, a dedicated conference room, welcoming reception area, and one private restroom. The efficient floor plan provides flexibility for medical, legal, financial, consulting, or general office use.
■ 5136 E Stop 11 Road, Suite 27	1,300 SF	\$17.00 SF/yr	Need room to spread out without paying for space you don't need? This suite offers 1,300 SF with a flexible layout that's ready to adapt to your business. The suite features a large open workspace perfect for team collaboration, training, creative work, or a customized office setup, plus one private office for meetings, management, or focused work. You'll also find a convenient kitchenette/break room, private ADA-compliant restroom, and plenty of possibilities for arranging the space to fit your workflow.
■ 5136 E Stop 11 Road Suite 28	650 SF	\$17.00 SF/yr	This 650sf functional suite features one private office, a large open co-working area, and one private restroom. Ideal for small businesses, startups, or professional users seeking an efficient and flexible workspace.

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