

WESTFIELD MEDICAL OFFICE BUILDING & WESTFIELD AMBULATORY SURGERY CENTER

17300 Westfield Blvd.
Westfield, IN 46074

**UNDER
CONSTRUCTION**

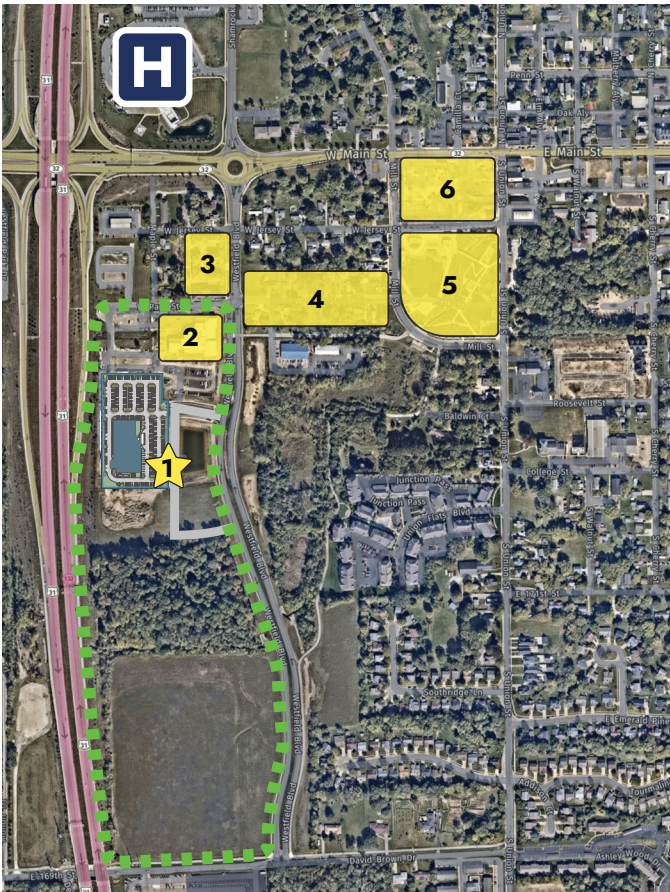
LIMITED SPACE
REMAINING



DELIVERING Q4 2024



SITE PLAN



LEGEND

- 1 Westfield Medical Office Building & ASC with Future Access Road (2024)

- 2 Westfield Washington Public Library & Westfield Washington Township Trustee

- 3 Townhome Development (2022)
Avg. \$500,000

- 4 Park Street: Restaurant Row

- 5 Grand Junction Plaza

- 6 Union Square at Grand Junction

- Grand Millennium Center

- H Riverview Health Westfield Hospital

Park Street: Restaurant Row

Park Street features local restaurants, shopping, art, and more! Described as “Restaurant Row”, Park Street will be a communal destination for individuals and families in the area to gather and indulge.

Grand Junction Plaza

Described as the heart of Westfield that will beat for generations to come, the Grand Junction Plaza will be home to a variety of community amenities situated on a 6-acre lot. Amenities include: trails, an ice rink, an amphitheater, a playground, greenspace and more!

Union Square at Grand Junction

Union Square at Grand Junction, a residential and commercial development in Westfield, is set to bring new life to the city block between State Road 32, Mill, Jersey, and Union streets. The development will overlook the city’s new Grand Junction Plaza and will include apartments, retail, office space, a food and beverage hall, an extended plaza area, and public parking.

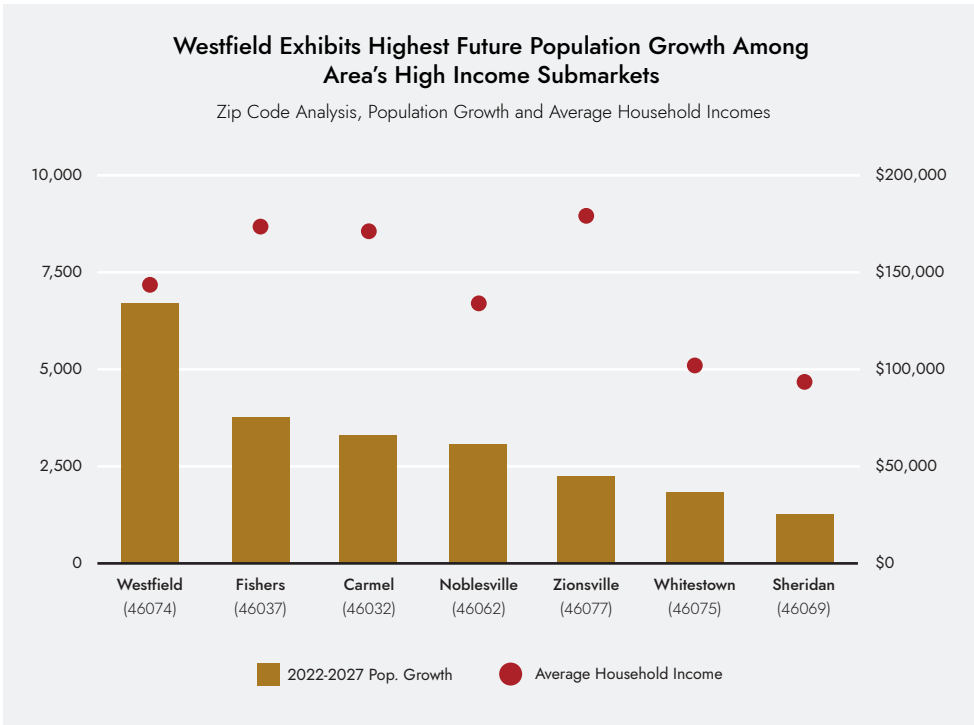
Grand Millennium Center

The development will include the Westfield Convention and Meeting Center, the Westfield Washington Public Library & Westfield Washington Township Trustee and up to 450 key full-service hotel rooms combined with a limited services hotel. The development will also include the Westfield Medical Office Building (MOB) and Westfield Ambulatory Surgery Center along with high-density / high-quality housing (condos, town homes, apartments).



INCOME & GROWTH

The following map displays the highest future population growth among the area's high income submarkets. The gold bars represent 2022 - 2027 population growth while the red dots represent average household income per area.



DEMOGRAPHIC DATA

86,490
POPULATION



\$100,000 +
AVERAGE HOUSEHOLD INCOME

2.8
AVERAGE HOUSEHOLD SIZE



8,000
NEW HOUSEHOLDS PER DECADE

36.9
MEDIAN AGE



PROJECT HIGHLIGHTS

PROMINENT LOCATION



Positioned at SR32 and US31 in Westfield, the fastest growing city in the state, the MOB will serve a patient population of over 86,000 residents. The MOB will have high visibility to the 2.5M+ annual visitors traveling to the adjacent Grand Park Sports Campus.

UNIQUE PHYSICIAN INVESTMENT OPPORTUNITIES



For a limited time, physicians may be able to invest in the real estate as well as the ASC. We believe this opportunity creates a commitment to the property through "pride of ownership."

CLASS A DESTINATION



The MOB will be a Class A healthcare destination that offers convenient and efficient medical care to the community, with services including surgical, diagnostic, wound and outpatient specialty care.

COMPREHENSIVE CARE

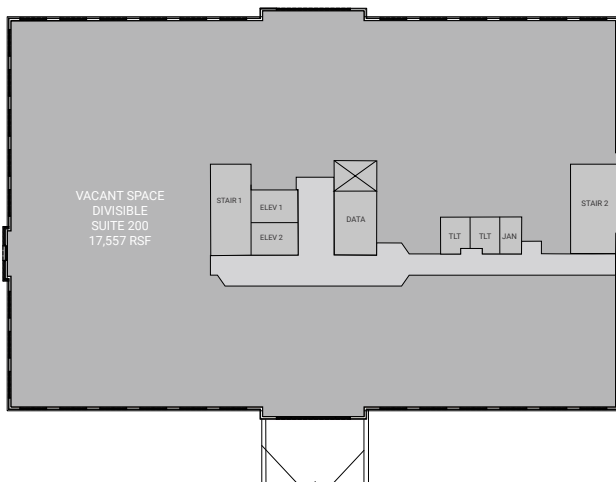


Comprehensive care is achieved through the optimal complement of primary and specialty care providers and corresponding outpatient services. Services will be organized in a manner that is integrated with physician care while preserving the brand identity of independent providers.

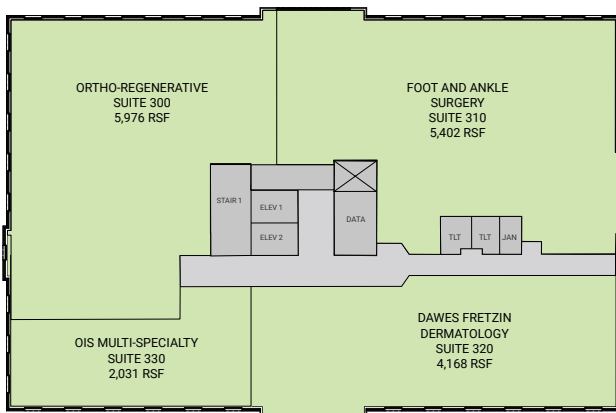
FLOOR PLANS



LEVEL 1



LEVEL 2



LEVEL 3



62,000 SF Project Size



Anchored by Westfield Ambulatory Surgery Center, LLC

LEASING

CALL FOR YOUR COMPETITIVE LEASE ANALYSIS TODAY

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