



**FOR LEASE OR BTS**

**4730 Virginia Ln**

Bargersville, IN 46106

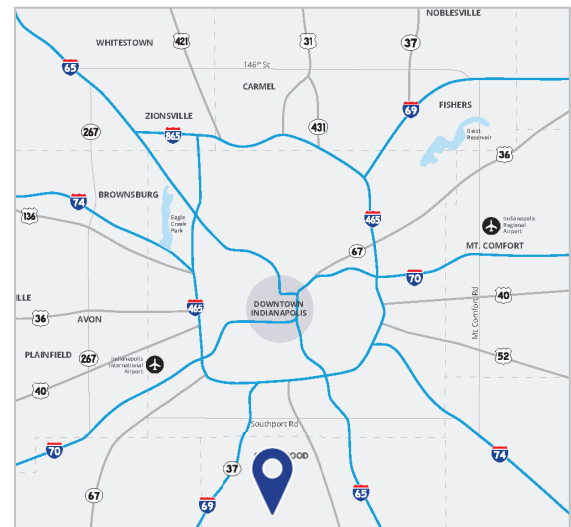
**3,485 SF available in brand new Class A medical office space located in Bargersville – Join established healthcare providers from the area**

**Prime Southside Location:** Located in the heart of Bargersville's growth corridor, with easy access to SR-135, SR-144, & the new I-69 interchange.

**Fastest-Growing Johnson County Community:** Significant residential and commercial expansion over the past decade.

**Demographic Growth:** Johnson County is one of Indiana's fastest-growing areas; expanding population + aging demographics with strong patient demographics and limited medical competition = rising healthcare demand.

**Purpose-Built Medical Space:** Flexible build-to-suit solutions designed for healthcare users, including primary care, specialty practices, surgery centers, & urgent care.

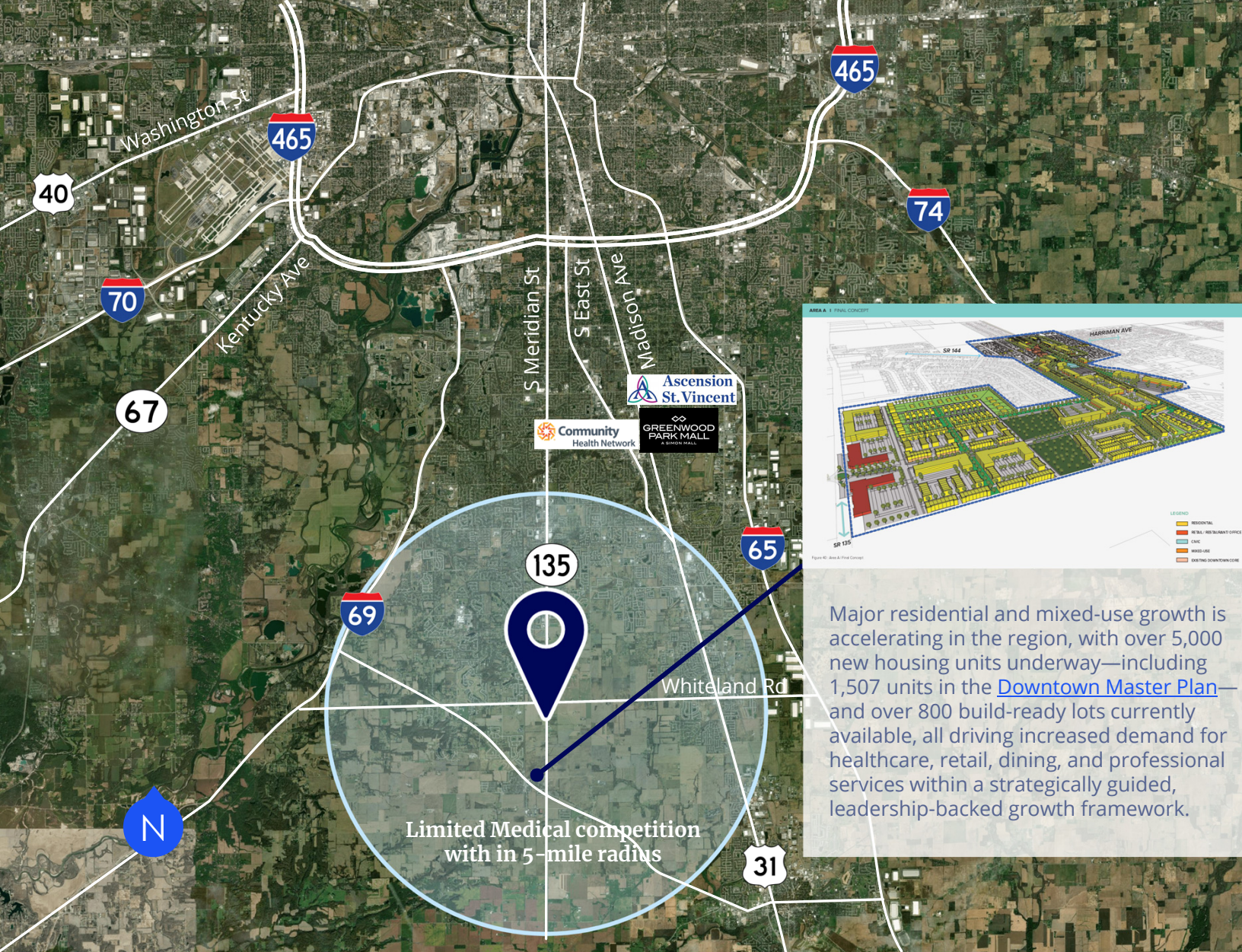


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### STRONG MARKET CONNECTIVITY:

Convenient access to SR 135 & I-69, providing seamless commute to Indianapolis and surrounding suburbs.

	Miles
US 31	3.9
I-69	5.5
I-65	6.2
I-465	10.8
I-70	17.1
I-74	19.8
International Airport (IND)	23.6
Downtown	27.6



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