

Indiana American Office Park Indianapolis MSA

555 County Line Road, Greenwood, IN

FOR LEASE



Listing Broker



Matt Jackson
Phone 317.340.3969
Email mjackson@jacksonig.com

Ownership



Real Estate Capital, Inc.
Jonathan J. Boyajian
Phone 312.533.2350
Email jboyajian@echorecap.com

Available Space

Suite 105	~4,928 SF
Suite 201	~2,677 SF
Suite 206	~12,791 SF (divisible)
Min Available	~3,031 SF

Property Features

- **Ample surface parking**
- Building signage with **visibility to County Line Road**
- Modern and attractive architectural features
- Close proximity to daily needs **traffic generators** and area residents
- Co-tenancy with **Community Health** & other **regional medical practices**
- New ownership group is making **significant capital improvements** to the building systems, common areas, exterior, and landscaping

Join Tenants:



Medical Market Summary

Approximately 70 physician offices, medical practices, and/or major health system clinics in the surrounding trade area. This building is in the heart of the medical hub of the south-side of the Indianapolis MSA.

Demographics

	1 mile	3 mile	5 mile
Population	10,035	89,887	180,455
HH Income	\$82,924	\$81,282	\$84,162

Property Photos



New Parking Lot



1st Floor Lobby

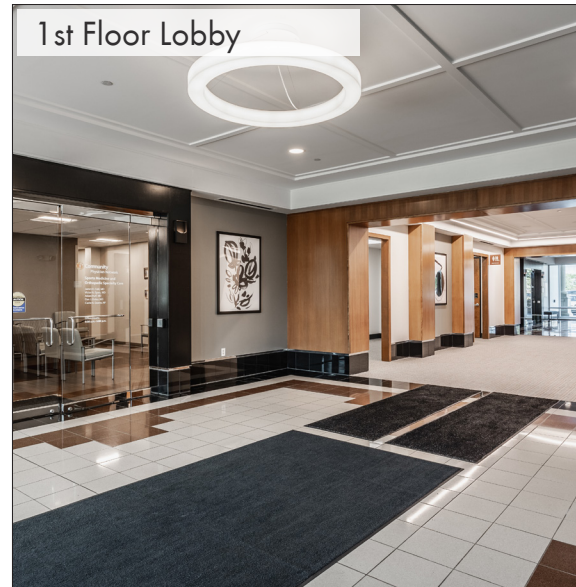
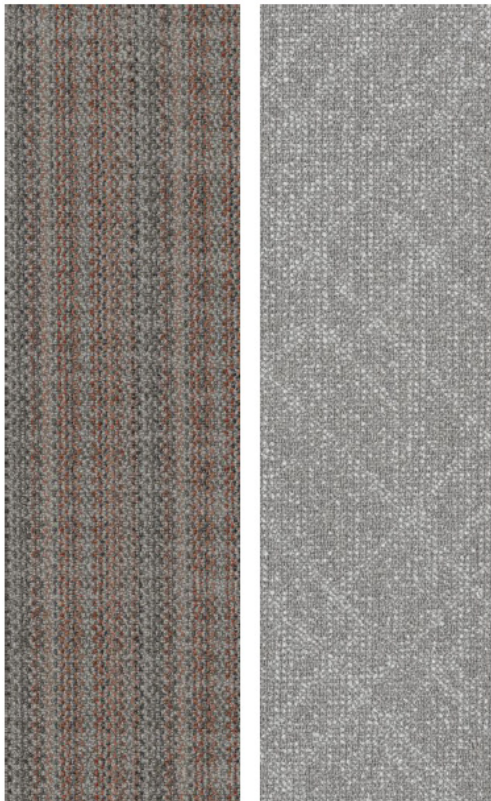


2nd Floor Lobby

Recently Completed Renovations

- New carpet and paint in 1st and 2nd floor lobbies
- New artwork and furniture
- New LED Lighting
- Parking Lot reseal & stripe

Carpet Selections



1st Floor Lobby

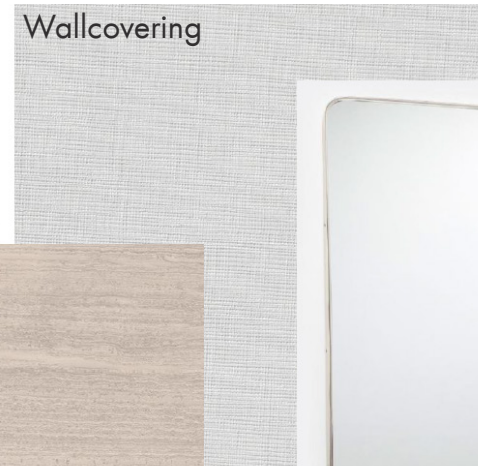


2nd Floor Lobby

Restroom Finish Selections



Wallcovering



Floor Tile



Saniglaze Color



Countertops



Restroom Partition Paint

25 Winter White

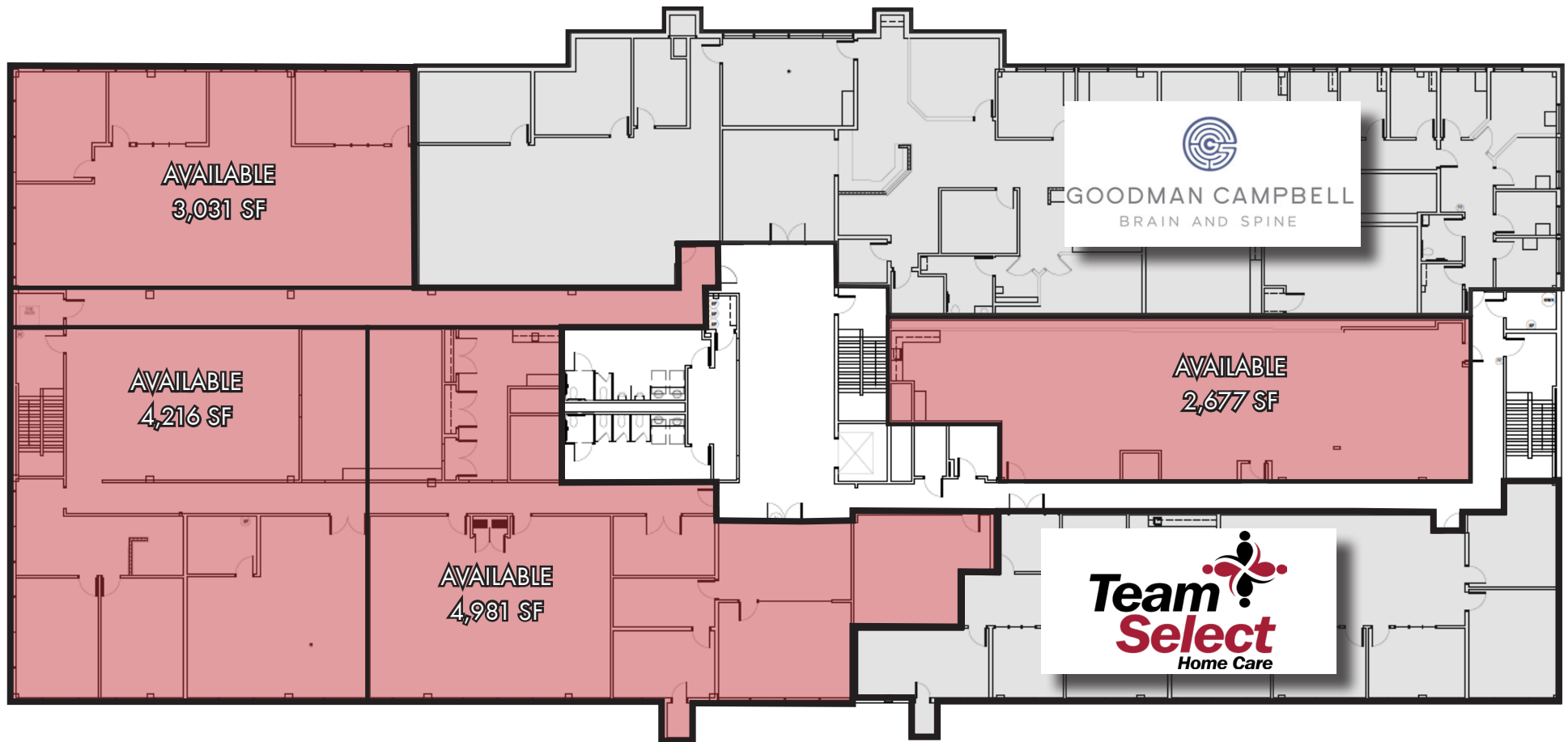
First Floor Space Plan

101	Genesis Lifestyle Medicine	1,730 SF
102	American Pain Consortium	6,857 SF
105	Available*	4,928 SF
106/107/108	Community Health	14,129 SF
Total Existing GLA		27,644 SF

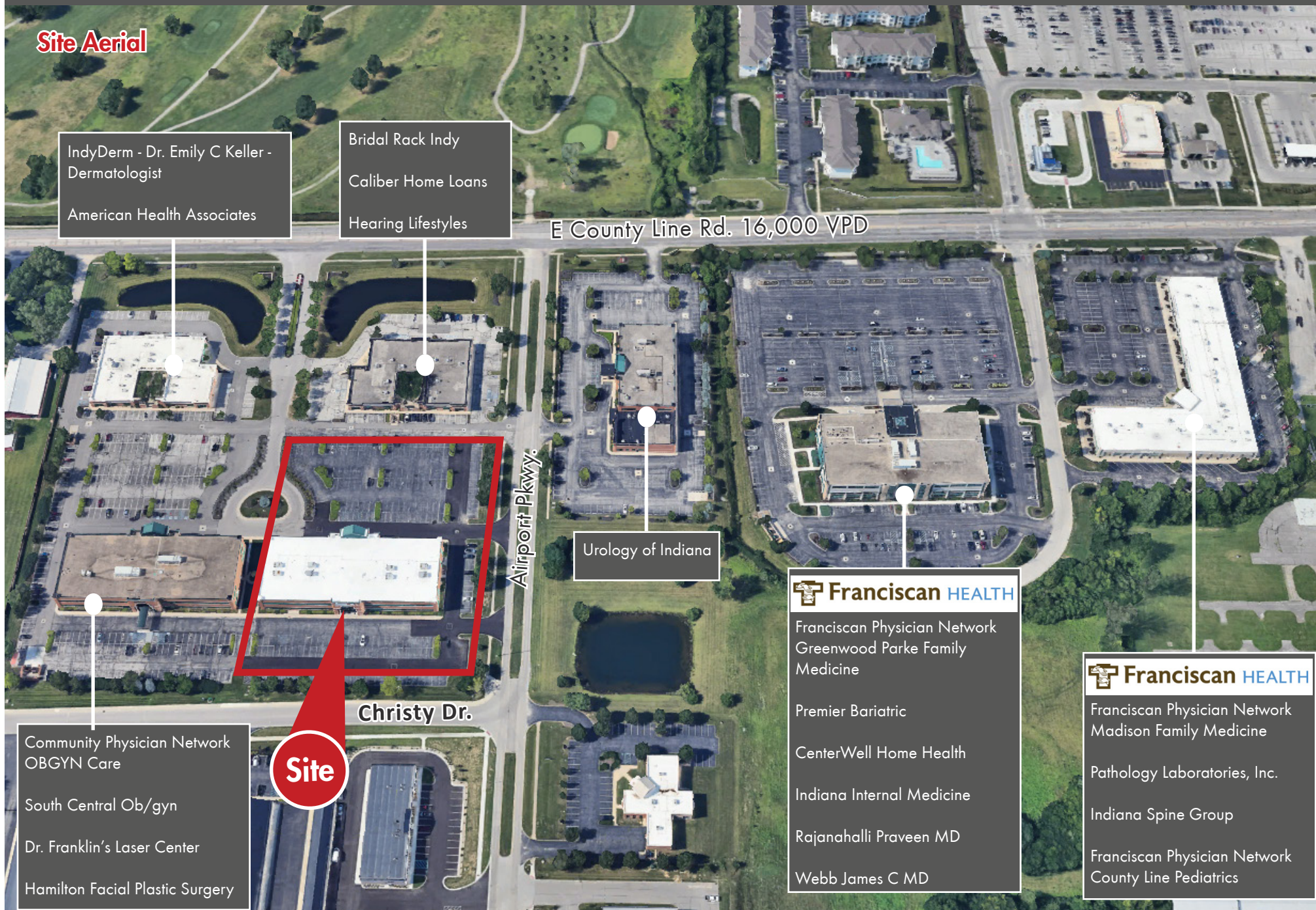


Second Floor Space Plan

201	Available*	2,677 SF
202	Goodman Campbell Brain & Spine	9,400 SF
205	Team Select Home Care	4,601 SF
206	Available* (Divisible 3,031 - 9,197 SF)	12,791 SF
Total Existing GLA		29,469 SF



Site Aerial



IndyDerm - Dr. Emily C Keller - Dermatologist

American Health Associates

Bridal Rack Indy
Caliber Home Loans
Hearing Lifestyles

E County Line Rd. 16,000 VPD

Urology of Indiana

Airport Pkwy.

Christy Dr.

Site

Community Physician Network
OB/GYN Care
South Central Ob/gyn
Dr. Franklin's Laser Center
Hamilton Facial Plastic Surgery

Franciscan HEALTH

Franciscan Physician Network
Greenwood Parke Family
Medicine

Premier Bariatric
CenterWell Home Health
Indiana Internal Medicine
RajanaHalli Praveen MD
Webb James C MD

Franciscan HEALTH

Franciscan Physician Network
Madison Family Medicine
Pathology Laboratories, Inc.
Indiana Spine Group
Franciscan Physician Network
County Line Pediatrics

Market Aerial



