

Indiana American Office Park

Indianapolis MSA

555 County Line Road, Greenwood, IN

FOR LEASE



Listing Broker



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Ownership



Real Estate Capital, Inc.
Jonathan J. Boyajian
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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



1st Floor Lobby

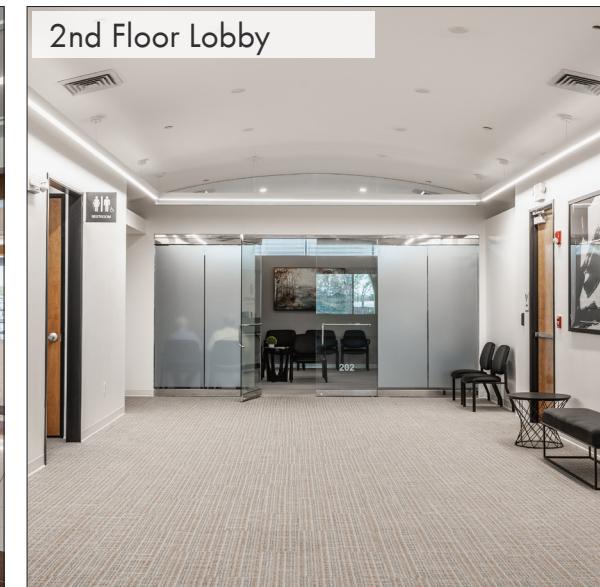
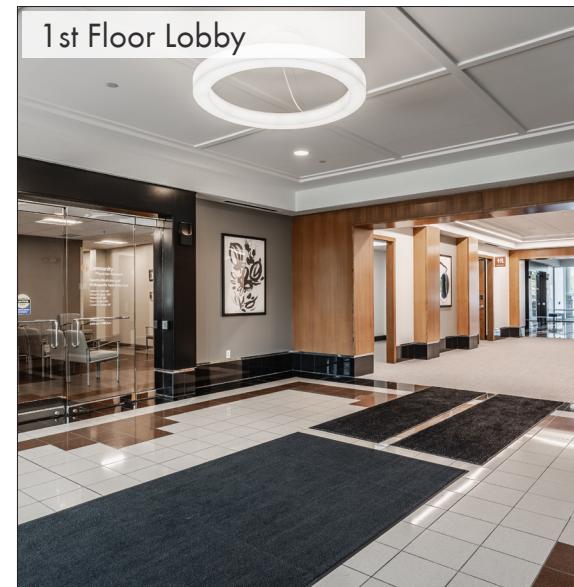
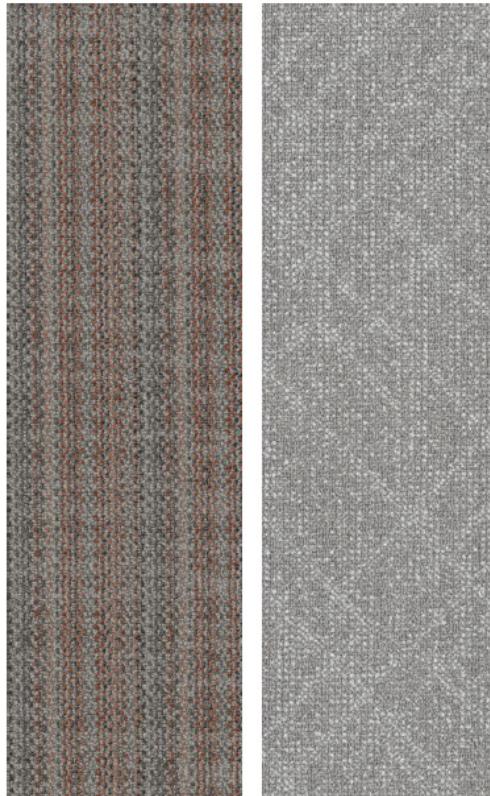


2nd Floor Lobby

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



Restroom Finish Selections



25 Winter White



Saniglaze Color

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



Market Aerial



Market Aerial

