

OFFICE SPACE FOR LEASE

8202 Clearvista Parkway | Indianapolis, IN 46256



Ideal for Medical or Office Use

Property Size:	43,200 SF
Available Suites:	Suite 3A - 2,850 SF Suite 3B - 750 SF (These are contiguous and can be combined to a total of 3,600 SF)
Parking:	5.2 / 1,000 SF
Lease Rate:	\$18.50 PSF (net of utilities & janitorial)

Details:

- Across from Community North Hospital
- Signage available
- Ideal for medical or office
- Located minutes from I-465 & I-69
- On-site management
- Great proximity to Fishers, Geist and Castleton

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NAI Cressy

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3502 Woodview Trace, Suite 250, Indianapolis, IN 46268

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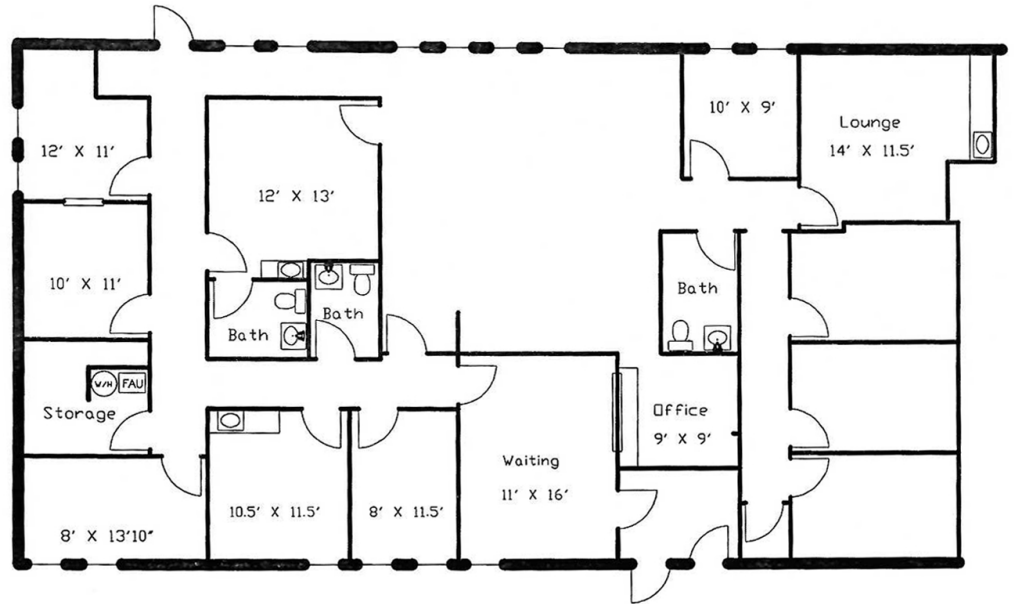


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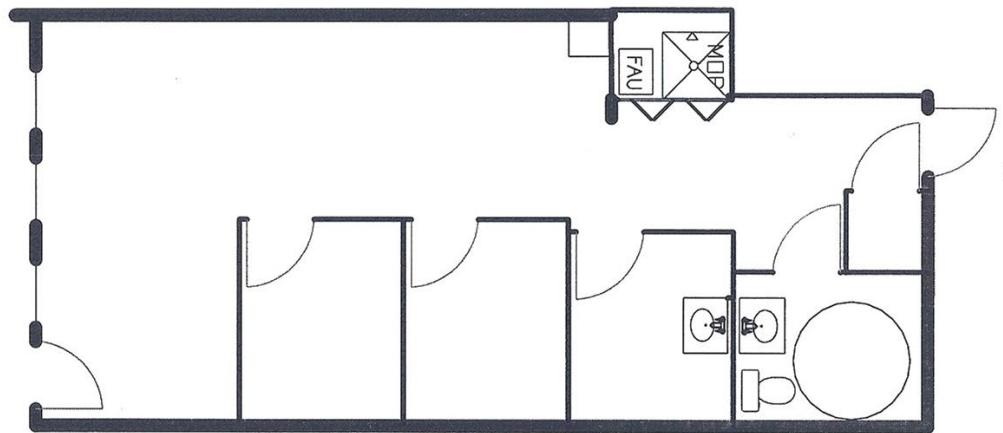
Joe Lonnemann, Vice President
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Suite 3A - 2,850 SF



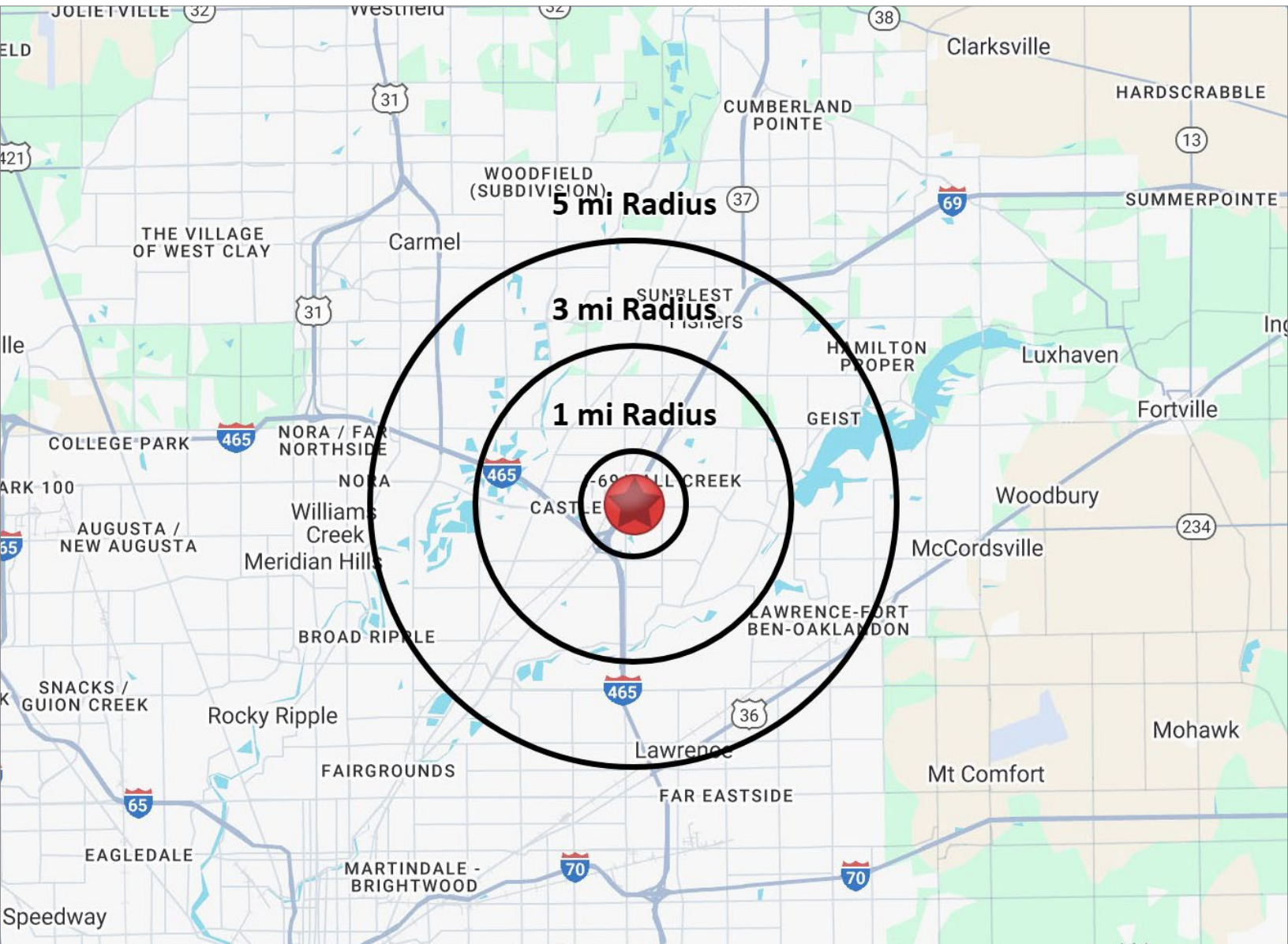
Suite 3B - 750 SF



2025 DEMOGRAPHICS

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POPULATION

1 MILE	8,615
3 MILE	51,599
5 MILE	170,818



NUMBER OF HOUSEHOLDS

1 MILE	1,356
3 MILE	13,427
5 MILE	45,782



AVERAGE HOUSEHOLD INCOME

1 MILE	\$74,971
3 MILE	\$114,403
5 MILE	\$124,160



MEDIAN HOME VALUE

1 MILE	\$236,606
3 MILE	\$322,527
5 MILE	\$332,943



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