



**SR 32 & Gray Rd, Westfield, IN 46074**

**Proposed Medical Office for Lease**

**\$35.00/SF + NNN**

**New Class A medical office opportunity located just South of SR 32 along Westfield's East border.**

- ±10,000 SF medical office
- Part of planned 28,600 SF multi-building medical office campus
- 3 Hospitals within 4 Miles
- Westfield's population grew by 5.8% in 2025
- Lease Term & TI Allowance are negotiable

**Demographics**

	1 MILE	3 MILE	5 MILE
POPULATION	8,522	45,683	131,248
AVG HH INCOME	\$117,779	\$125,928	\$127,275

**CONNOR OKE**  
SENIOR VICE PRESIDENT

Email: [connor@bellagiorep.com](mailto:connor@bellagiorep.com)  
Cell: 765-293-2933

**BELLAGIO**  
REAL ESTATE PARTNERS

# Proposed Medical Office

SWC of SR 32 & Gray Rd, Westfield, IN

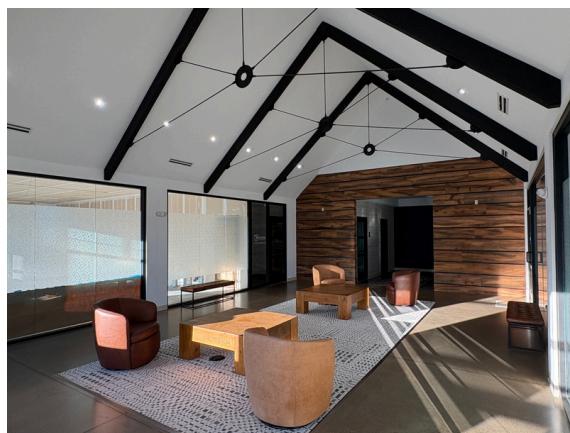
## Completed Class A Medical Office by Same Developer

The proposed medical office, at SR 32 & Gray Rd in Westfield, IN, is being developed by the same team that completed the building pictured on this page.

The planned project will feature similar architecture, materials, and finish quality.

Lease terms and tenant improvement allowances are negotiable and will be structured based on tenant credit, use, and lease economics.

The planned parking ratio for the project is approximately 4.7 spaces per 1,000 SF. The project will be developed under a PUD permitting General Office uses.



*\*Photos represent the design, layout, and finish quality planned for this project.*

**CONNOR OKE**  
SENIOR VICE PRESIDENT

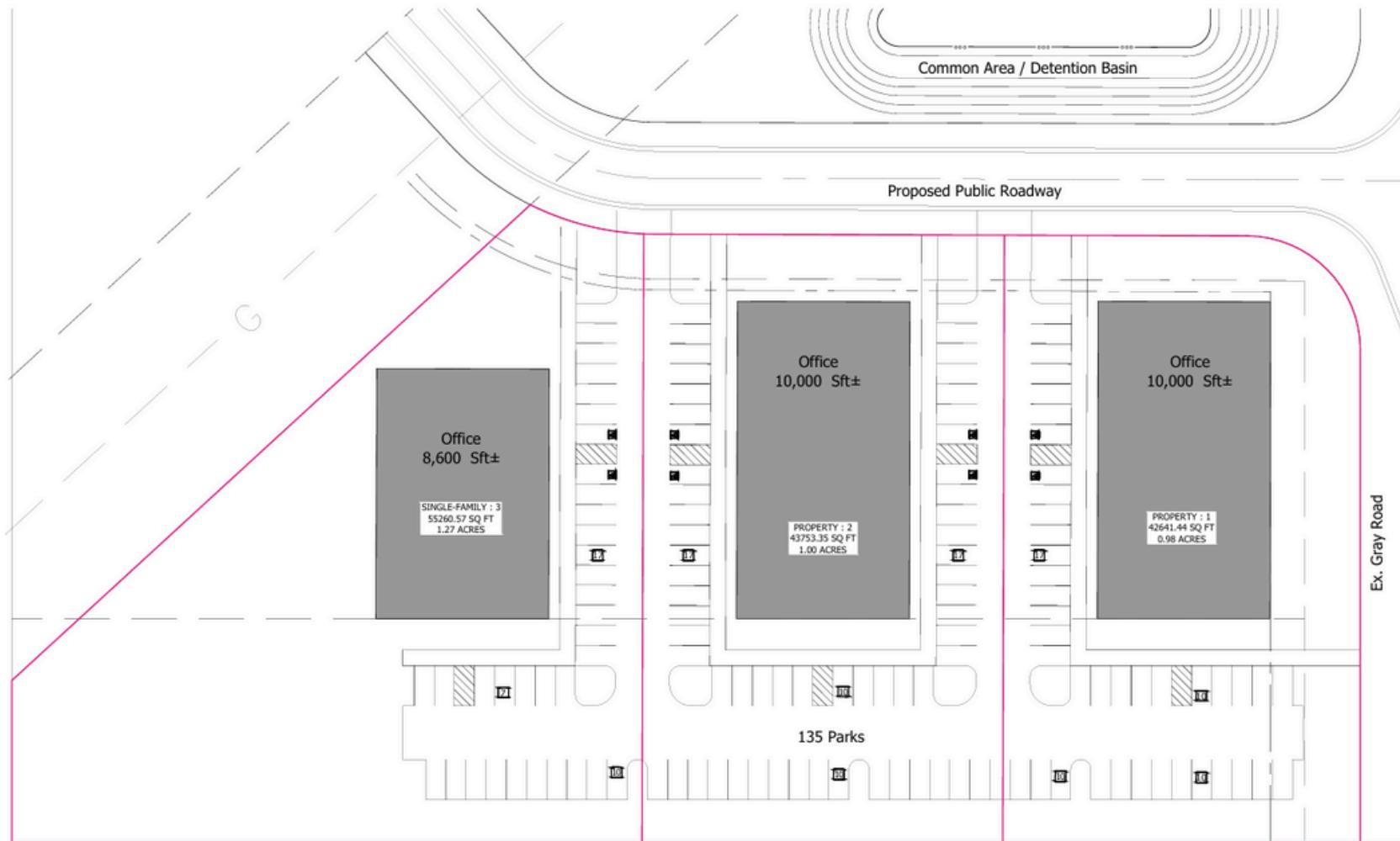
Email: [connor@bellagiorep.com](mailto:connor@bellagiorep.com)  
Cell: 765-293-2933

 | **BELLAGIO**  
REAL ESTATE PARTNERS

# Proposed Medical Office

SWC of SR 32 & Gray Rd, Westfield, IN

## Proposed Site Layout



**CONNOR OKE**  
SENIOR VICE PRESIDENT

Email: [connor@bellagiorep.com](mailto:connor@bellagiorep.com)  
Cell: 765-293-2933

 | **BELLAGIO**  
REAL ESTATE PARTNERS

## **Proposed Medical Office SWC of SR 32 & Gray Rd, Westfield, IN**



# CONNOR OKE

## SENIOR VICE PRESIDENT

Email: connor@bellagiorep.com  
Cell: 765-293-2933



# BELLAGIO

REAL ESTATE PARTNERS