

**FOR LEASE**

# OFFICE SPACE (MEDICAL & PROFESSIONAL)

777 Beachway Drive, Indianapolis, IN 46224

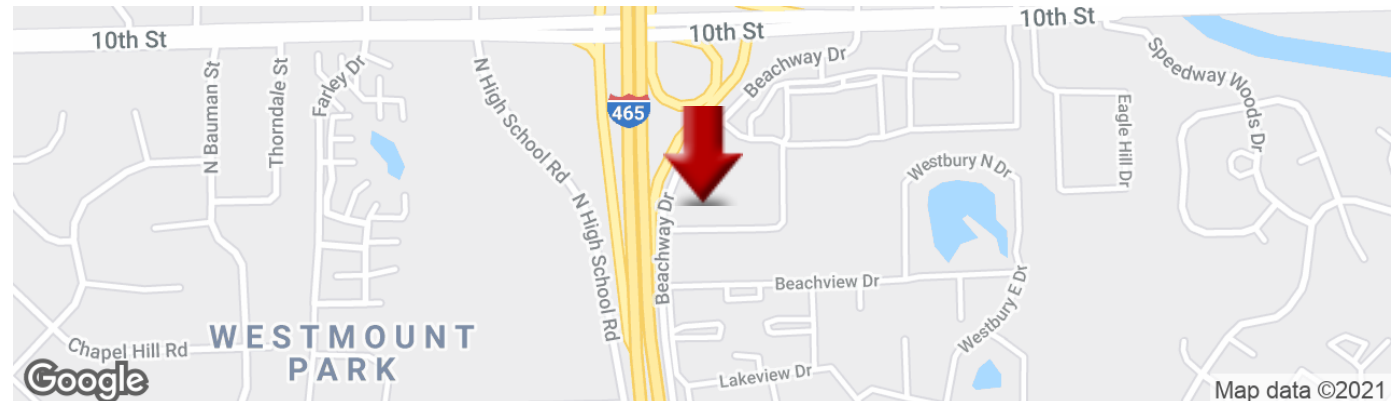


## OFFERING SUMMARY

|                       |                                |
|-----------------------|--------------------------------|
| <b>AVAILABLE SF:</b>  | 2,500 SF                       |
| <b>LEASE RATE:</b>    | \$17.50 / SF<br>(Full Service) |
| <b>LOT SIZE:</b>      | 0.87 Acres                     |
| <b>PARKING RATIO:</b> | 4.73/1000                      |
| <b>BUILDING SIZE:</b> | 29,023                         |
| <b>ZONING:</b>        | C-5                            |

## PROPERTY OVERVIEW

Well appointed office building with a high quality medical and professional tenant mix. Great Visibility and Easy Access from I-465. Adjacent to Hendricks County (Indiana's 3rd fastest-growing county). A short 13 minute drive to Indpls. Intl. Airport, and just 20 minutes to downtown Indianapolis. Abundant surface parking with available covered parking.



**KW COMMERCIAL**  
8555 N River Road,  
Ste. 200  
Indianapolis, IN 46240

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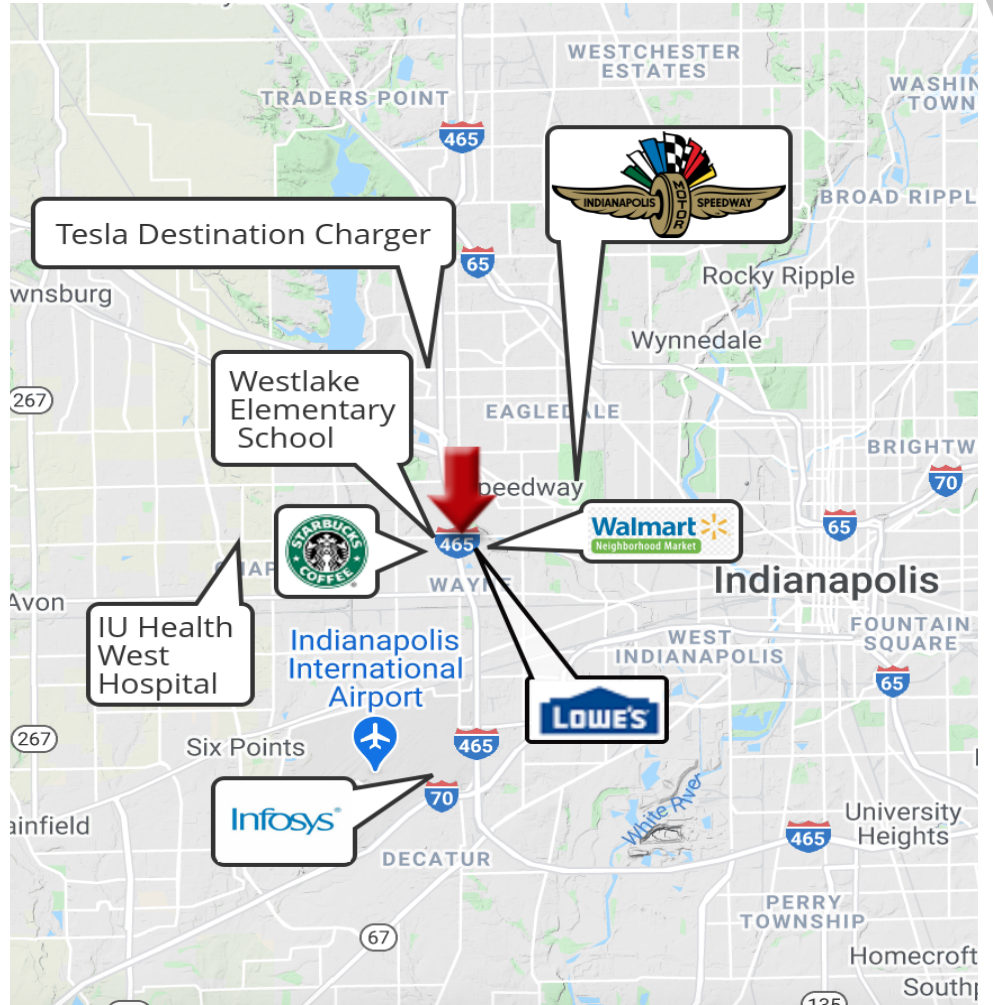
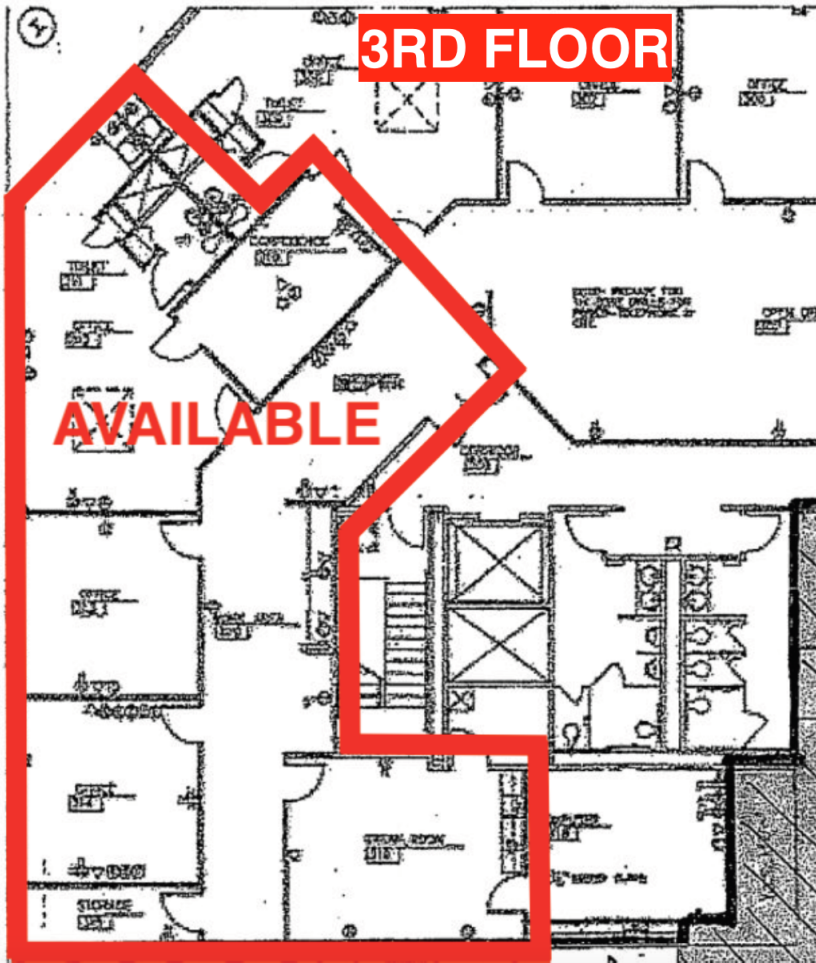
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