

OFFICE FOR LEASE

8523 Madison Ave, Indianapolis, IN 46227



OFFERING SUMMARY

AVAILABLE SF:	4,000 SF
LEASE RATE:	\$19.50 SF/yr (MG)
BUILDING SIZE:	10,000 SF

PROPERTY OVERVIEW

NOW LEASING 4,000SF turn-key medical office. This Endcap Suite features a large reception area with 2 Check-in windows, oversized nurses station, break room, conference room, record storage room, and 9 exam rooms with built-in sinks and cabinets. Plenty of parking, over 90 shared spaces. Just North of Greenwood Park Mall, no NNN or CAM fees. MUST SEE!

PROPERTY HIGHLIGHTS

- Turn-Key Medical Office
- Modified Gross Lease
- Located at Stop 12 and Madison

KW COMMERCIAL
1644 Fry Road, Suite A
Greenwood, IN 46142

SHELLY JOHNSON
Real Estate Broker
O: 317.882.5900
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shellyjohnson@kw.com
IN #RB14043056

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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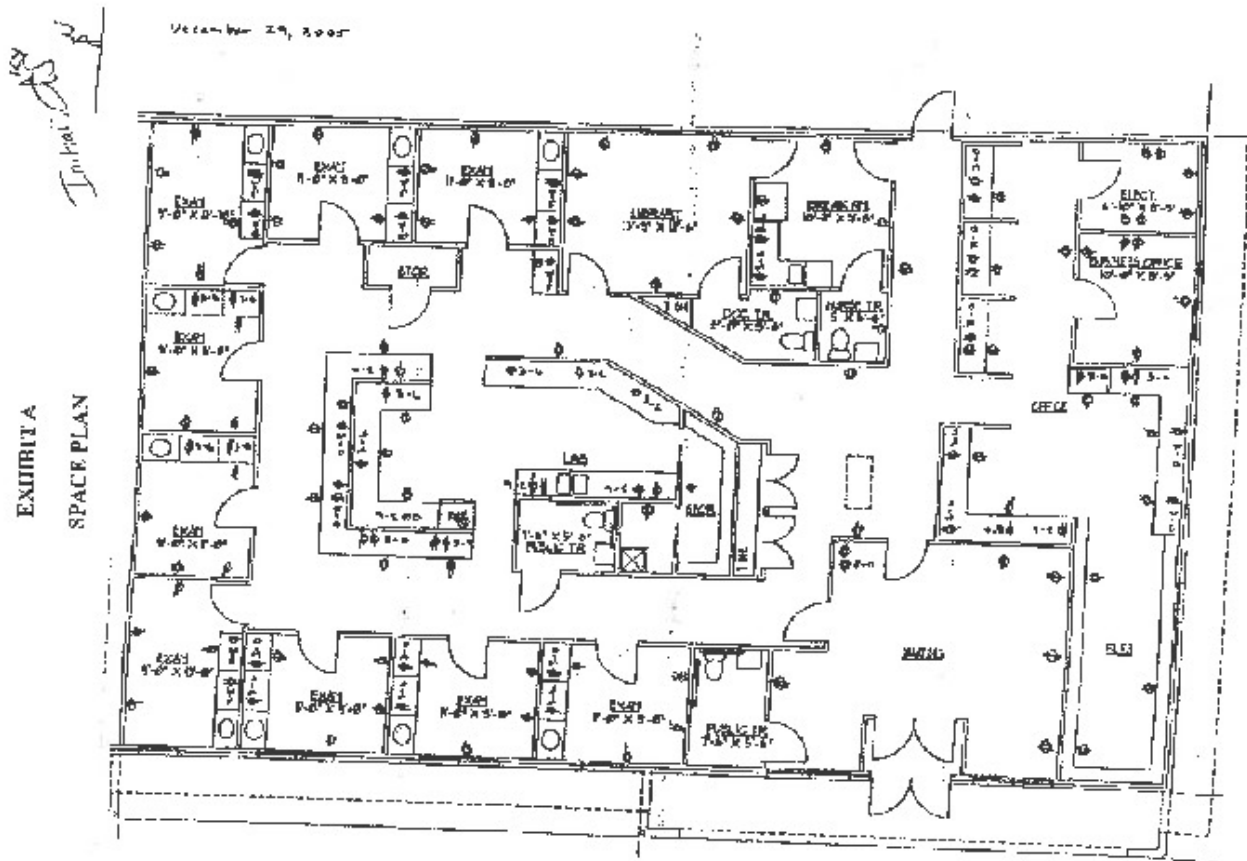
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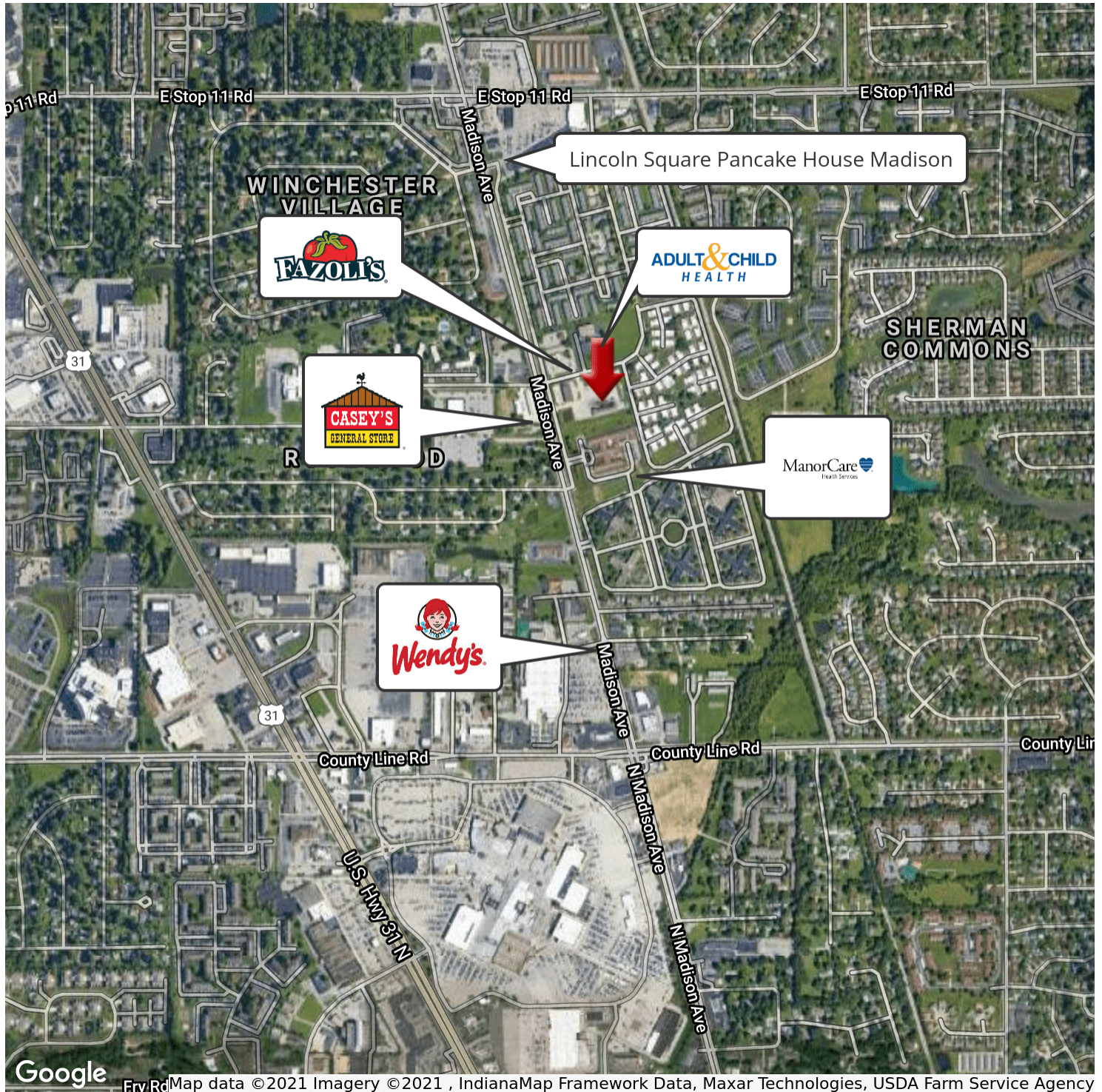
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,714	77,752	189,494
Median age	34.6	36.9	35.6
Median age (male)	31.4	35.2	34.4
Median age (Female)	37.5	38.6	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,780	31,972	76,307
# of persons per HH	2.5	2.4	2.5
Average HH income	\$46,079	\$61,086	\$63,315
Average house value	\$123,199	\$148,796	\$149,226

** Demographic data derived from 2010 US Census*

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