

# 7914 N. SHADELAND AVE.

Indianapolis, IN 46250

**FOR LEASE**



## PROPERTY HIGHLIGHTS

- Medical office spaces available on 1st & 2nd Floors
- Building signage available
- Elevator access to 2nd floor
- Easy access to I-465, SR37, Shadeland Ave., & E. 82nd St.
- Across the street from Community Hospital North
- Landscaping upgrades
- Front entrance updates
- Common area and exterior LED lights
- New local ownership
- Professional property management

## OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
Number of Units:	3
Available SF:	3,276 up to 6,552 SF
Lot Size:	1.18 Acres
Building Size:	13,104 SF

### PETE ALVEAL

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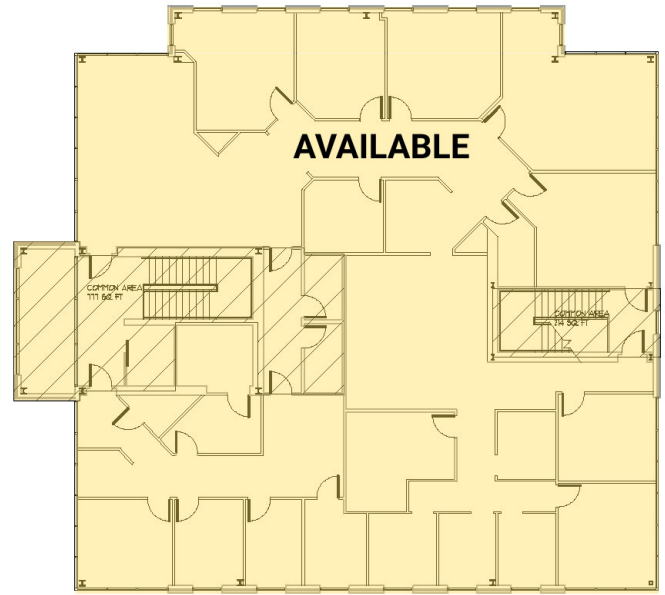
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FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First Floor	Available	3,276 SF	NNN	\$20.00 SF/yr	-
Second Floor	Available	3,276 - 6,552 SF	NNN	\$20.00 SF/yr	-

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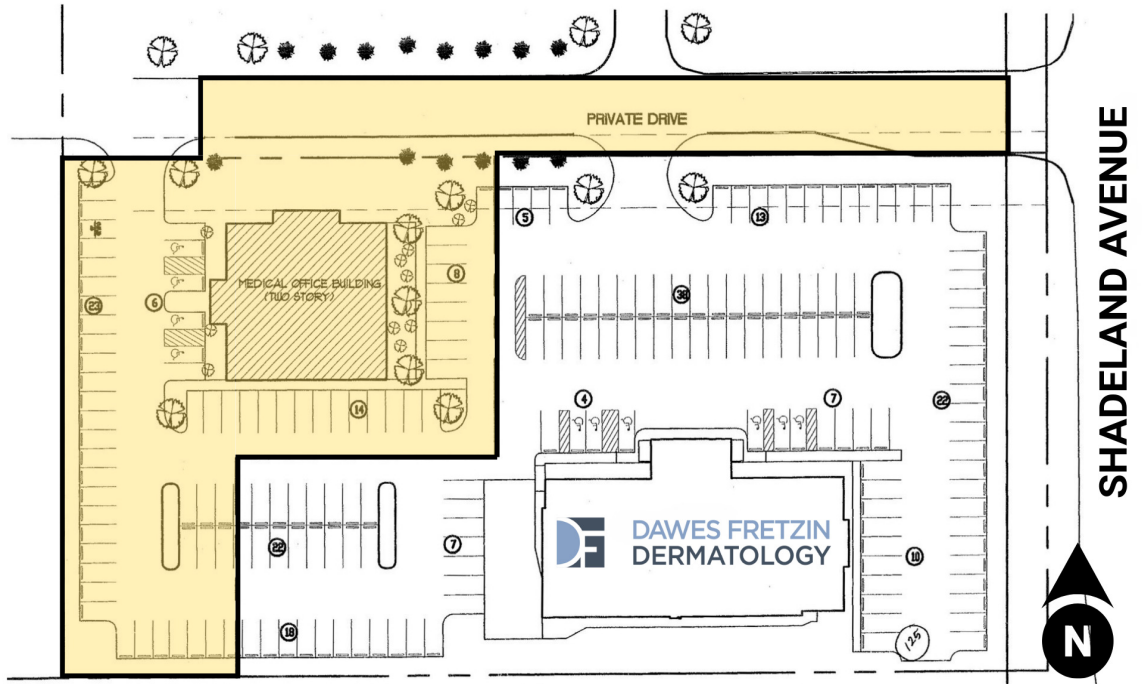
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## PROPERTY DESCRIPTION

Discover the exceptional features of this prime 13,104 SF building in Indianapolis, IN, offering an ideal space for your business. Each floor offers medical spaces or back office medical operations. Boasting modern design & flexible floor plans, the property provides a professional setting conducive to productivity & growth. With ample parking for tenants & visitors, the property's strategic positioning ensures excellent visibility & accessibility, making it an attractive option for tenants.

## LOCATION DESCRIPTION

This building's location, across the street from Community Hospital North in an area filled with medical related services. This site provides easy access to an array of lodging, dining, shopping, & entertainment options. With proximity to major highways & local amenities, the area is an ideal fit for tenants seeking a dynamic & convenient work environment. Easy access to I-465, SR37, Shadeland Ave., E. 82nd St., & the Castleton area.

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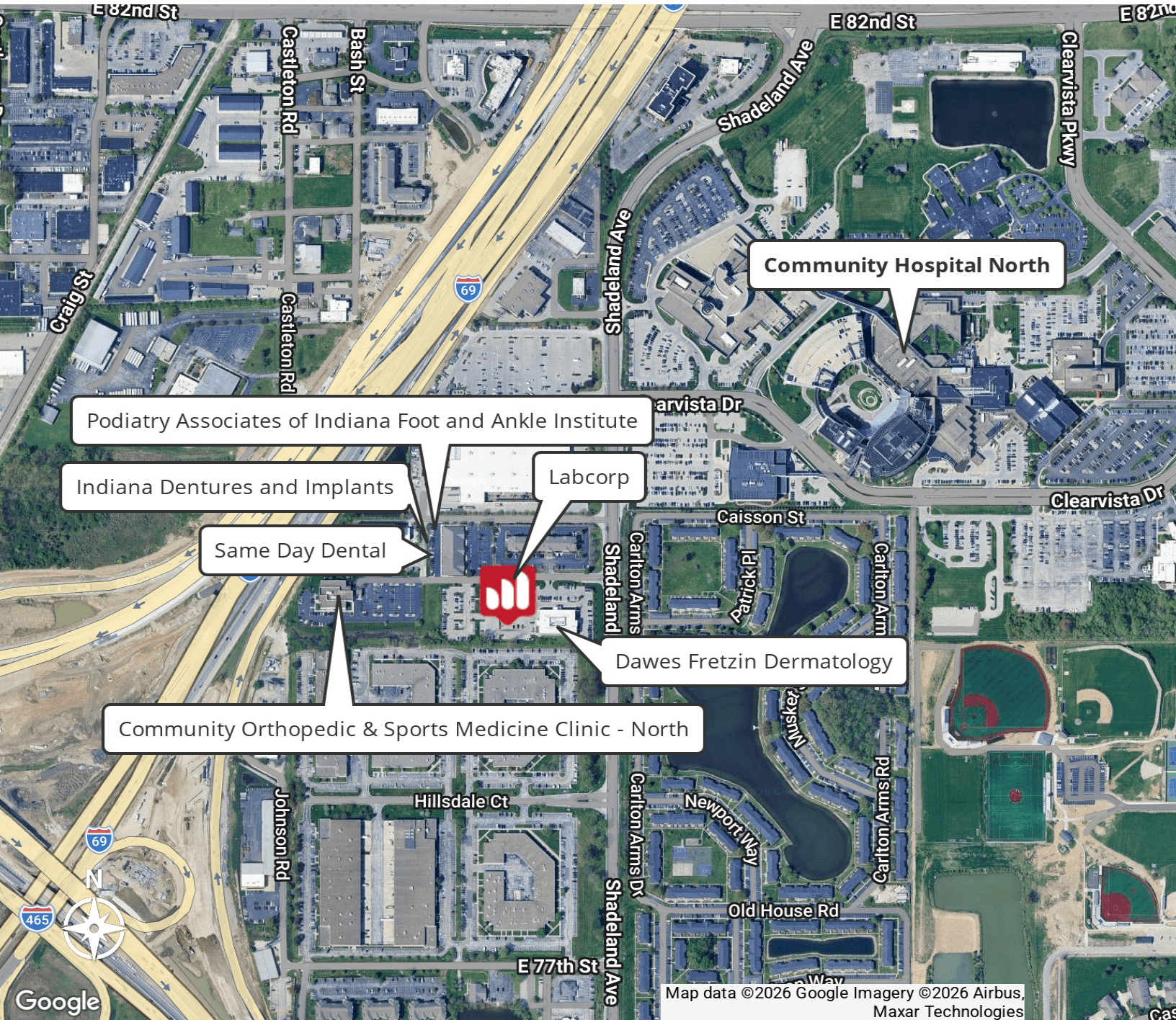
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