



FOR LEASE

COLUMBUS, IN

Professional Campus Space — For Lease

940 N Marr Road | Columbus, IN — An exceptional opportunity to occupy approximately **20,520 square feet** within one of Columbus' most recognizable professional campuses. Located at the signalized intersection of Marr Road and 10th Street, this institutional-quality office and medical campus offers adaptable space with **negotiable lease rate and terms**.



Offering ±20,520 SF of highly adaptable professional space on an established institutional campus, this property delivers exceptional visibility, flexibility, and infrastructure — ideal for a wide range of professional, healthcare, educational, or government users.

Negotiable

Lease Rate

Flexible terms available

20,520

Available SF

Divisible for multiple users

180

Parking Spaces

Shared campus parking



Property Overview & Building Features

Now available for lease, this expansive professional campus suite offers approximately 20,520 SF of highly adaptable space originally constructed for advanced medical use. The property benefits from robust building infrastructure, generous ceiling heights, abundant natural light, and flexible floor plates — ready to be configured for virtually any professional operation.

Space Breakdown

The ±20,520 SF available suite occupies a significant portion of this institutional-quality campus. The existing layout supports collaborative workspaces, private offices, classrooms, clinical environments, training facilities, and customer-facing operations. The adaptable floor plan allows for subdivision to accommodate multiple users or a single occupant requiring a distinctive headquarters environment.

Building Amenities

- Generous ceiling heights throughout
- Abundant natural light across the floor plate
- Multiple private entrances for tenants and visitors
- Covered patient/visitor drop-off canopy
- Elevator access to partial lower level
- Expansive common areas and flexible floor plates
- Existing institutional-quality construction
- Two monument signs on campus

Why Choose 940 N Marr Road?

- Avoid the cost and delay of new construction
- Existing infrastructure supports diverse operations
- Divisible for multiple tenants or single occupant
- Professional campus environment with cohesive setting
- Highly visible signalized hard corner location
- Proven adaptability — campus already hosts long-term institutional user

Lease Terms

- Available SF: ±20,520 SF
- Lease Rate: Negotiable
- Lease Terms: Negotiable
- Divisible for multiple users
- Zoned: Commercial Professional (CO)



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Location, Site & Zoning

940 N Marr Road is strategically positioned at the signalized intersection of Marr Road and 10th Street within one of Columbus' premier professional and healthcare corridors. The campus setting offers excellent visibility, extensive parking, and seamless access to the city's primary commercial districts and major employers.

Location Highlights

- Signalized hard corner at Marr Road and 10th Street
- Less than one mile from Columbus Regional Health
- Just west of US-31 for easy regional access
- Quick access to national retailers, dining, and banking
- Fitness facilities and everyday conveniences within minutes
- Mature landscaping and established campus environment

Site Details

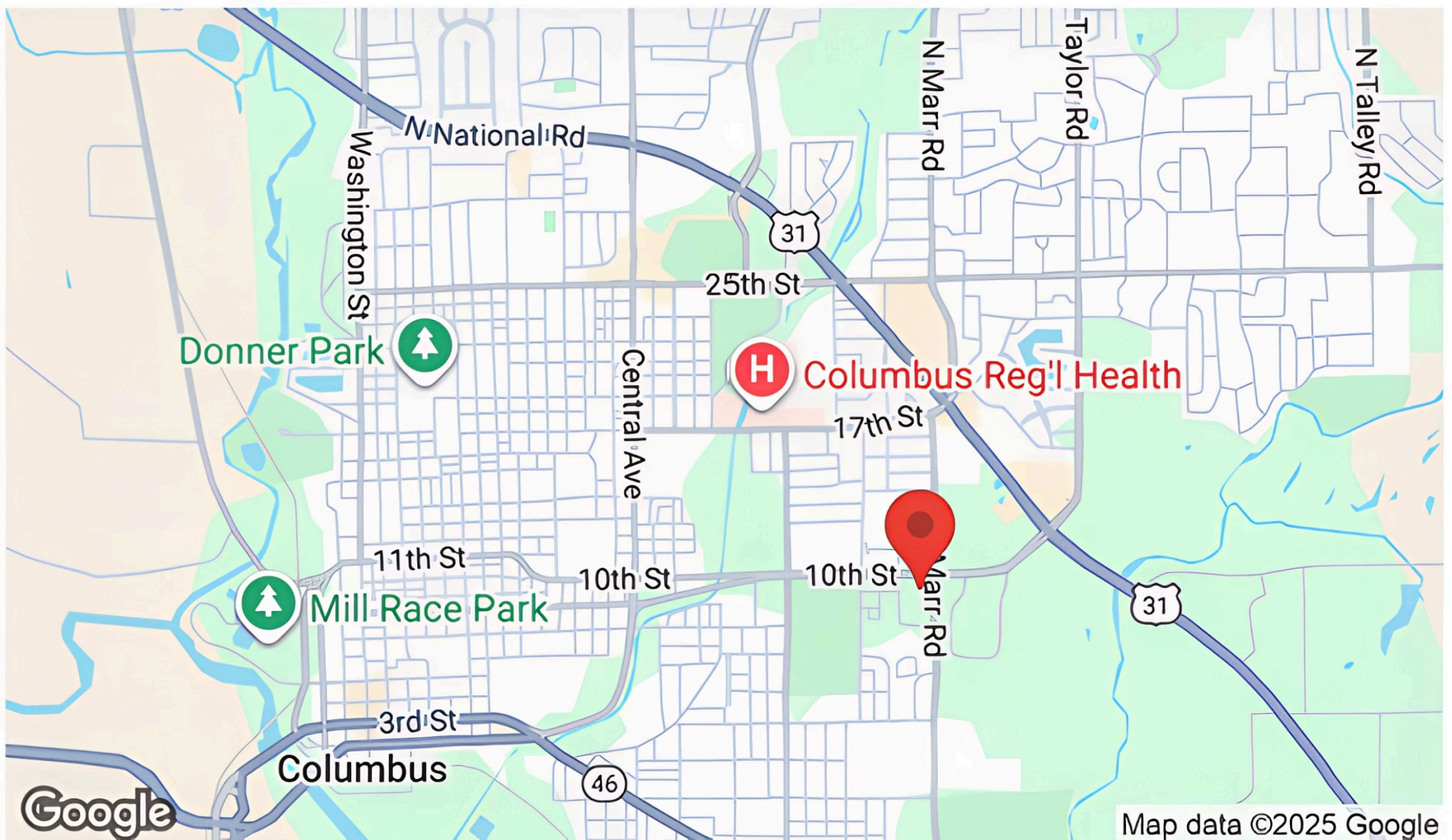
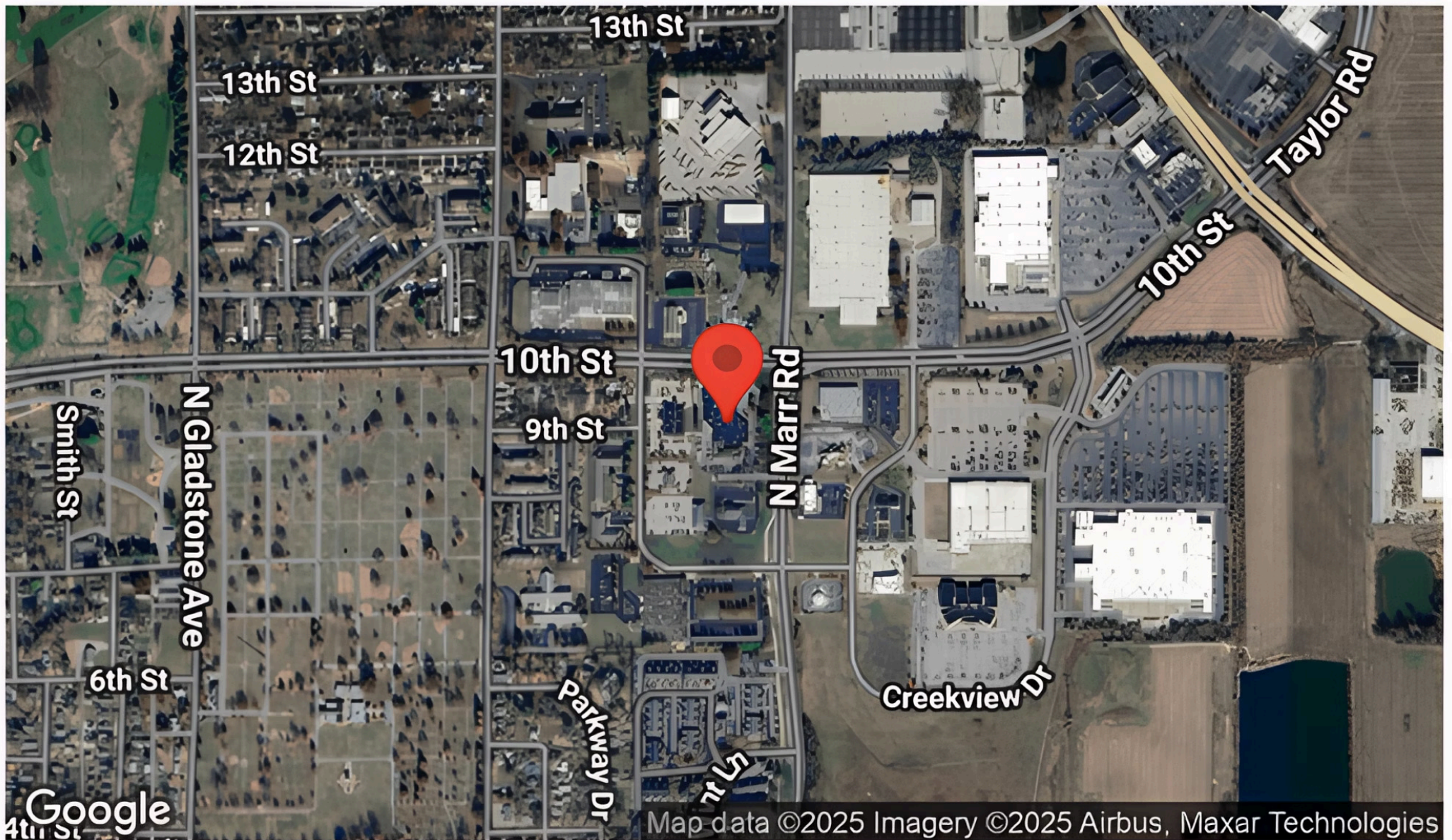
- Approximately 20,520 SF available
- Approximately 180 shared parking spaces
- Two monument signs on campus
- Multiple private entrances
- Covered drop-off canopy
- Elevator access to partial lower level

CO Zoning — Permitted Uses Include

The Commercial Professional (CO) district supports a broad range of office, healthcare, institutional, and professional service uses.

- Office and professional services
- Medical and healthcare facilities
- Educational and training centers
- Government and nonprofit offices
- Behavioral health and rehabilitation services
- Workforce development programs

The established campus setting and institutional-quality construction make this one of the most adaptable and professionally distinguished opportunities in the Columbus market.





Zoning Districts

Intent:

The "CO", Commercial, Professional Office zoning district is intended to establish appropriate locations for professional office centers. Such centers may include both professional offices and complimentary retail uses and support facilities. This district may be used to transition from residential to other, more intense, business or industrial zoning districts.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

3.19 Commercial: Professional Office (CO)

A. Permitted Primary Uses:



Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Communications / Utilities Uses*

- communications service exchange

*see also Section 1.2(B)(5) for exemptions

Public / Semi-Public Uses

- clinic
- day care center (adult or child)
- parking lot / garage (as a primary use)
- police, fire, or rescue station

Park Uses

- nature preserve / conservation area
- park / playground

Commercial Uses

- data processing / call center
- office uses

B. Conditional Primary Uses:



Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Communications / Utilities Uses*

- neighborhood scale solar energy system
- utility substation
- water tower

*see also Section 1.2(B)(5) for exemptions

Public / Semi-Public Uses

- community center
- government office
- school (grades pre-school through 12)
- trade or business school
- worship facility

Park Uses

- amphitheater / outdoor venue

Commercial Uses

- conference center
- personal service uses
- restaurant
- retail uses (small scale)
- retreat center

Industrial Uses

- research & development facility



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Reimagined for Today's Users

This is more than a former medical office — it is an opportunity to create a workplace tailored to today's evolving professional needs. Originally constructed for advanced medical use, the available suite is well suited for a remarkable range of organizations seeking institutional-quality space without the cost or delay of new construction. The property has already demonstrated its adaptability through the successful redevelopment of a portion of the campus for a long-term institutional user.

Corporate & Professional

- Corporate or Regional Headquarters
- Professional Office
- Technology & Operations Centers
- Innovation Labs
- Call Centers
- Research & Development

Healthcare & Wellness

- Medical & Specialty Healthcare
- Behavioral Health
- Rehabilitation Services
- Wellness & Community Services

Education & Public Sector

- Educational or Workforce Training Centers
- University Satellite Campus
- Government Offices
- Nonprofit Headquarters



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