




# For sale or lease


8651 Township Line Road  
Indianapolis, IN 46260




## 12,681 s.f. for sale or lease

Surgery center located a half mile northwest of the Ascension St. Vincent Indianapolis campus. Must-see opportunity that is near move-in ready with recent investments, renovations and improvements. Great area demographics and close proximity to area amenities.

 12,681 s.f.  
on 2.59 acres

 Great location;  
easy access

 ± 18,556 VPD  
on Township  
Line Road

 Built in 1983  
Renovated 1999|2019

### Contacts

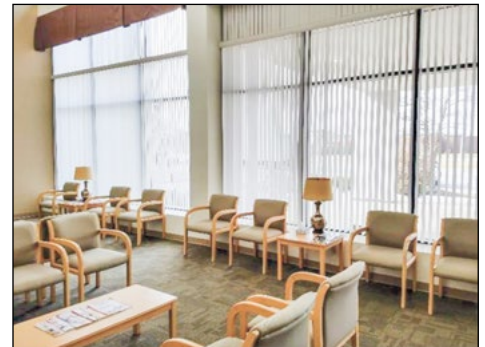
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## Property Highlights

- Drive-thru canopied front patient entrance to the building
- Dedicated parking lot and loading dock
- (4) operating rooms
- (11) completely renovated pre-/post-op recovery rooms
- Installed new HVAC system and new generator
- Strategically positioned within growing Indianapolis submarket (north of 86th & Township Line Road intersection)
- Freestanding surgery center with option to expand facility
- New HVAC units on the roof including new building and equipment



[View Floor plan](#)

