

# High Visibility Office & Medical Suites

777 Beachway Drive, Indianapolis, IN 46224

**FOR LEASE**



## General Medical/Office



[VIEW WEBSITE](#)

Now available for lease – well-maintained office suites on the west side of Indianapolis with convenient access to both downtown and the northside. The property showcases pristine common areas and on-site ownership.

Available space includes a **4,105 SF** glass-enclosed third-floor office suite featuring an open layout with reception area, five private offices, two conference rooms, and a kitchenette/breakroom. Floor-to-ceiling windows provide abundant natural light and sweeping views.

Also coming available in May 2026 is a **3,436 SF** move-in ready medical suite previously occupied by a pediatric practice. The buildout includes six exam rooms, three private offices, waiting room, reception and check-out counters, nurse's station, laboratory, breakroom, and two private restrooms.



| DEMOGRAPHICS      | 0.5 MILES | 3 MILES  | 5 MILES  |
|-------------------|-----------|----------|----------|
| Total Households  | 1,767     | 36,957   | 85,802   |
| Total Population  | 3,959     | 93,600   | 220,692  |
| Average HH Income | \$61,315  | \$70,649 | \$74,479 |

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## LEASING HIGHLIGHTS

- **4,105 SF Top-Floor Corner Suite** Premium location with expansive views and exceptional natural light.
- **3,436 SF Medical Space** Former pediatrics space with full medical buildout.
- **Secure Building with Key Fob Access & Elevator** Controlled access and ease of entry for staff and guests.
- **On-Site Property Management** Responsive team ensures a well-maintained, professional setting.
- **Electronic Signage Visible from I-465** High-traffic exposure for enhanced brand visibility.
- **Highway Facing Building Signage Available**



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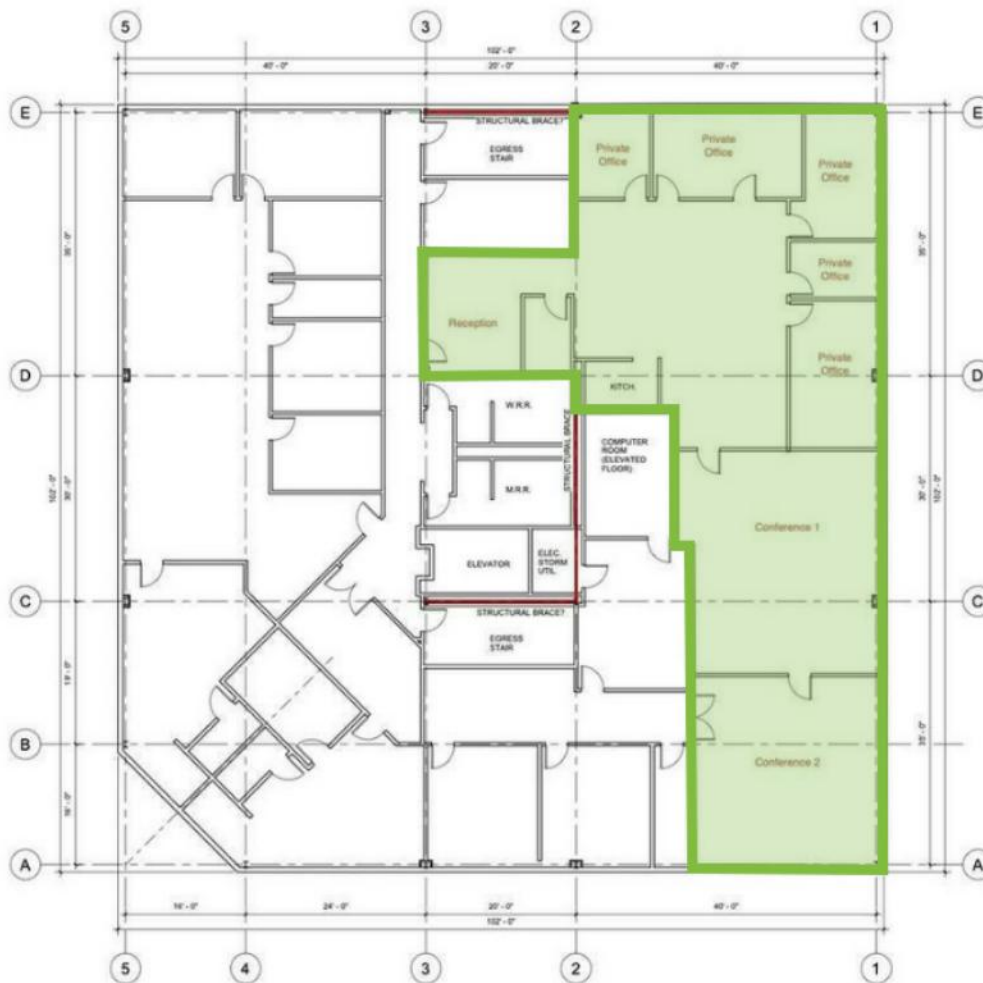




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## SPACE PLAN - SUITE 308 - 4,105 SF

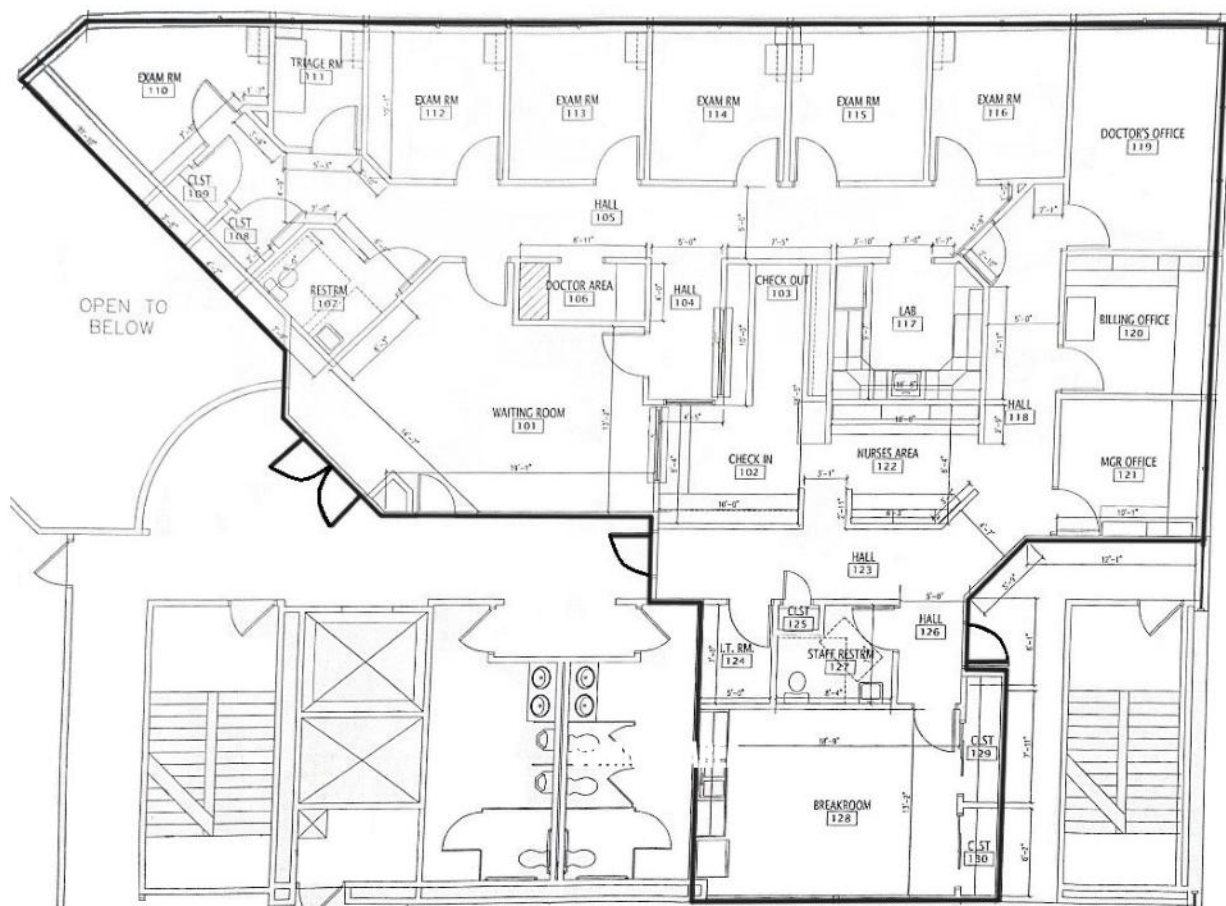


- **5 Private Offices with Floor-to-Ceiling Windows** Bright, professional spaces ideal for productivity and privacy.
- **2 AV-Equipped Conference/Classroom Rooms** Perfect for team meetings, presentations, or virtual conferencing.
- **Open Collaboration Area + Reception & Kitchenette** Welcoming layout with space to connect, greet, and refresh.
- **Abundant Natural Light Throughout** Energizing work environment with perimeter glass.

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## SPACE PLAN - SUITE 210 - 3,436 SF



- **6 Exam Rooms** Child friendly exam rooms for pediatric patients and their families.
- **3 Private Offices** Admin, billing, and doctor's private corner office included.
- **Link to Suite Photos:** [CLICK HERE](#)
- **Centralized Lab and Nurses Area** Designed to support efficient, streamlined workflow for providers and staff.
- **In Suite Private Restrooms** A convenient and comfortable accommodation, providing added privacy and ease for patients and staff.



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## PHOTOS



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