

Emerson Office Parke Indianapolis MSA

965 Emerson Parkway, Greenwood, IN



Listing Broker



Matt Jackson
Phone 317.340.3969
Email mjackson@jacksonig.com

Ownership



Jonathan J. Boyajian
Phone 312.533.2350
Email jboyajian@echodg.com

Available Spaces

Space #1	+/- 9,494 SF (vacant, divisible)
Space #1	Max contiguous: 17,861 SF
Space #2	1,425 SF
Space #3	6,464 SF (dividable)

Property Features

- Single story **medical/office suites** with individual tenant entrances and long window lines for natural light
- **Ample surface parking**
- **New pylon signage** with visibility to Emerson Road
- Modern and attractive architectural features
- Close proximity to daily needs **traffic generators** and area residents
- Co-tenancy with Franciscan Health & other **regional medical practices**



Join Tenants:

Medical Market Summary

Approximately 70 physician offices, medical practices, and/or major health system clinics in the surrounding trade area. This building is in the heart of the medical hub of the south-side of the Indianapolis MSA.

Demographics

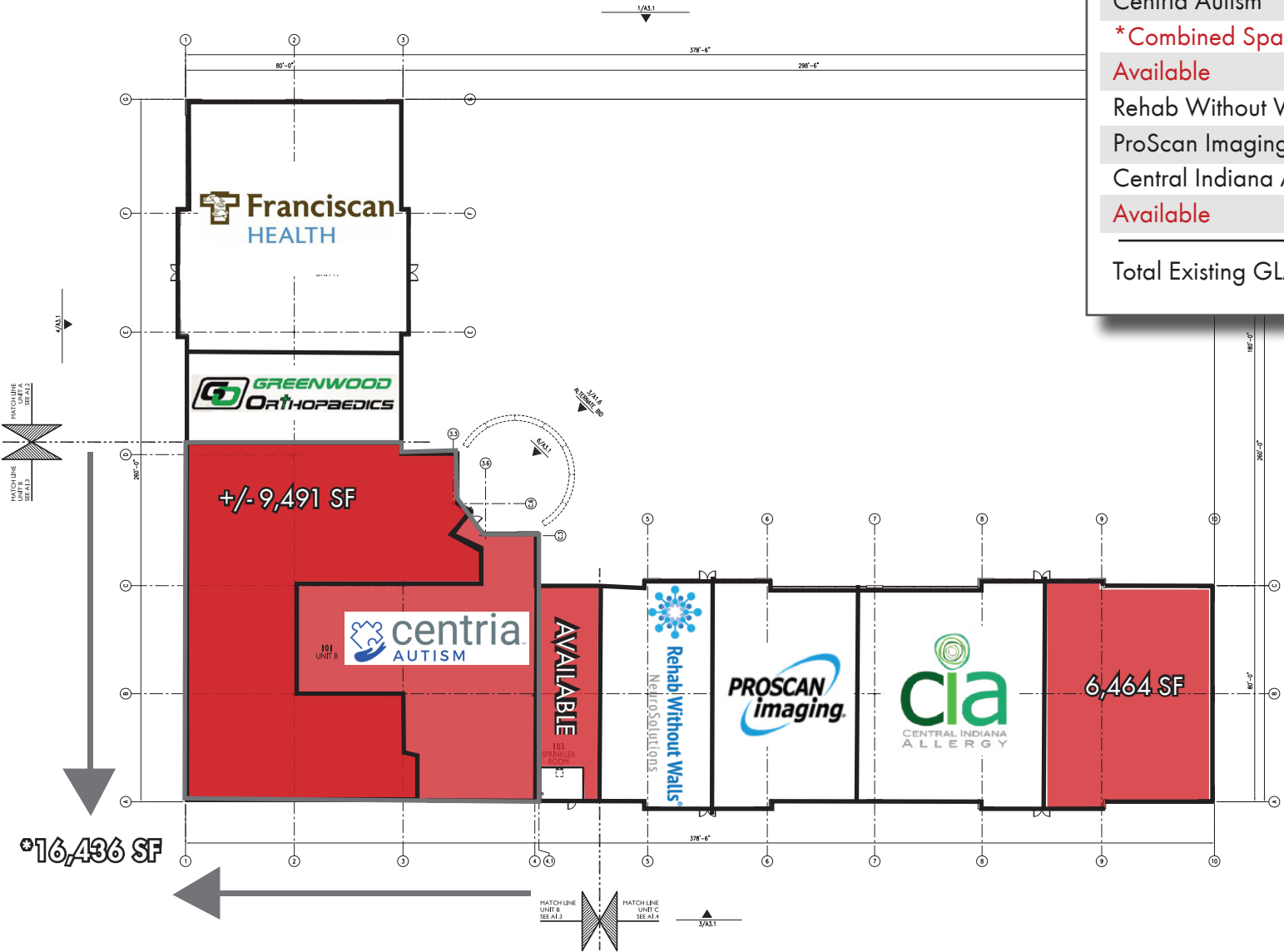
	1 mile	3 mile	5 mile
Population	2,442	75,424	163,244
HH Income	\$60,902	\$69,155	\$76,269

Property Photos



Site Plan

Franciscan Alliance	8,089 SF
Greenwood Orthopedics	2,867 SF
Available*	9,491 SF
Centria Autism*	6,458 SF
*Combined Space	16,436 SF
Available	1,425 SF
Rehab Without Walls	4,143 SF
ProScan Imaging	2,743 SF
Central Indiana Allergy	6,152 SF
Available	6,464 SF
Total Existing GLA	46,894 SF



Site Aerial



Market Aerial



Market Aerial

