

For Sublease

Medical Office with 7,331 SF Available



1805 S Anderson St

Elwood, IN, 46036

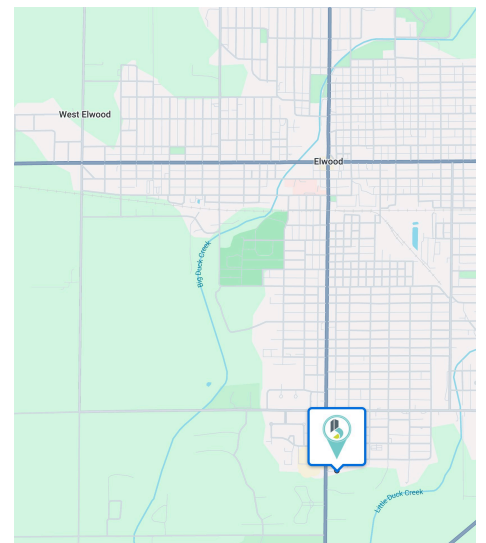
New to market second-generation medical office offers a versatile layout designed to accommodate a wide range of healthcare and professional users. Tenants can benefit from long-term stability and immediate functionality. The current buildout includes multiple private offices, a spacious open treatment area, conference room, and dedicated staff lounge—providing an efficient and patient-friendly environment from day one. Zoned B-3, the property offers flexibility for various medical and professional uses, making it an ideal opportunity for practices looking to expand or establish a presence in the market.

Highlights

- Freestanding Second Generation Medical Office Space
- Sublease expires on September 30th, 2032
- Current buildout features conference room, staff lounge, and multiple offices
- Double door within the back of the building for deliveries
- Private parking lot with approximately 26 spaces

Price Summary Contact for pricing

Size Summary 7,331 SF



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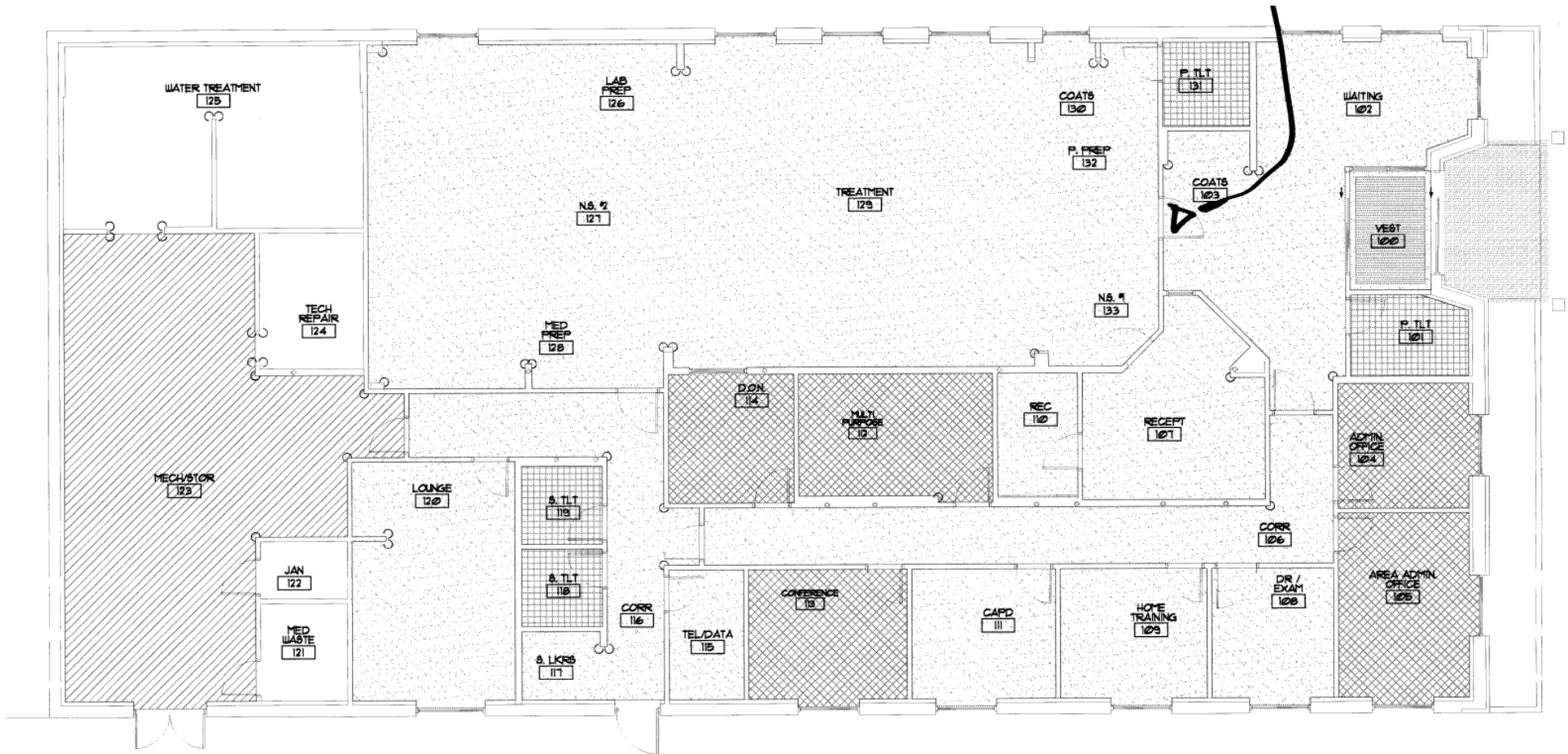
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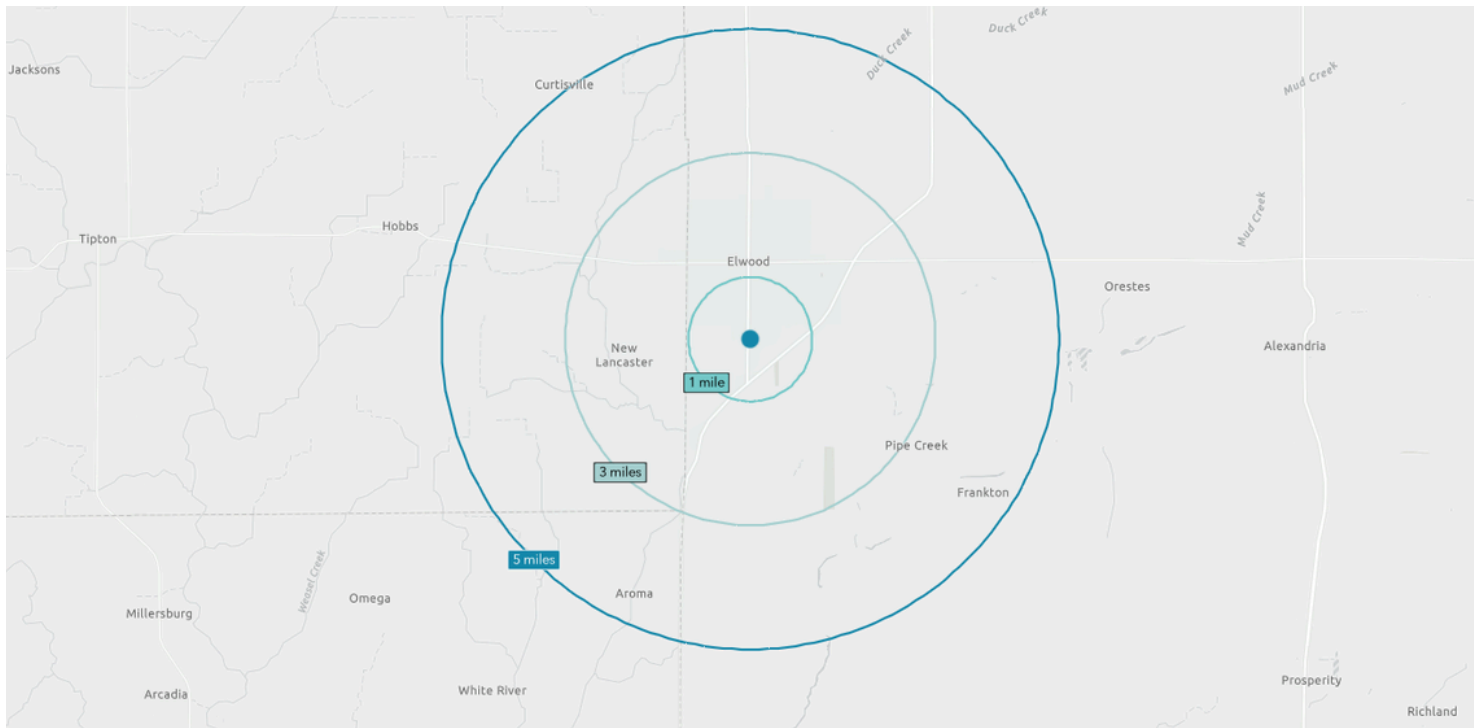
Floor Plan

1805 S Anderson St, Elwood, IN 46036



Demographics

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Demographics

	1 Mile	3 Miles	5 Miles
Total Population	3,424	10,392	13,757
Median Age	44.2	43.2	43.5
Total Households	1,510	4,501	5,879
# of Persons per HH	2.27	2.29	2.33
Average HH Income	\$76,034	\$78,845	\$84,340