



**FOR LEASE**

**4730 Virginia Ln**

Bargersville, IN 46106

## Building Complete • Ready for Tenant Build-Out Join Bargersville's Newest Class A Medical Office Building

Dental and optometry practices are now open. Secure your location in one of Central Indiana's fastest-growing communities before additional specialty providers enter the market.

**Ideal For:**

- Dermatology
- ENT
- Physical Therapy
- Women's Health
- Orthopedics
- Primary Care
- Urgent Care
- Other Specialty Medical Practices

### Property Highlights:

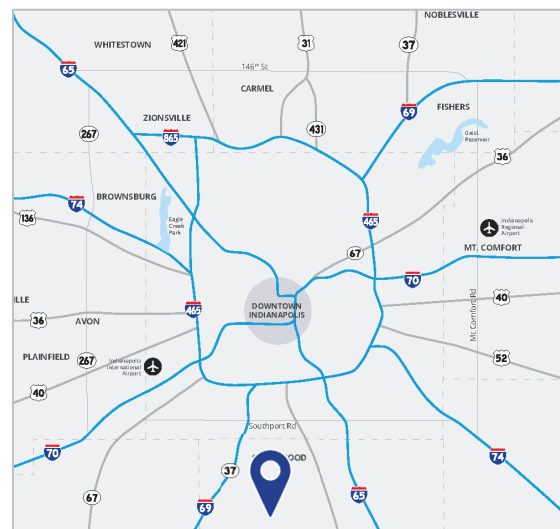
- Only new Class A medical office building in Bargersville
- Ready for tenant build-out
- State Road 135 signage opportunity
- High-growth community

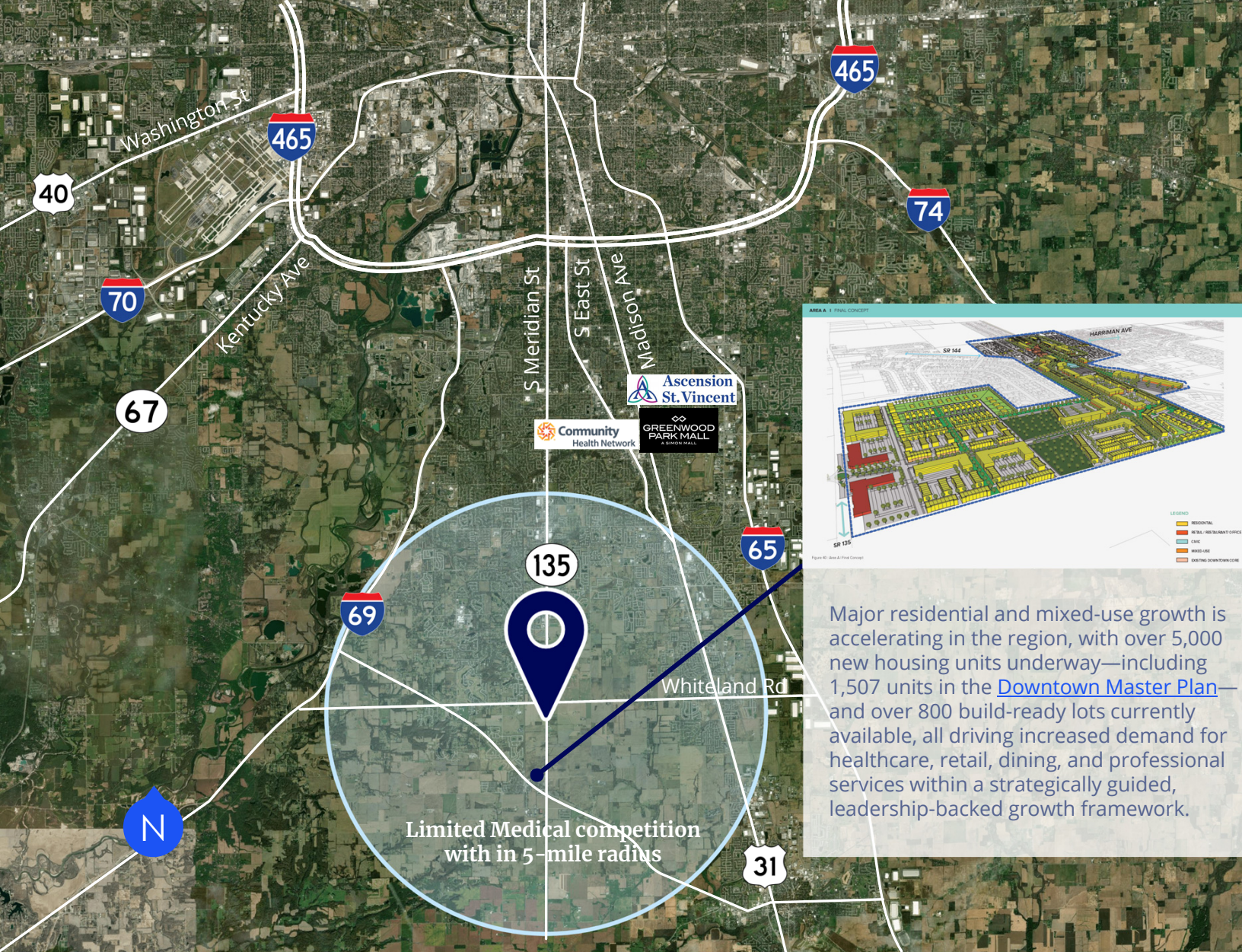
Position Your Practice for Long-term Growth

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| MARKET SCENARIO PLANNER         |             |              |
|---------------------------------|-------------|--------------|
| Service Line                    | 5 Yr Growth | 10 Yr Growth |
| Cardiology                      | 19.6%       | 42.0%        |
| ENT                             | 14.4%       | 29.3%        |
| Ophthalmology                   | 17.2%       | 35.5%        |
| Orthopedics                     | 17.0%       | 38.7%        |
| Pain Management                 | 18.3%       | 37.5%        |
| Physical Therapy/Rehabilitation | 26.0%       | 54.0%        |
| Spine                           | 23.2%       | 43.8%        |

