

FOR LEASE

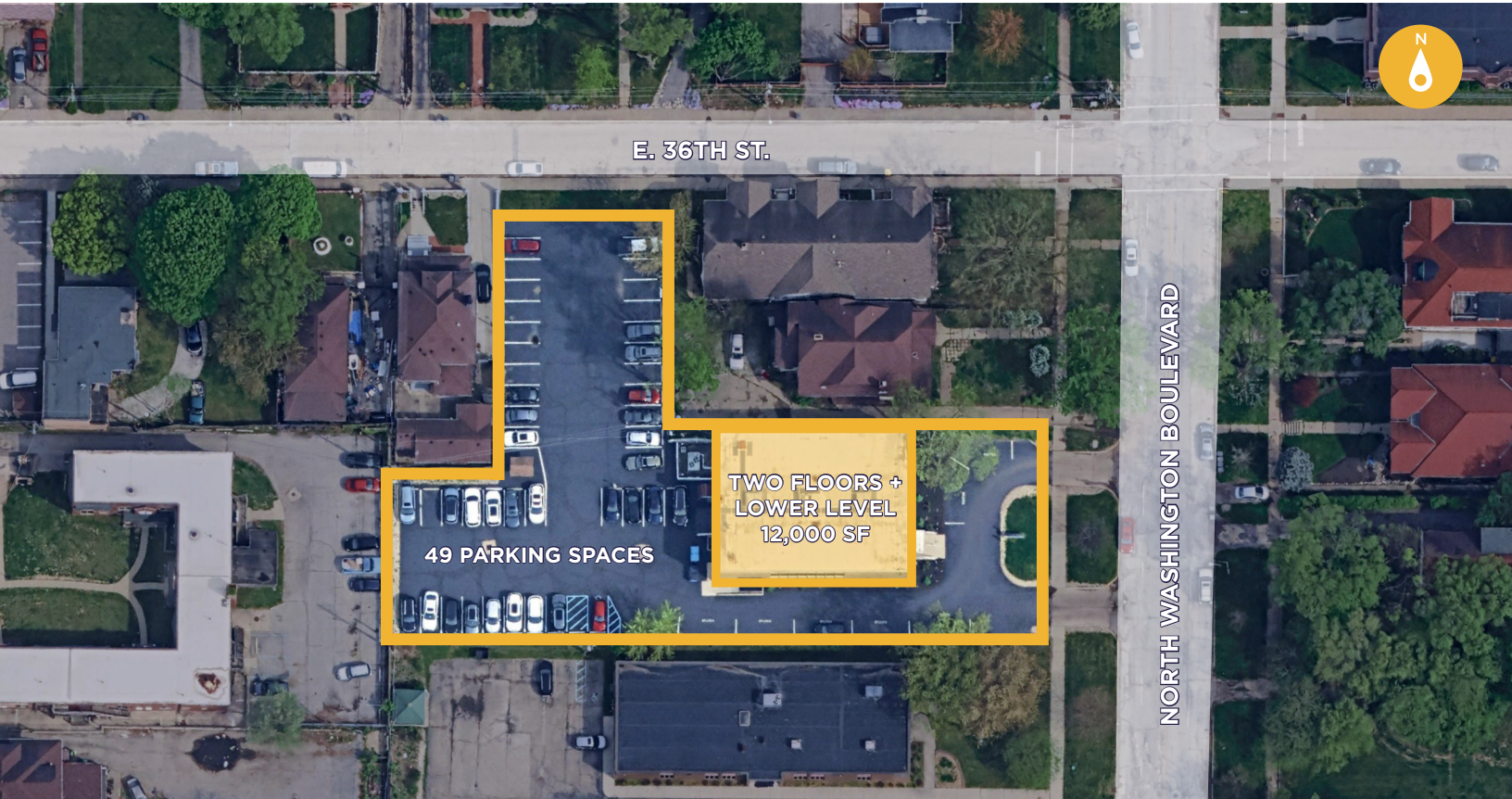
3550 N. WASHINGTON BLVD.
INDIANAPOLIS, IN 46205

**OFFICE OR MEDICAL SPACE AVAILABLE
UP TO 12,000 SF FOR LEASE**



PROPERTY HIGHLIGHTS

Office or medical space available with quick build-out options, flexible floor plans and central Indianapolis location



PROPERTY HIGHLIGHTS



Modern Amenities

Elevator, 10' ceilings and natural light throughout



Quick customized build-out options available



Abundant parking on site for staff and clients



New local ownership



Flexible Layouts

Open floor plans or build-out options for medical suites or private offices



Lease Rate: \$18.50/SF Full Service

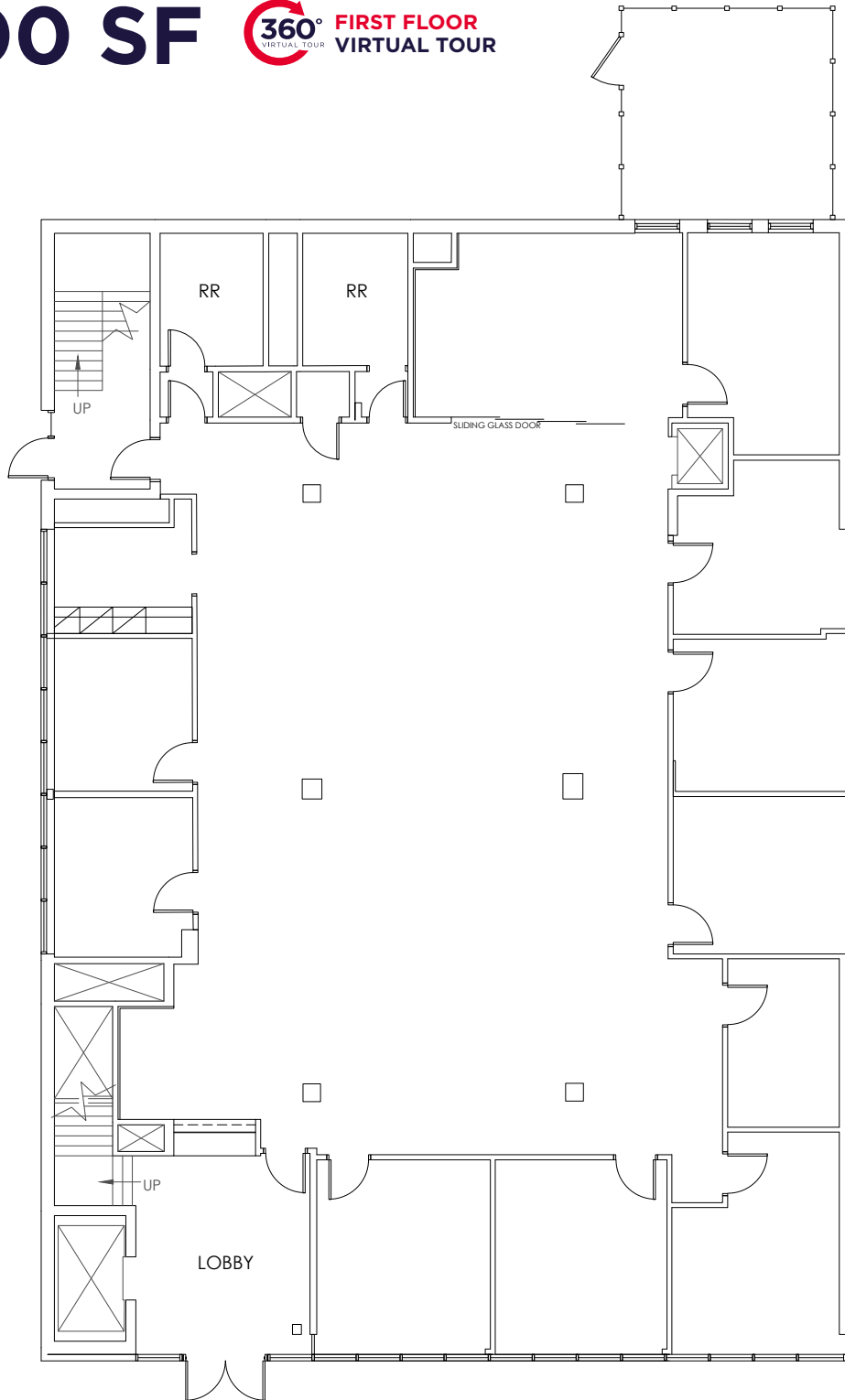


Central location on a private street close to office users, residential and public transportation

FIRST FLOOR

First Floor	±5,000 SF
Second Floor	±4,500 SF
Lower Level	±2,500 SF
TOTAL	±12,000 SF

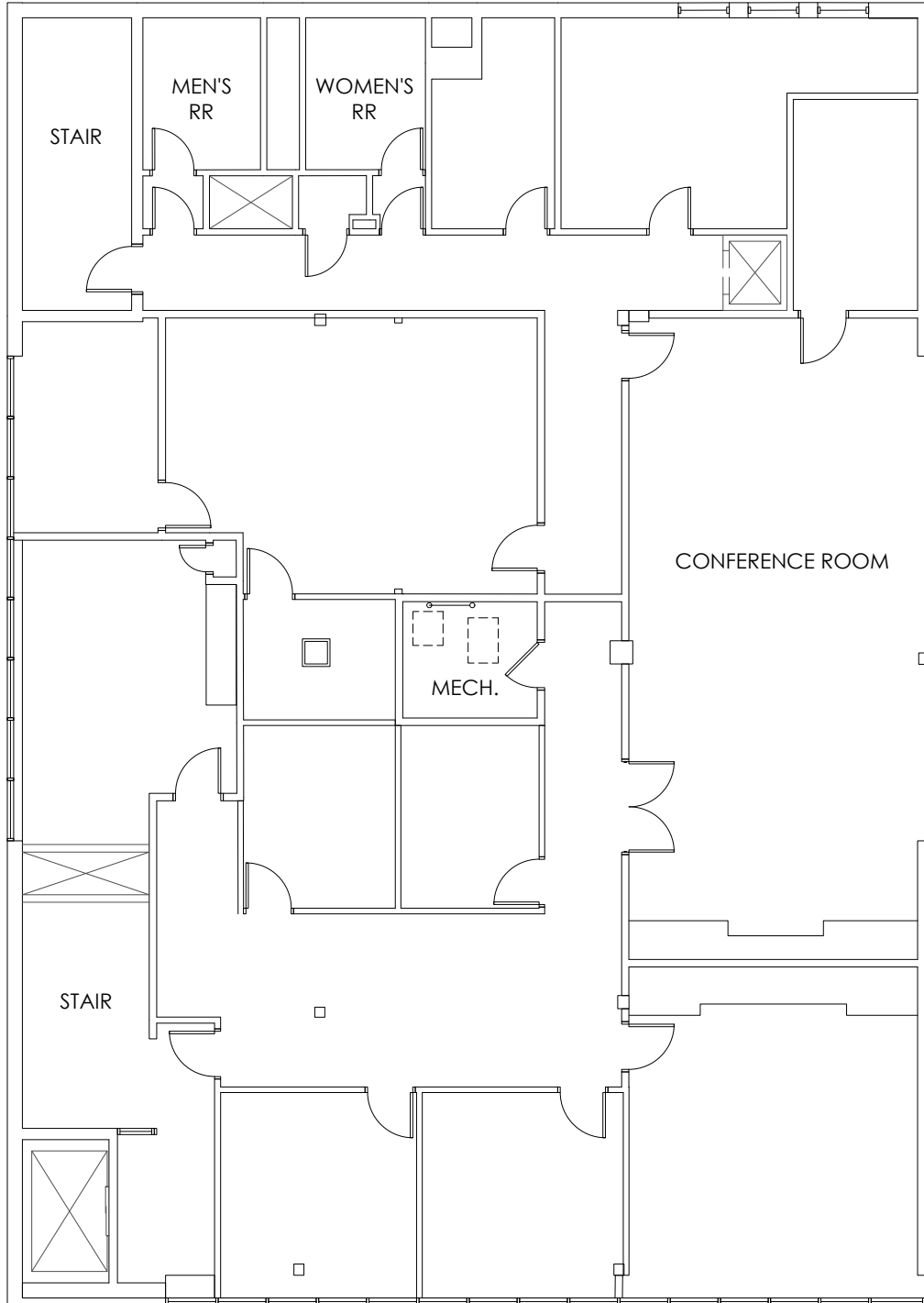
±5,000 SF



SECOND FLOOR

First Floor	±5,000 SF
Second Floor	±4,500 SF
Lower Level	±2,500 SF
TOTAL	±12,000 SF

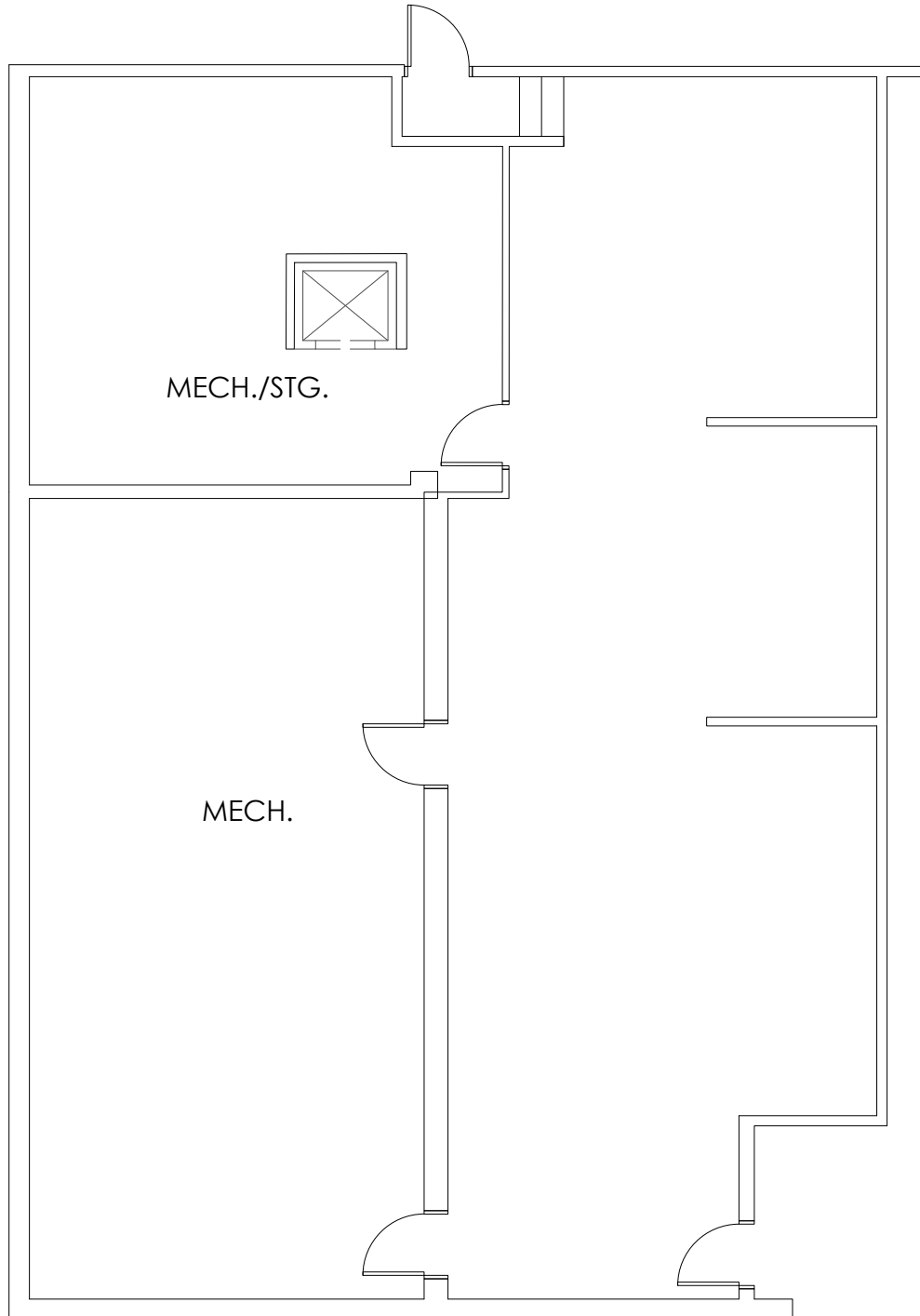
±4,500 SF



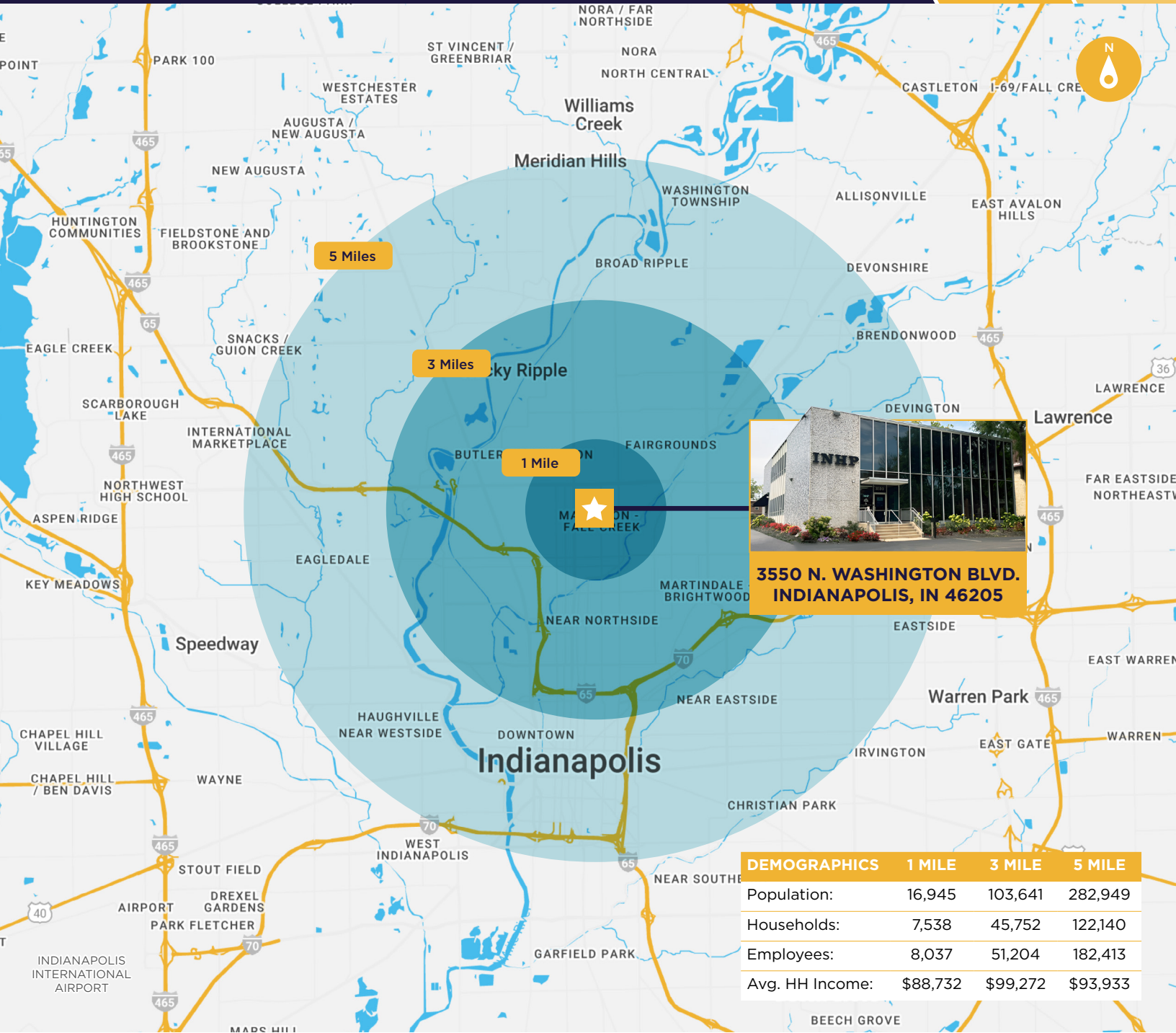
LOWER LEVEL

First Floor	±5,000 SF
Second Floor	±4,500 SF
Lower Level	±2,500 SF
TOTAL	±12,000 SF

±2,500 SF



LOCATION MAP

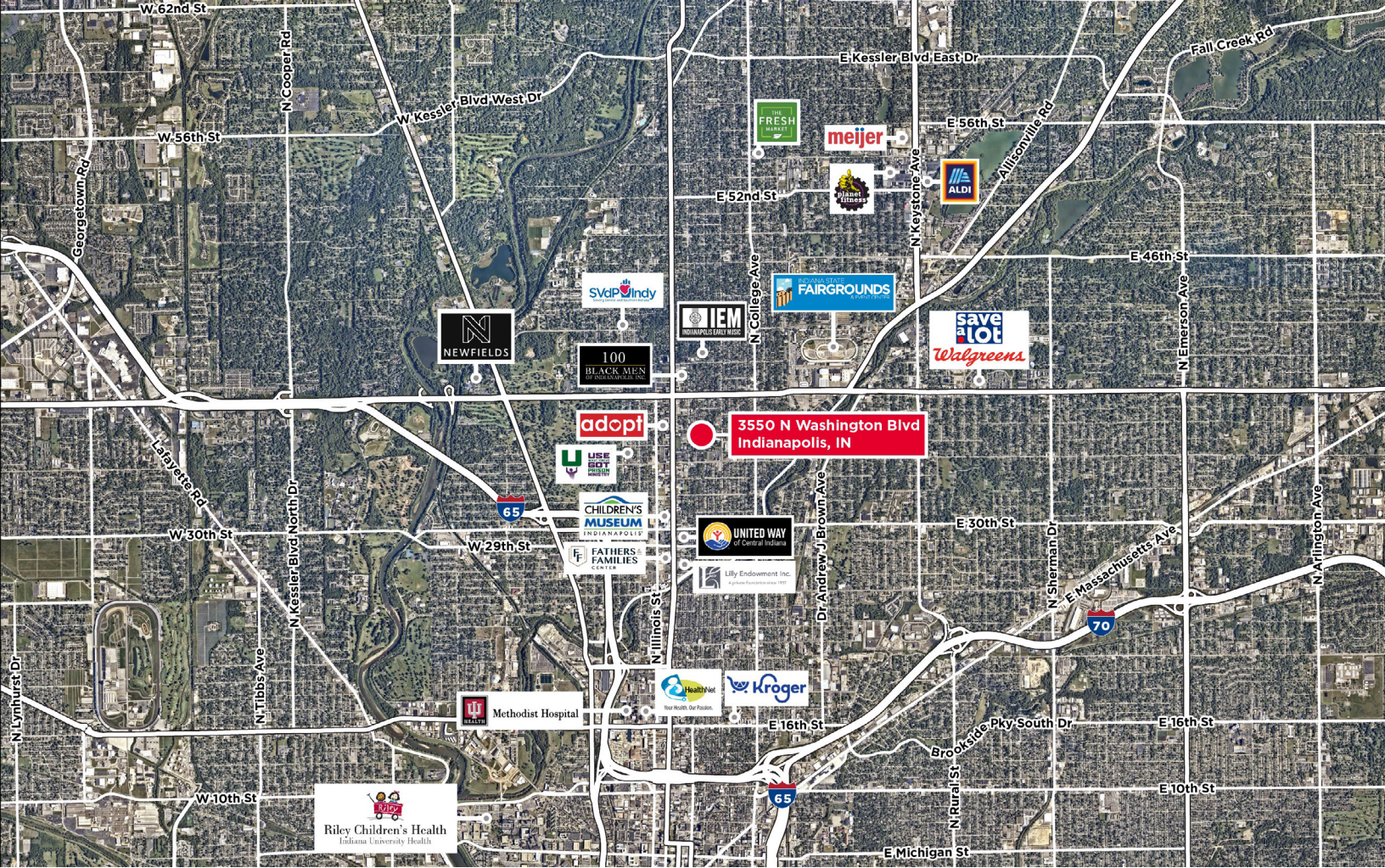


**3550 N. WASHINGTON BLVD.
INDIANAPOLIS, IN 46205**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population:	16,945	103,641	282,949
Households:	7,538	45,752	122,140
Employees:	8,037	51,204	182,413
Avg. HH Income:	\$88,732	\$99,272	\$93,933

- 10-minute drive to Downtown Indy
- 11-minute drive to Broad Ripple
- 20-minute drive to Indianapolis Airport
- Over 100 lodging/hotel options within 10-mile radius
- Less than 2 miles to Interstate 65/70 access

AMENITIES MAP





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