



FOR LEASE

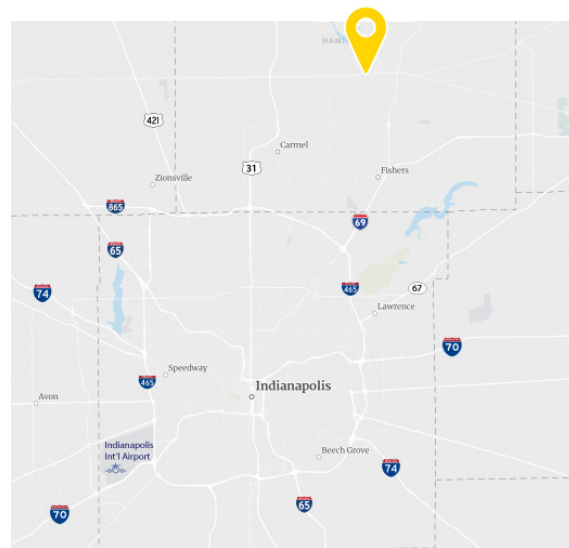
455 Sheridan Road

Noblesville, IN

Turnkey dental office | Fully equipped & ready for immediate use

Property Highlights

- Total Building SF: 3,420
- 4 fully equipped operatories with modern rear-delivery systems
- 3 dedicated hygiene rooms
- Abundant natural light with exterior windows in all operatories and hygiene rooms
- Digital panoramic X-ray system
- Central nitrous oxide system plumbed throughout
- Central air compressor and vacuum system
- Sterilization center with separate laboratory
- Lease rate: \$16.00 / SF NNN



Megan Martin

+1 317 713 2174

megan.martin@colliers.com

Tim Norton

+1 317 713 2136

tim.norton@colliers.com

Colliers Indianapolis
colliers.com

Building Floor Plan



455 Sheridan Road, Noblesville, IN

Interior Photos



Nearby Amenities



Why Noblesville & Hamilton County

\$143K+

Average Household Income

125K+

Residents within 15 Minutes

#1

Best County to Live
in Indiana
Niche.com 2023

#6

Best Counties to Buy a
Hous in America
Niche.com 2023

#7

Best Public Schools
in the United States
Niche.com 2023



Hamilton County
consistently ranked
among the best places
to live and Wealthiest
County in Indiana and
the United States

42.6%

Projected 10-Yr Job Growth
U.S. Avg = 33.5%

62.6%

Home Appreciation Last 5 yrs
U.S. Avg = 57.0%

2.7%

Projected Population Growth
Over the Next 5 Years
ESRI BLS U.S. Census

#8

Healthiest County
in America
U.S. News & Worldwide
Report 2023