



FOR SALE OR LEASE

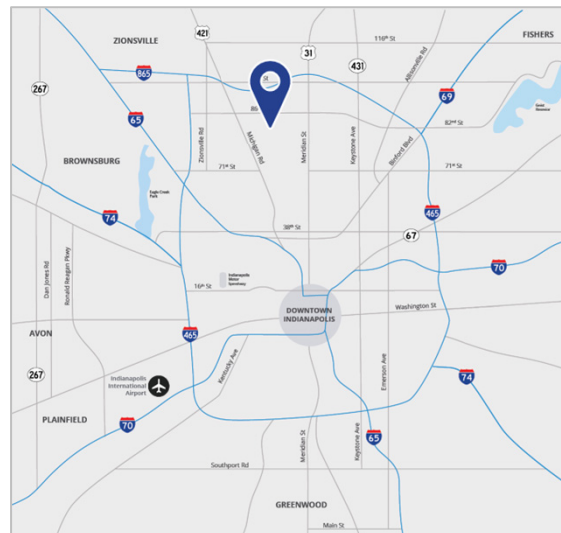
8081 Township Line Rd

Indianapolis, IN

Medical ACS, Office & Lab Space

Property Highlights

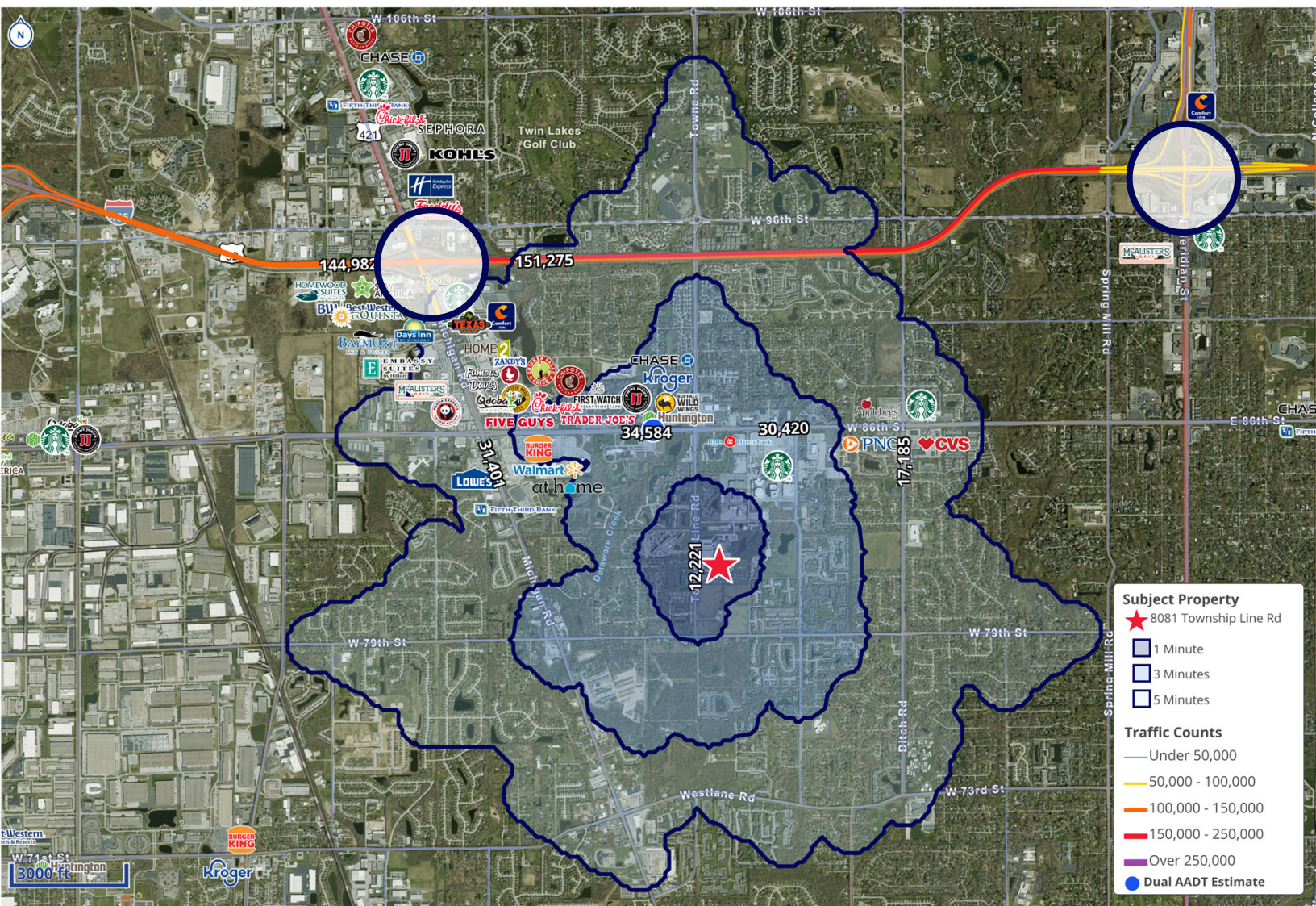
- 34,453 SF building
- 18,815 SF available for lease – 1st floor former **ambulatory surgery center**
- Located on the southwest quadrant of Ascension / St Vincent Hospital Campus, currently undergoing a \$400 million redevelopment
- Ample parking
- Exterior building signage available
- **Lease Rate - \$22.50 / SF Modified Gross**
- **Sale Price - \$3,500,000**



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North Building Exterior



Site & Building Specs	
Total Building Area	34,453 SF
Year Built	1992
Site Area	0.57 acres
Parking	4.5 / 1,000
Zoning	HD – 2
Construction	Steel with masonry

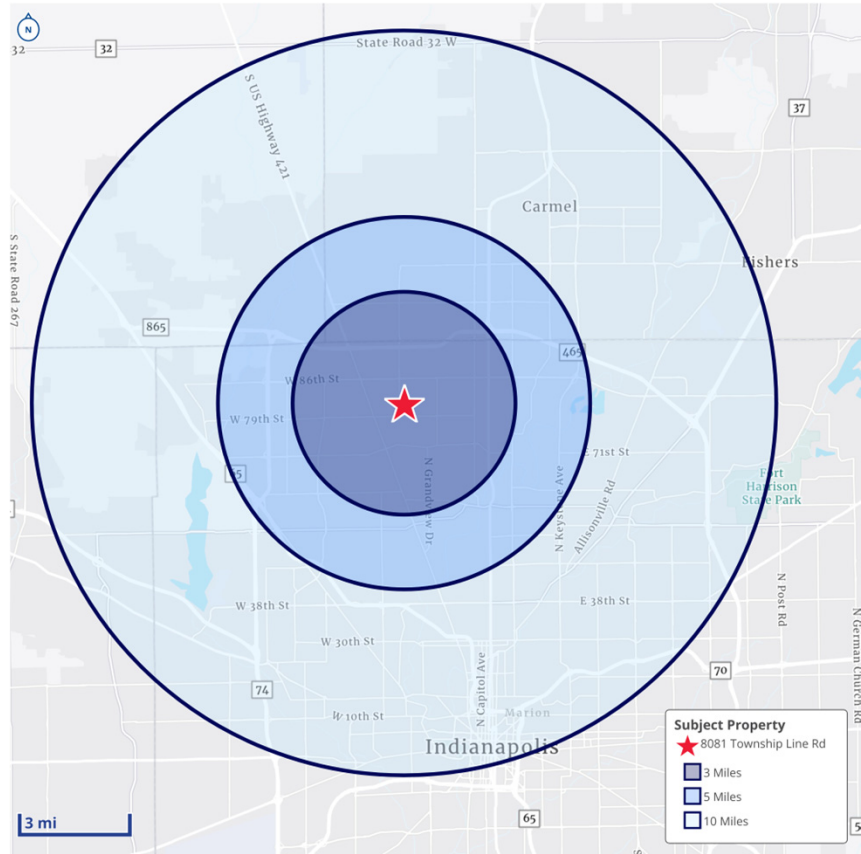
Lease Availability		
Suite	Available SF	Features
100	18,815 - with expansion capabilities	• Formally an ambulatory surgery center and is divisible
200	14,802	• Leased – Ascension Health through 2/28/2029



South Building Exterior

DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population 2026	66,590	169,899	694,686
Population Projected 2031	66,816	173,472	717,461
Daytime Population	96,441	230,484	854,843
Average HH Income	\$118,858	\$140,558	\$127,005
Total Households 2026	29,073	73,614	292,471
Households Project 2031	29,366	75,718	303,887
Education			
Bachelor's / graduate / prof degree	47%	57%	52%
Some college	26%	23%	22%
High school graduate	19%	15%	19%
No high school diploma	8%	5%	7%
Businesses			
Total Businesses	3,403	8,842	30,567
Total Employees	62,953	137,801	463,431
Employment			
White collar	69%	74%	71%
Blue collar	19%	16%	17%
Services	12%	11%	11%
Unemployment rate	3.8%	3.3%	4.0%



Location

- Located on the southwest side of the Ascension / St Vincent hospital campus, currently undergoing a \$400 million redevelopment.
- The building is centrally located on West 86th Street which is the major northside of Indianapolis east / west thoroughfare.
- The building is just minutes from Meridian Street interchange at I-465 and minutes from the Michigan Road and I-465 interchange.
- 20 minutes to downtown Indianapolis, 15 minutes to northern Indianapolis / Carmel residential communities.