

MEDICAL OFFICE FOR LEASE

7855 S. EMERSON AVENUE

7855 S. Emerson Avenue, Suite H, Indianapolis, IN 46237



OFFERING SUMMARY

AVAILABLE SF:	4,100 SF
LEASE RATE:	\$15.50 NNN
BUILDING SIZE:	4,100
ZONING:	ZO01
MARKET:	Indianapolis
SUBMARKET:	South Indianapolis

PROPERTY OVERVIEW

Terrific medical office space immediately available. This 3,600 square foot space is very nice for patient access and has great visibility and parking. The waiting room is spacious and has a very functional front office layout. The nurses station is a large open area with countertops and cabinets and has access to both hallways and exam rooms. There are 9 exam rooms, 2 restrooms and a staff breakroom. The space can be subdivided if necessary. You won't find a better location for medical office space on the southside!

PROPERTY HIGHLIGHTS

- Located 1 block North of Franciscan St. Francis Health
- 1,000 to 4,100 Square Feet
- 9 Exam Rooms
- 2 Restrooms
- Large Nurses Station
- Functional Front Office and Checkout Areas
- Large Waiting Room

KW COMMERCIAL
11550 N. Meridian Street
Carmel, IN 46032

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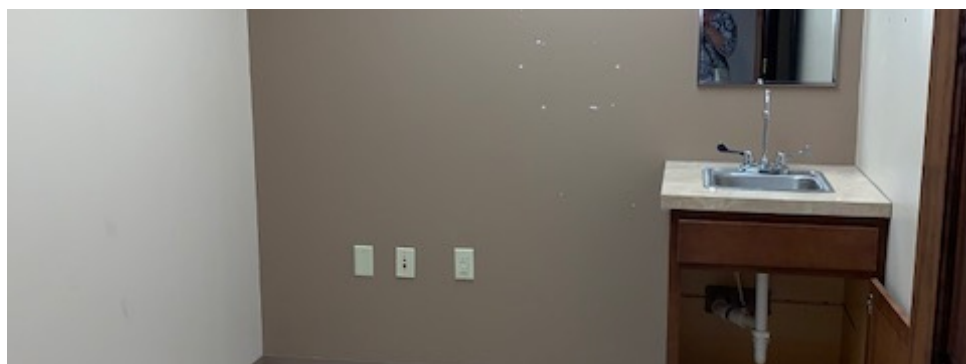
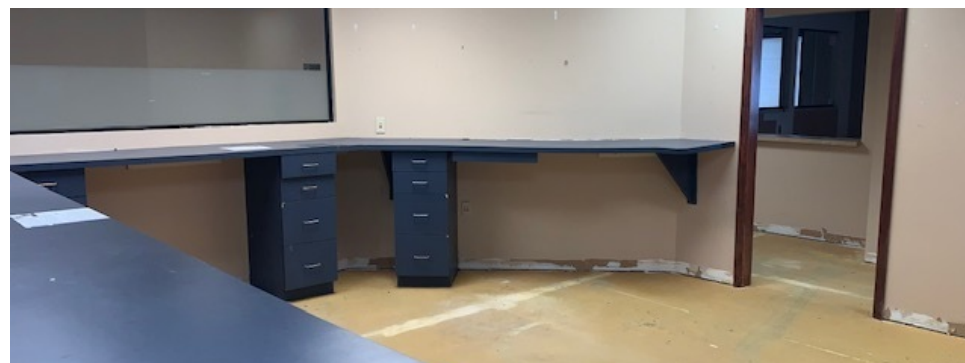
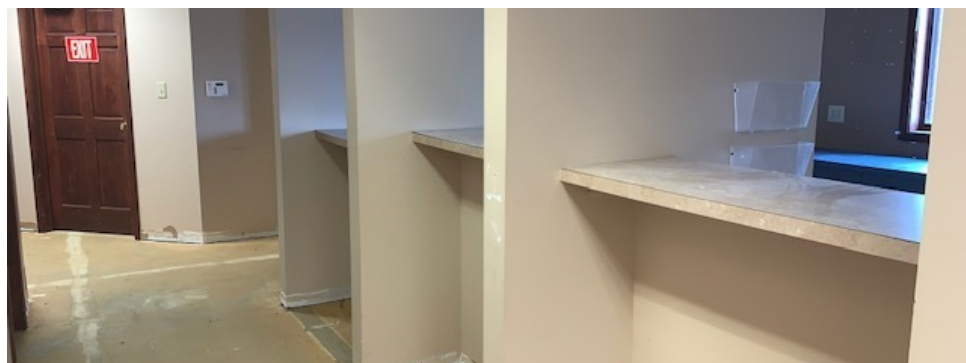
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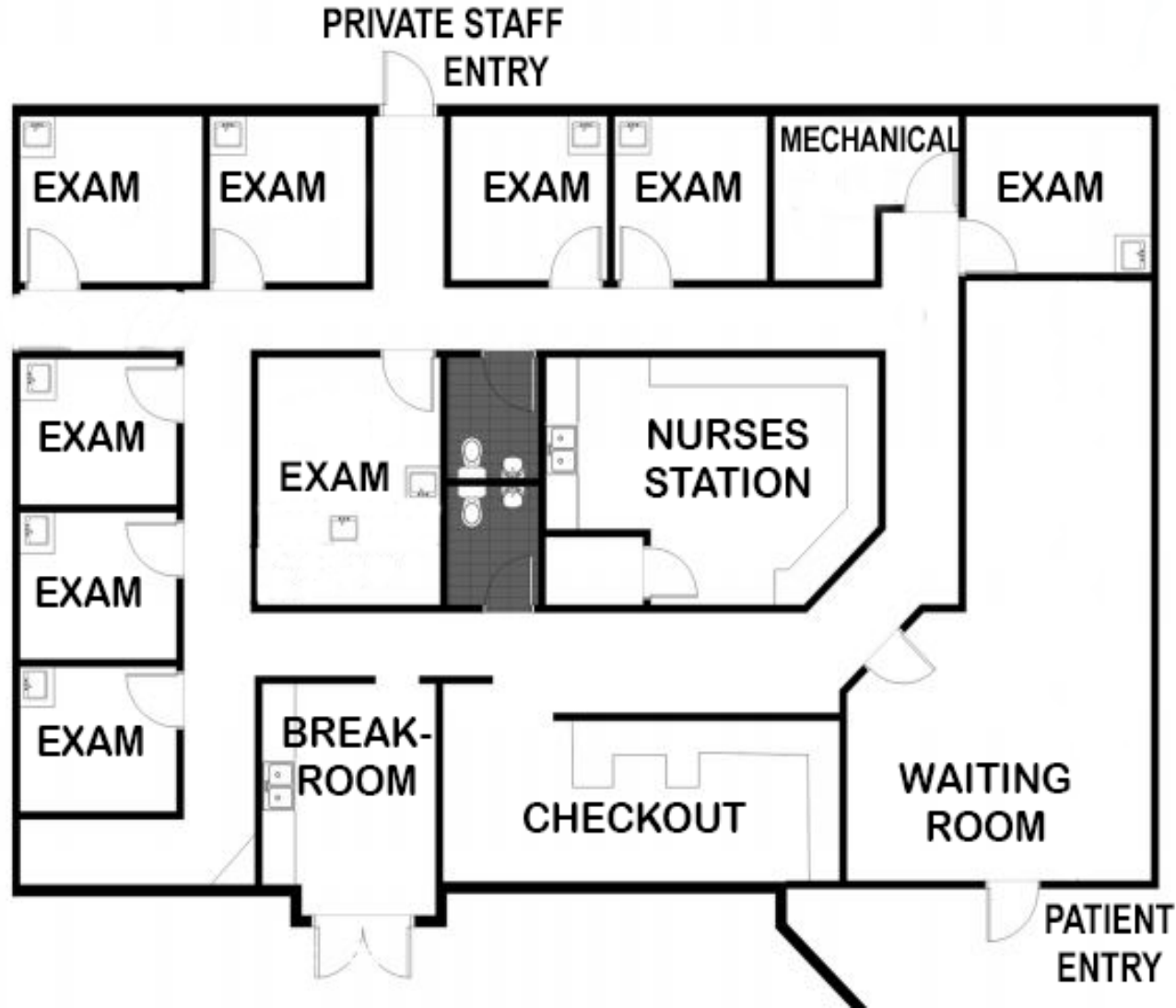
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