

SHORE TERRACE

MEDICAL CENTER

FOR LEASE

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39°49'45.2"N 86°16'53.4"W

6855 SHORE TERRACE, INDIANAPOLIS, IN 46254

DETAILS

YEAR BUILT/RENO

2002 | 2020

PARKING RATIO

162 Spaces (3.8 spaces per 1,000 SF)

RENTABLE SQUARE FEET

±43,000

APN

49-05-14-138-015.000-600

STORIES

Two

USE CODE / ZONING

Park District (PK2)

THE PROPERTY

BrightPoint Real Estate is pleased to present the exclusive lease offering of Shore Terrace Medical Center, a 43K SF multi-tenant medical office building on 3.05 acres, located in Indianapolis, Indiana. This two-story building constructed in 2002, and significantly renovated in 2020, is situated in the northwest area of Indianapolis and nestled between the prominent Rehabilitation Hospital of Indiana and IU Health Methodist Medical Plaza.

This easily accessible location, directly off Interstate 465 and 74 gives the property quick access to the rest of Indianapolis and to an abundance of hospitals and credit health systems in the area. **Within a 10-mile radius of the property are 8 hospitals with 3, distinct health systems, including IU Health, Eskenazi, and Ascension, that account for over 2,800 beds.** As the premier MOB in the immediate area, the asset benefits from being occupied by three credit tenants, Centria, Fresenius Kidney Care and Help at Home (Moody's: B2), with long term lease commitments at the property.



HIGHLIGHTS

PREMIER BUILDING & WELL-LOCATED

Shore Terrace Medical Center is the premier medical office building in the immediate area and located just off Interstate 465 and Interstate 74.

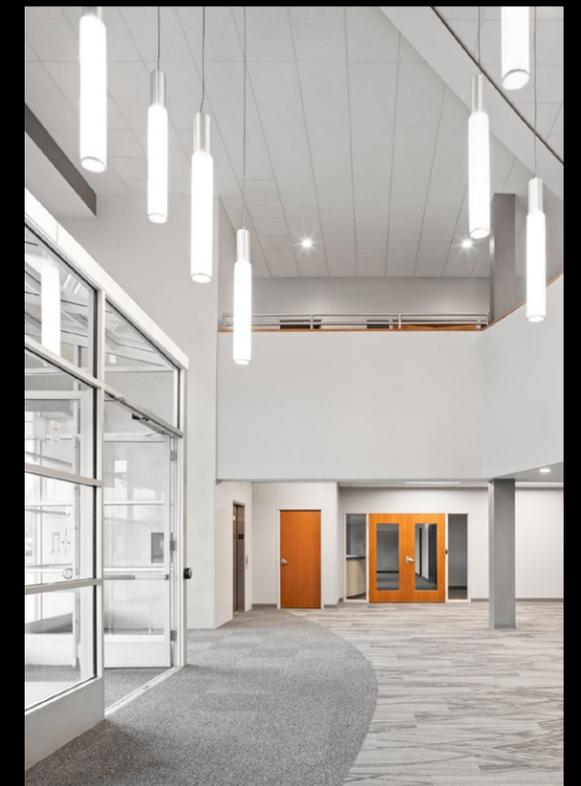
Located within a medical park, the asset sits directly between IU Health Methodist Medical Plaza and Rehabilitation Hospital of Indiana.

RECENTLY RENOVATED

Extensive common area renovations since 2019, totaling over \$500K, including:

- » Two new HVAC units
- » Completely resealing the building
- » Lobby Renovation
- » Building Access System Upgrades
- » Window Repairs
- » Parking Lot Resurfacing
- » Window Upgrades
- » New Water Heater Installation

- » Building Size: 45,437 SF
- » Available for Lease ±5,150 RSF
- » Located at 38th Street & I-465
- » 2 miles from Eskenazi Health Center
- » Large floor plans available
- » Only half a mile from Methodist Medical Plaza, IU Health Physicians Primary Care and Rehabilitation Hospital of Indiana
- » High-traffic residential area with easy access to I-465
- » Light, open, 2-story Atrium
- » Ample parking
- » Modern aesthetic

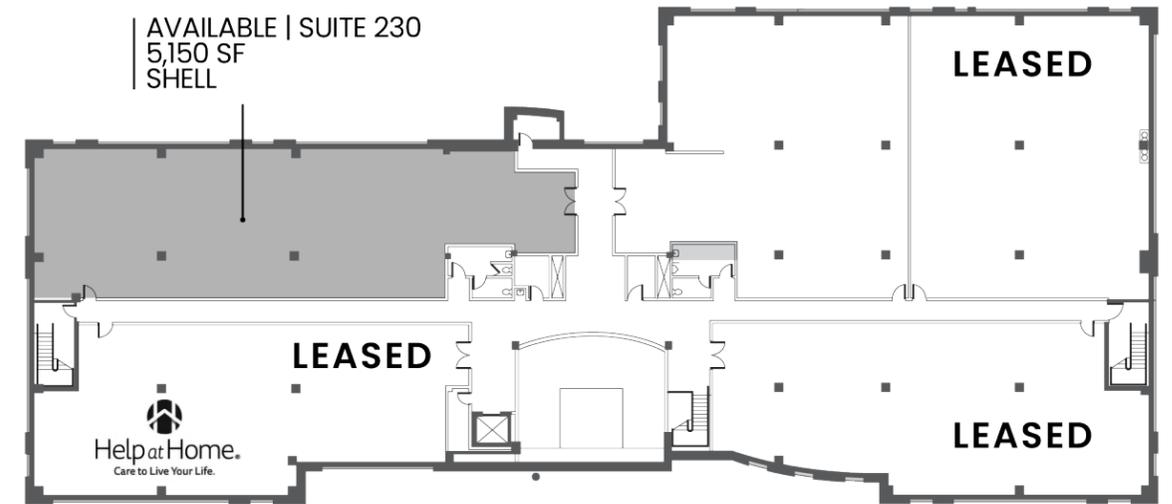


FIRST FLOOR



1ST FLOOR PLAN SPACES
 SUITE 120 - 6,835 SF - LEASED
 SUITE 130 - 3,528 SF - LEASED
TOTAL - 10,363 SF

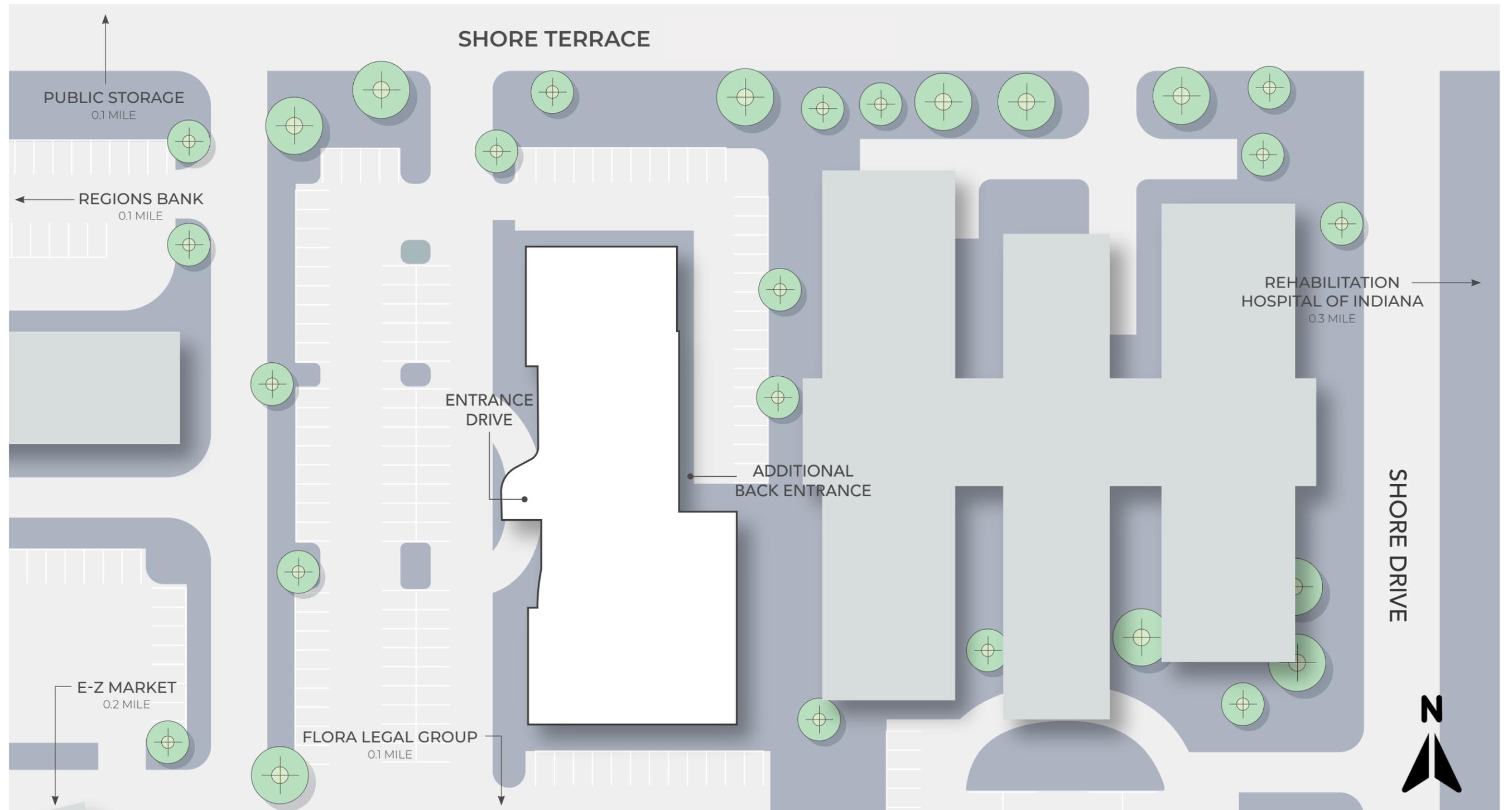
SECOND FLOOR



2ND FLOOR PLAN SPACES
 SUITE 200 - 3,940 SF - LEASED
 SUITE 210 - 3,973 SF - LEASED
 SUITE 220 - 4,114 SF - LEASED
 SUITE 230 - 5,150 SF - AVAILABLE
TOTAL - 16,384 SF

AVAILABLE SUITES

SUITE 120	6,835 SQ. FT	LEASED
SUITE 130	3,528 SQ. FT	LEASED
SUITE 200	3,940 SQ. FT	LEASED
SUITE 210	3,973 SQ. FT	LEASED
SUITE 220	4,114 SQ. FT	LEASED
SUITE 230	5,150 SQ. FT	AVAILABLE



SITE PLAN

Shore Terrace Medical Center is the premier medical office building in the immediate area and located just off Interstate 465 and Interstate 74.

LOCATION

This easily accessible location, directly off Interstate 465 and 74 gives the property quick access to the rest of Indianapolis and to an abundance of hospitals and credit health systems in the area. Within a 10-mile radius of the property are 8 hospitals with 3 distinct health systems, including IU Health, Eskenazi, and Ascension, that account for over 2,800 beds.

IT'S ALL
IN THE
DETAILS





DEMOGRAPHICS

2022 Summary	1 mile	3 miles	5 miles
Population	18,421	92,835	201,969
Households	7,937	37,858	79,849
Families	3,783	20,926	47,106
Average Household Size	2.30	2.43	2.50
Owner Occupied Housing Units	2,332	16,848	41,814
Renter Occupied Housing Units	5,604	21,010	38,034
Median Age	31.9	33.7	34.9
Median Household Income	\$42,078	\$50,611	\$55,317
Average Household Income	\$59,112	\$70,194	\$77,496
2027 Summary	1 mile	3 miles	5 miles
Population	18,731	93,180	203,851
Households	8,040	37,988	80,537
Families	3,826	20,915	47,420
Average Household Size	2.31	2.43	2.50
Owner Occupied Housing Units	2,409	17,240	43,024
Renter Occupied Housing Units	5,630	20,748	37,512
Median Age	31.6	33.9	35.2
Median Household Income	\$46,327	\$58,885	\$64,612
Average Household Income	\$69,947	\$82,594	\$91,377
Trends: 2022-2027 Annual Rate			
Population	0.33%	0.07%	0.19%
Households	0.26%	0.07%	0.17%
Families	0.23%	-0.01%	0.13%
Owner Households	0.65%	0.46%	0.57%
Median Household Income	1.94%	3.07%	3.16%

5 - MILE HIGHLIGHTS

KEY FACTS

201,969
POPULATION

34.9
MEDIAN AGE

2.5
AVG. HH SIZE

BUSINESSES

 **4,951**
TOTAL
BUSINESSES

 **71,003**
TOTAL
EMPLOYEES

60%
White Collar

27%
Blue Collar

13%
Services

INCOME

 **\$77,496**
AVERAGE
HH INCOME

 **\$30,803**
PER CAPITA
INCOME

 **\$69,033**
MEDIAN
NET WORTH

THE NEIGHBORHOOD



IU HEALTH
WEST HOSPITAL



METHODIST
MEDICAL PLAZA



ORTHOINDY
FOUNDATION YMCA



ORTHOINDY
WEST HOSPITAL



REHABILITATION
HOSPITAL OF INDIANA



DOWNTOWN
INDIANAPOLIS



GO APE TREETOP
ADVENTURE COURSE



EAGLE
CREEK PARK



INDIANAPOLIS
AIRPORT



LUCAS OIL
STADIUM



GAINBRIDGE
FIELDHOUSE



INDIANAPOLIS
FEDEX HUB



CHILDREN'S MUSEUM
OF INDIANAPOLIS



EAGLE CREEK
AIRPORT



EAGLE CREEK
GOLF COURSE



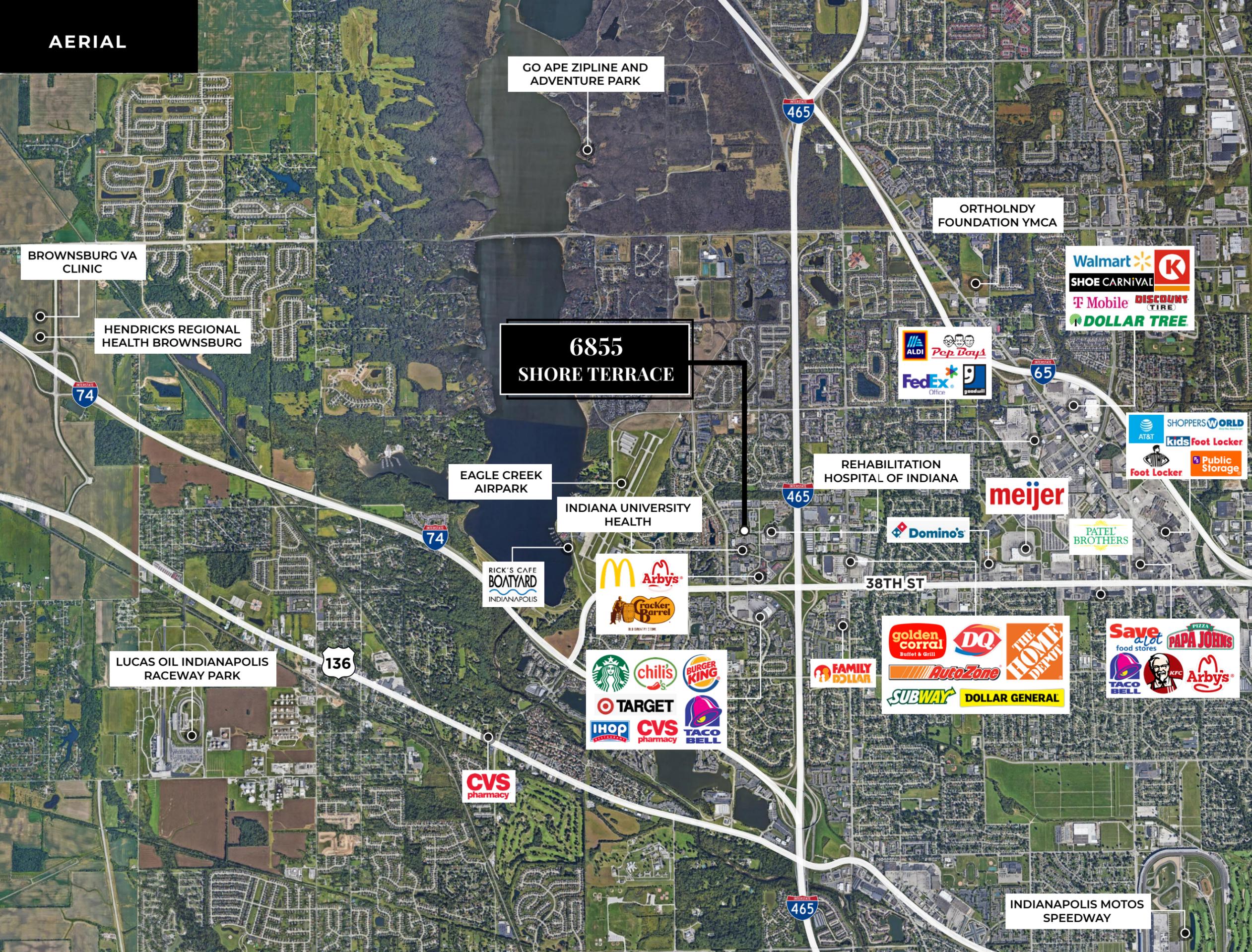
EAGLE CREEK
RESERVOIR



INDIANAPOLIS
MOTOR SPEEDWAY



LUCAS OIL INDIANAPOLIS
RACEWAY PARK



**6855
SHORE TERRACE**

MAJOR RETAILERS



- MCDONALDS
- STARBUCKS
- TACO BELL
- BURGER KING
- IHOP
- ARBY'S
- SUBWAY
- PAPA JOHNS
- KFC
- + MORE



- TARGET
- MEIJER
- THE HOME DEPOT
- SAVE A LOT
- DOLLAR GENERAL
- CIRCLE K
- DOLLAR TREE
- WALMART
- FAMILY DOLLAR
- DISCOUNT TIRE
- GOODWILL
- + MORE

BROWNSBURG VA CLINIC

HENDRICKS REGIONAL HEALTH BROWNSBURG

GO APE ZIPLINE AND ADVENTURE PARK

ORTHOLNDY FOUNDATION YMCA

EAGLE CREEK AIRPARK

INDIANA UNIVERSITY HEALTH

REHABILITATION HOSPITAL OF INDIANA

RICK'S CAFE BOATYARD INDIANAPOLIS

38TH ST

LUCAS OIL INDIANAPOLIS RACEWAY PARK

INDIANAPOLIS MOTOS SPEEDWAY

CVS pharmacy



meijer

Domino's

PATEL BROTHERS

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