

**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

42,627

APN

49-05-14-138-015.000-600

STORIES

Two

USE CODE / ZONING

Park District (PK2)

# The Property

BrightPoint and CARMEN 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 two credit tenants, Fresenius Kidney Care (Moody's: B3), and Help at Home (Moody's: B2), with long term lease commitments at the property.

- » Building Size: 45,437 SF
- » 26,747 RSF Available For Lease
- » Max contiguous: 16,384 RSF
- » Min divisible: 2,000 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

# 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.

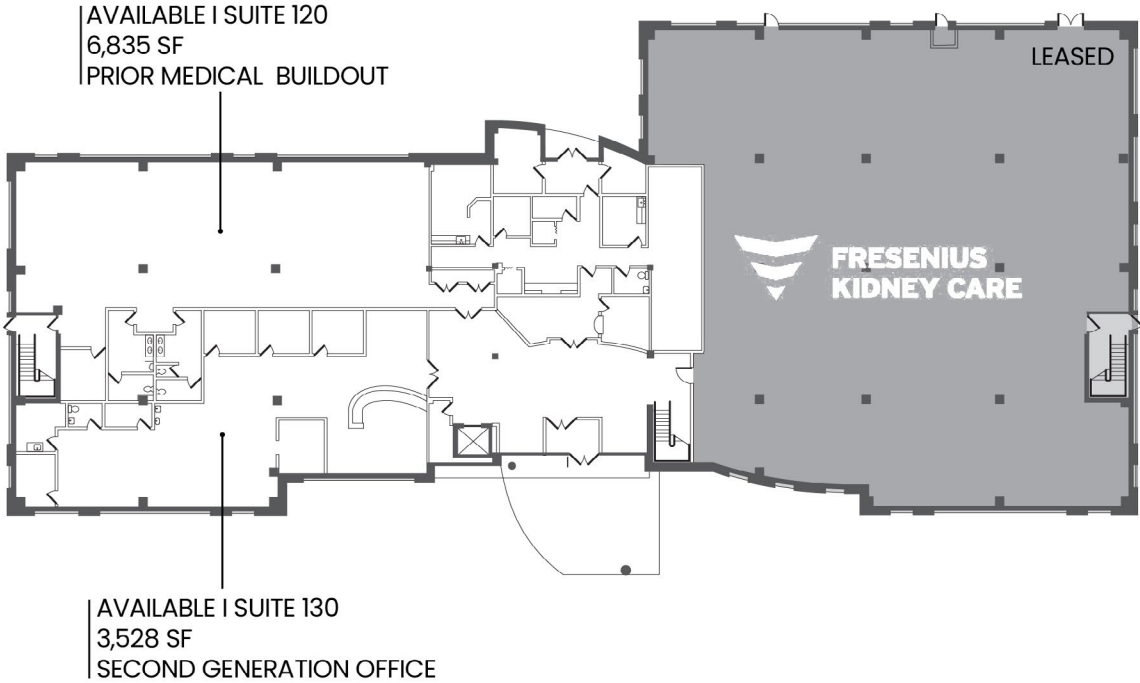
RECENTLY RENOVATED

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



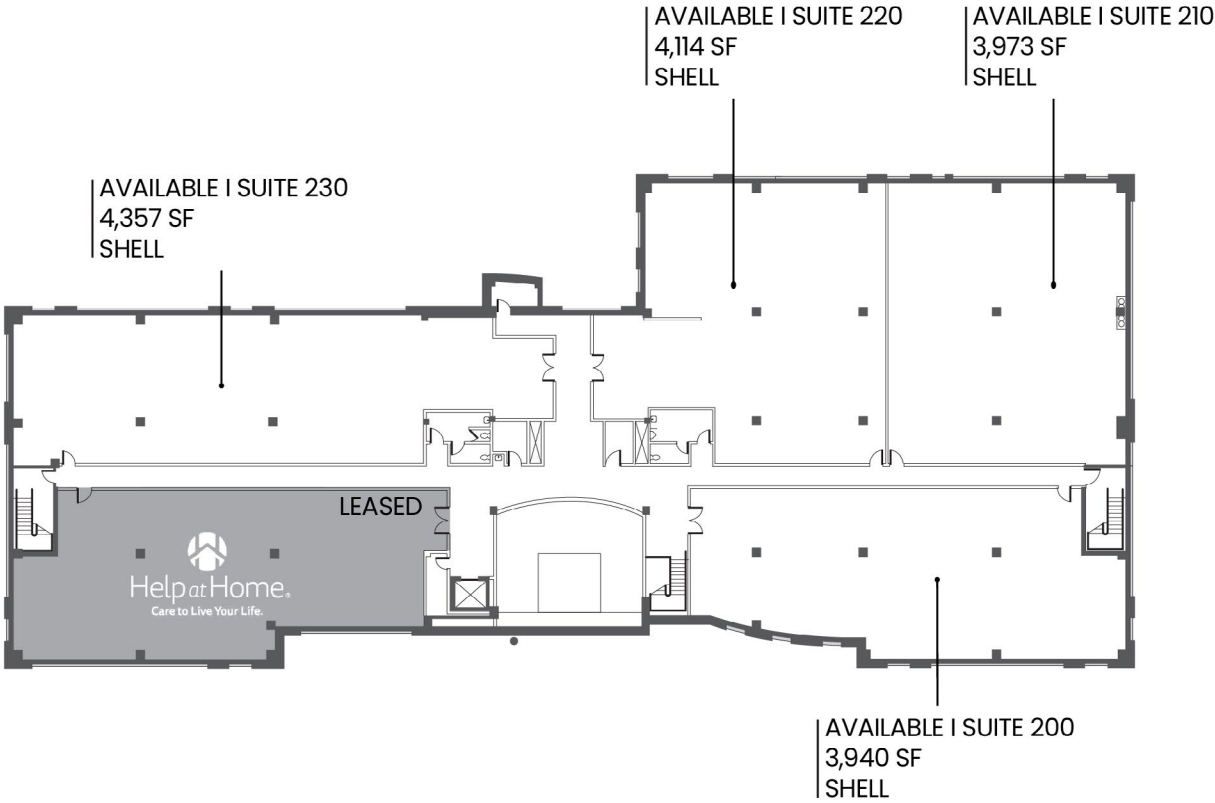
FIRST FLOOR



**1ST FLOOR PLAN SPACES**

SUITE 120	6,835 SF
SUITE 130	3,528 SF
TOTAL	10,363 SF

SECOND FLOOR

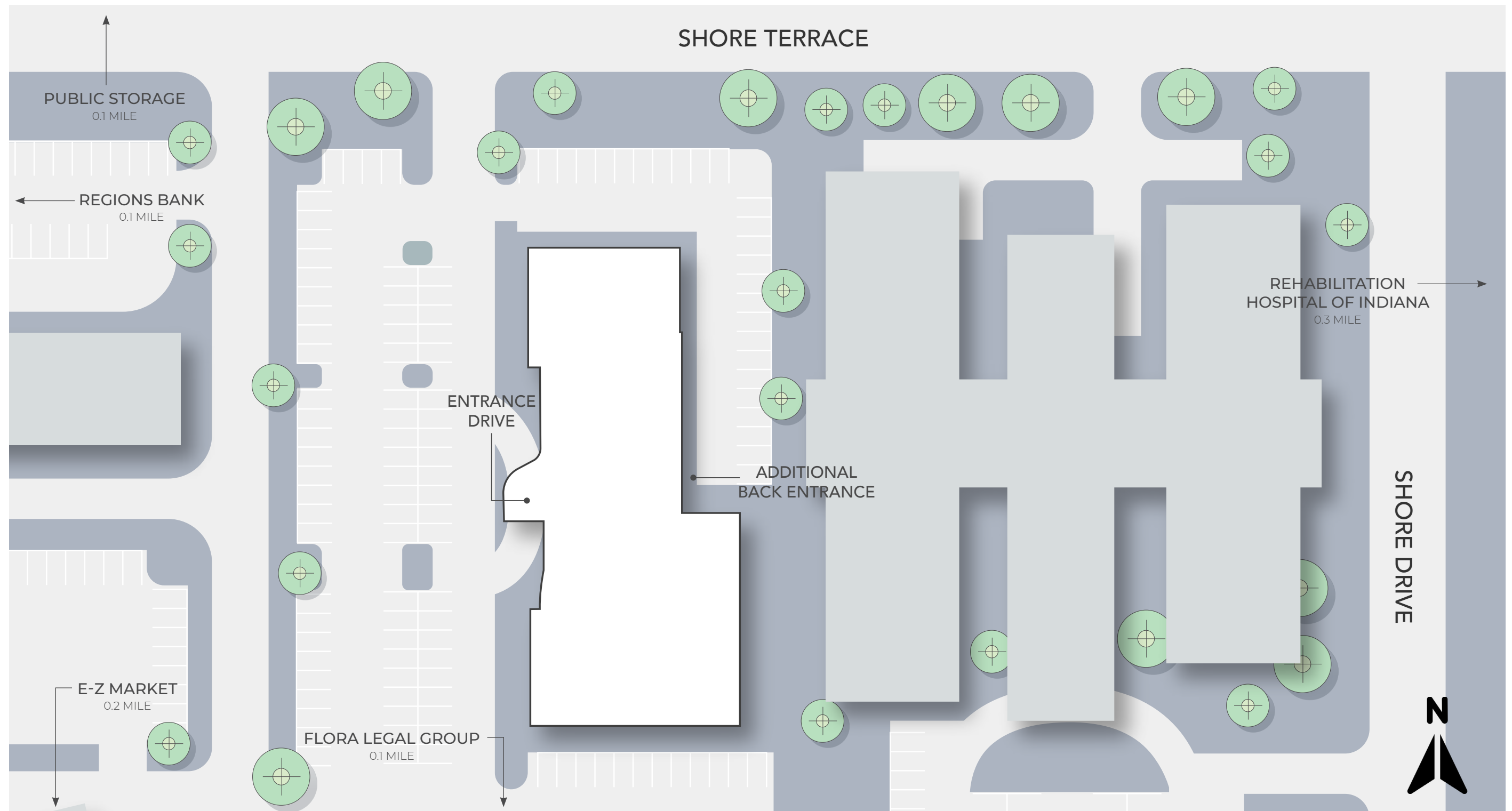


**2ND FLOOR PLAN SPACES**

SUITE 200	3,940 SF
SUITE 210	3,973 SF
SUITE 220	4,114 SF
SUITE 230	4,357 SF
TOTAL	16,384 SF

AVAILABLE SUITES

S U I T E 1 2 0	6,835 SQ. FT
S U I T E 1 3 0	3,528 SQ. FT
S U I T E 2 0 0	3,940 SQ. FT
S U I T E 2 1 0	3,973 SQ. FT
S U I T E 2 2 0	4,114 SQ. FT
S U I T E 2 3 0	4,357 SQ. FT



## 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

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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



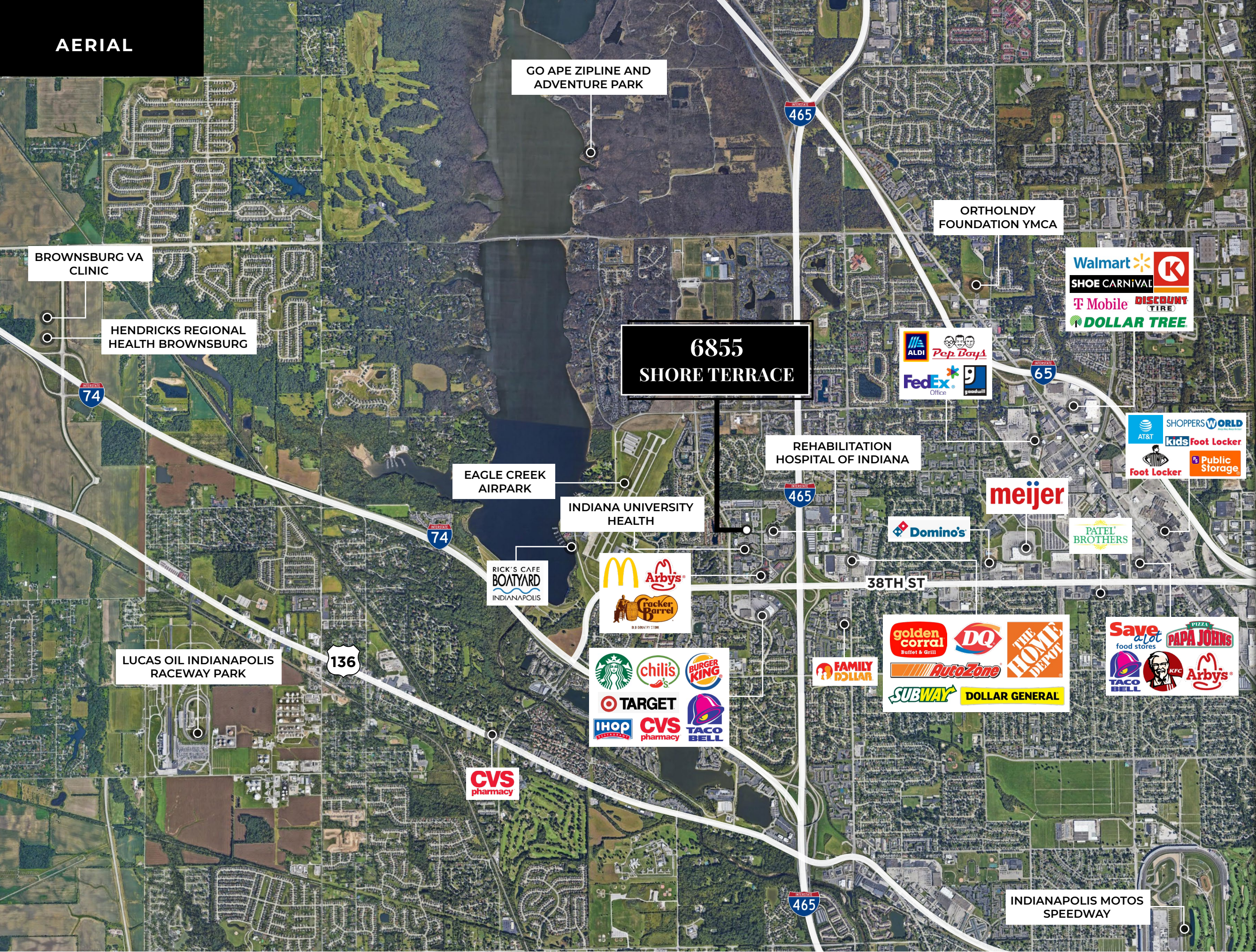
EAGLE CREEK  
RESERVOIR



INDIANAPOLIS  
MOTOR SPEEDWAY



LUCAS OIL INDIANAPOLIS  
RACEWAY PARK



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

## CONTACT US

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