

# SHORE TERRACE

MEDICAL CENTER

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## AVAILABLE

CLASS A MEDICAL OFFICE

6855 SHORE TERRACE,  
INDIANAPOLIS, IN 46254

## PROPERTY HIGHLIGHTS

BUILDING SIZE **45,437 SF**

AVAILABLE **26,747 RSF** (MAX CONTIGUOUS: **16,384 RSF**)

OCCUPANCY **37.3%**

YEAR BUILT **2002**/RENOVATION **2020**

NEW HVAC UNITS

162 PARKING SPACES

UPGRADED BUILDING ACCESS

RESURFACED PARKING LOT

UPGRADED WATER HEATERS

RENOVATED LOBBY

# DEMOGRAPHICS

TOTAL POPULATION	5mi	7mi	MSA
TOTAL POPULATION 2022	193,593	351,529	2,130,739
45-64 HOUSEHOLDS 2022	26,662	47,475	297,693
75+ POPULATION 2022	9,438	17,637	127,338

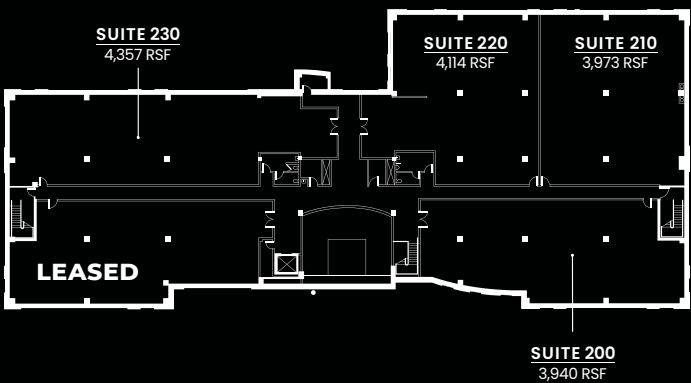


# LEASE OUTLINE DRAWING

FIRST FLOOR SUITES AVAILABLE



SECOND FLOOR SUITES AVAILABLE

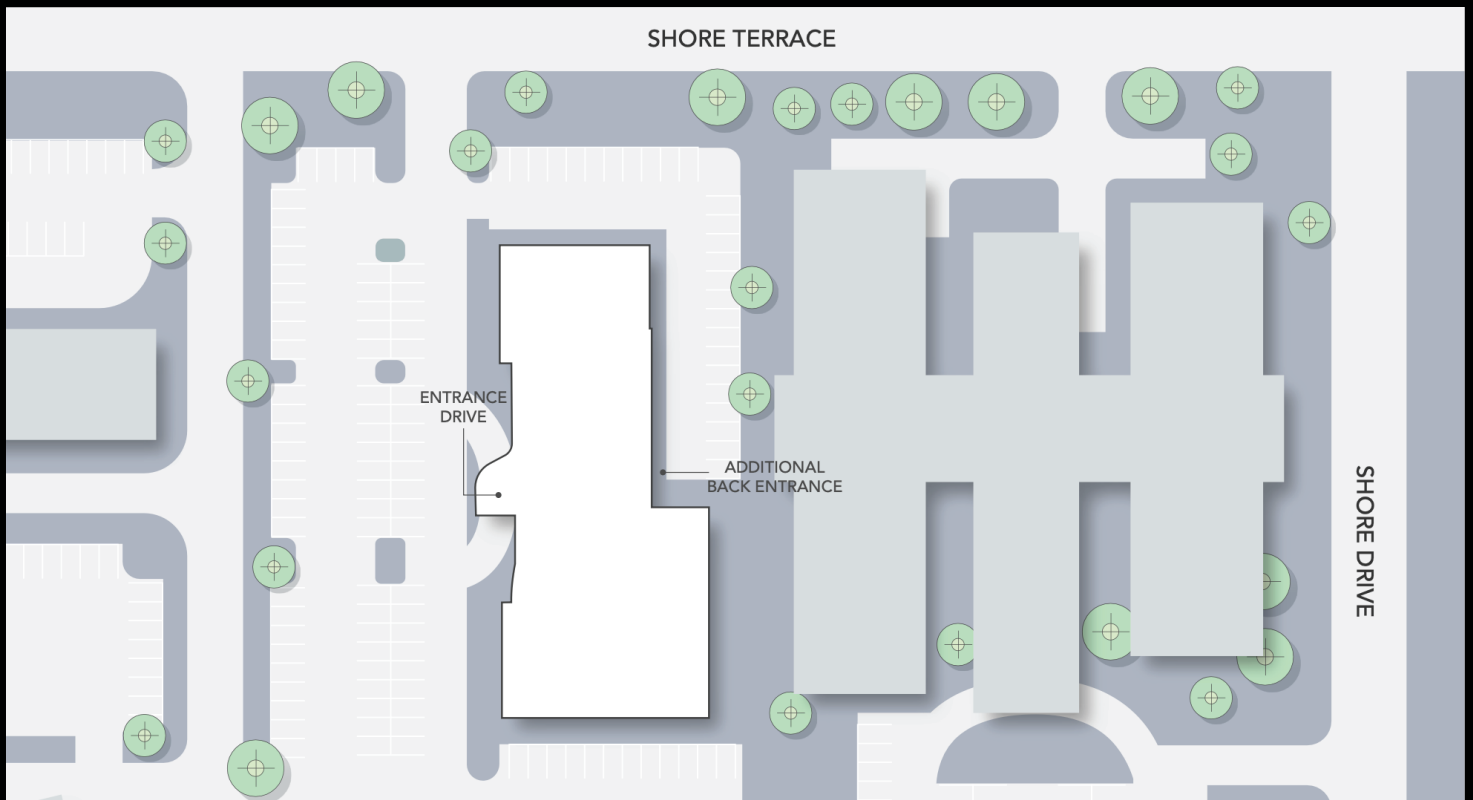


# MAJOR MEDICAL USERS IN MARKET

- ESKENAZI HEALTH CENTER
- METHODIST MEDICAL PLAZA
- IU HEALTH PHYSICIANS PRIMARY CARE
- REHABILITATION HOSPITAL OF INDIANA



# SITE PLAN



## 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.

**BRIGHTPOINT**  
REAL ESTATE

**CARMEN**

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