

MEDICAL OFFICE FOR LEASE



100 TOWN CENTER SOUTH ROAD
MOORESVILLE, IN 46158

RENTAL RATE: \$15/SF - NNN

Lease Space Available at 100 Town Center, Mooresville, IN

Looking for the perfect location for your medical or professional practice? 100 Town Center offers premier office spaces designed to meet the needs of healthcare providers and professionals. Conveniently located in the heart of Mooresville, this medical office building provides an ideal environment to grow your practice and serve the community.

Building Highlights

- Proximity to Major Healthcare Facilities: Located just minutes from Franciscan Health Mooresville, a leading hospital offering a full range of medical services, including emergency care, surgery, and specialized treatment centers. This ensures convenience for both your staff and patients and facilitates collaboration with nearby healthcare professionals.
- Prime Location: Situated just off State Road 67 with easy access for patients and clients.
- Zoning: HD2
- Professional Atmosphere: Medical-focused building designed to support healthcare professionals and their teams.
- Ample Parking: Convenient parking options for staff and patients.
- Flexible Use: Spaces can accommodate various medical or professional services with customization options available.



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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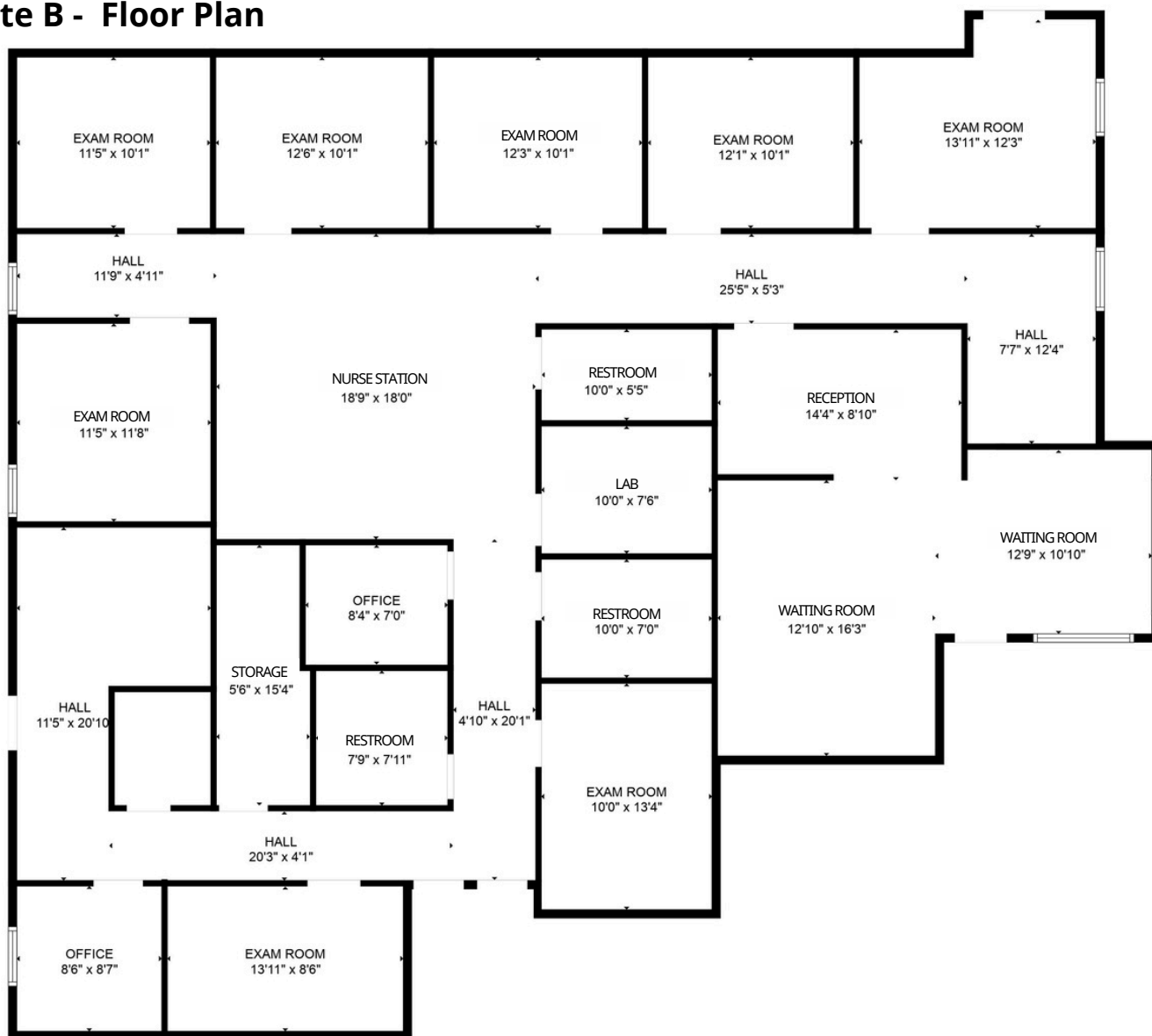


Suite B

- Size: 3,274 sq. ft.
- Rate: \$15/sq. ft.
- Features: Currently configured as a gynecology office, this spacious suite includes a flexible layout ideal for larger practices. The setup includes multiple exam rooms, a waiting area, and private offices.



Suite B - Floor Plan



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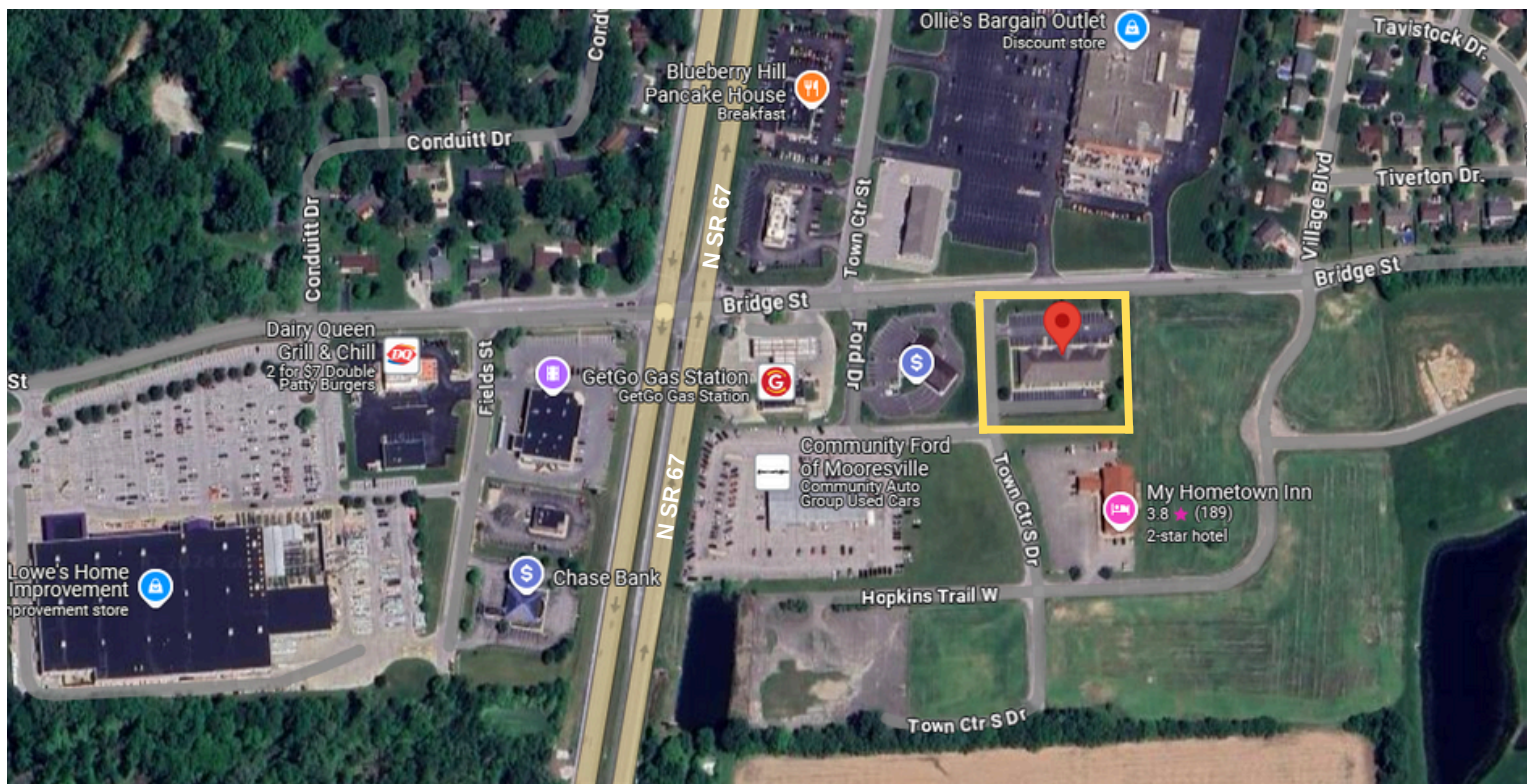
LOCATION OVERVIEW

100 Town Center Blvd, Suite B, Mooresville, IN 46158

Strategically located in Mooresville's primary commercial corridor, this property offers exceptional accessibility and visibility for both medical and professional tenants. Just off State Road 67, the site provides direct connectivity to Indianapolis, Plainfield, and Martinsville—making it a convenient destination for patients, clients, and staff alike.

Key Area Highlights:

- Less than 30 minutes to downtown Indianapolis
- Minutes from Franciscan Health Mooresville
- Surrounded by national retailers, local businesses, and professional services
- High daytime population and strong traffic counts
- Easy access to I-70, SR 144, and Indianapolis International Airport



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