

# MEDICAL OFFICE SPACE FOR LEASE

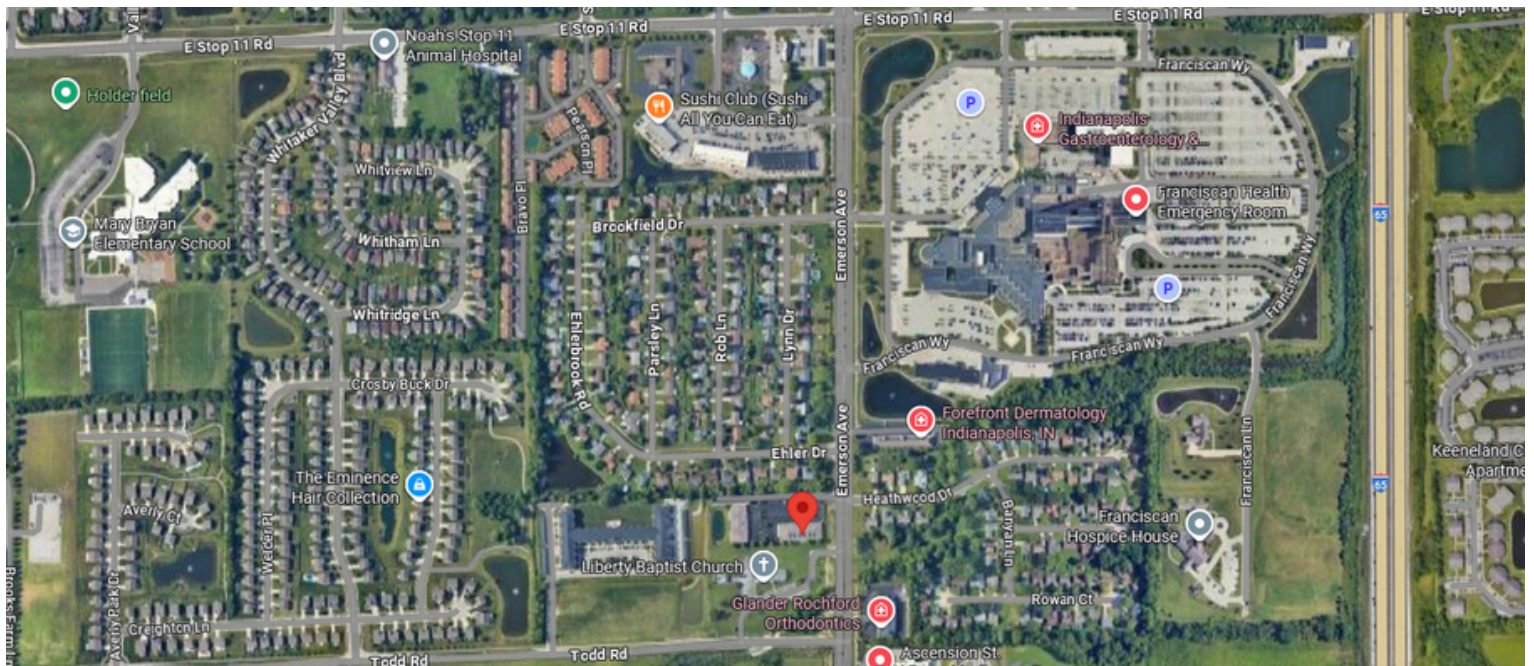


**8360 SOUTH EMERSON AVE.**  
INDIANAPOLIS, INDIANA 46237

**2<sup>ND</sup> FLOOR - \$12/SF - GROSS**

## High-Visibility Second-Generation Medical Space

Situated in a vibrant medical and commercial corridor, 8360 S Emerson Avenue offers prime access to the communities of Indianapolis and Greenwood. Just steps from Franciscan Health and surrounded by hospitals, specialty clinics, pharmacies, and a variety of retail and dining options, the property benefits from high visibility and easy connectivity. Its location provides an ideal setting for medical and professional tenants seeking to serve a thriving patient and client base.



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**MORGAN MATHAUER**

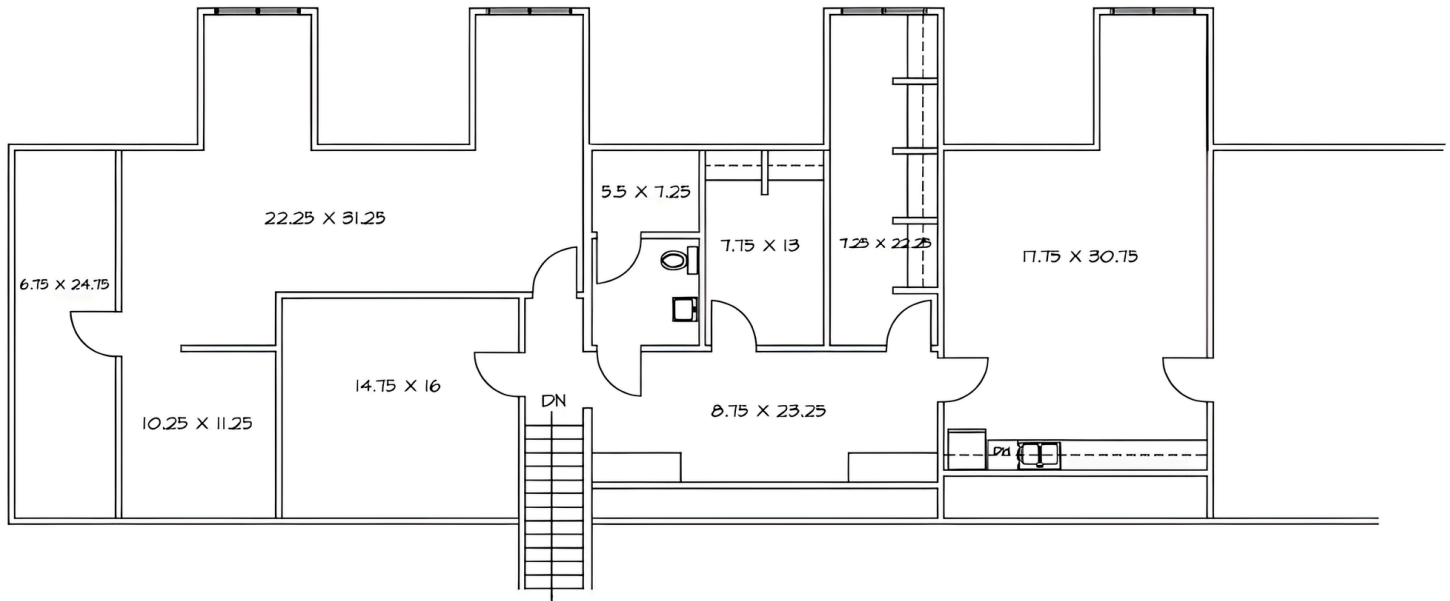
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**Second Floor Highlights:**

- **Size:** ±2,119 SF
- **Features:**
  - Meeting/conference room
  - Doctor/ Nurse lounge/office
  - Call center
  - Offices
  - Storage areas
  - Kitchenette/breakroom/ multi-purpose area
- **Lease Rate:** \$12/SF GROSS
- **Ideal For:** Administrative or support functions complementing medical services



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