

**FOR LEASE: Move-In Ready Medical Office
Near Franciscan Health**



8360 SOUTH EMERSON AVE.

INDIANAPOLIS, INDIANA 46237

1ST FLOOR - \$20/SF - NNN

2ND FLOOR - \$12/SF - GROSS



LOCATION OVERVIEW

25 Exam Rooms | Already Built | Save Hundreds of Thousands in Build Out Costs
Occupy this year!

Located at 8360 S Emerson Avenue in Indianapolis, this 7527 SF medical suite offers flexible leasing options tailored to meet diverse needs. Situated near Franciscan Health, the property enjoys excellent visibility and easy accessibility, serving both the Indianapolis and Greenwood communities. The surrounding area is a thriving commercial and medical corridor, featuring nearby hospitals, specialty clinics, pharmacies, and a wide range of retail amenities, including several restaurants.



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🌐 www.harwoodcommercialgroup.com

48 N Emerson Avenue, STE 300,
Greenwood, IN 46143 - United States
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- **Size:** ±7,527 SF
- **Features:**
 - ±25 Exam Rooms
 - ±5 Nurses Stations
 - Private Offices
 - Procedure Room & Lab Space
- **Lease Rate:** \$20/SF NNN
- **Ideal For:** Medical practices seeking move-in ready space



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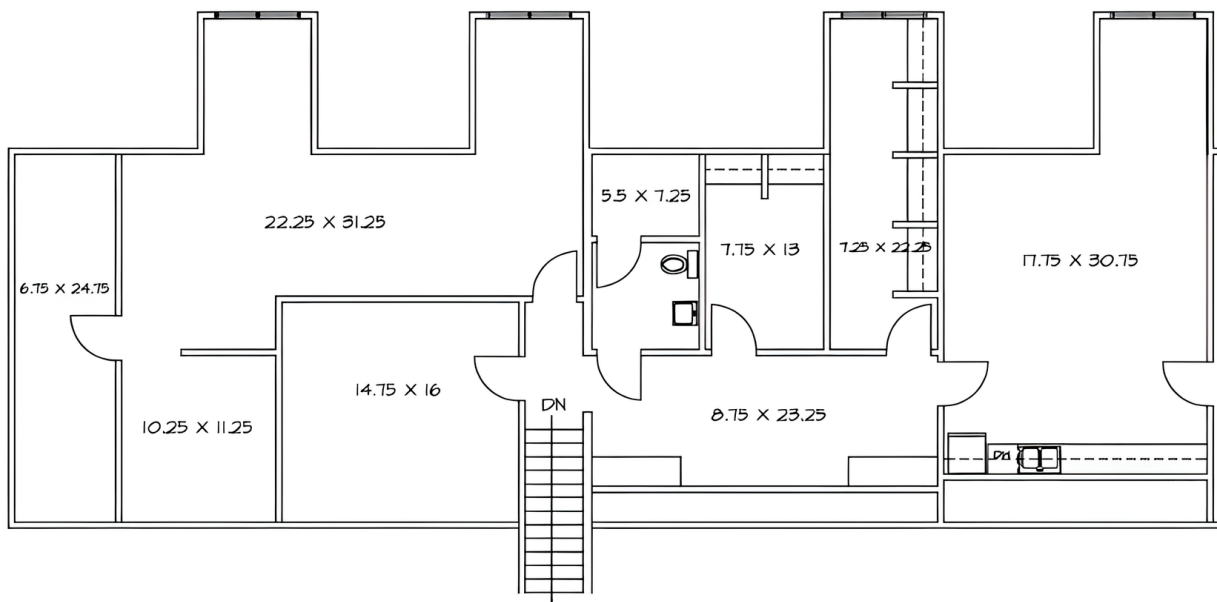
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Second Floor Highlights:

- **Size:** ±2,119 SF
- **Features:**
 - Meeting Conference room
 - Doctor/ Nurse Lounge/Office
 - Business Offices
 - Storage Areas
 - Kitchenette/Breakroom/ Multi-Purpose Area
- **Lease Rate Only:** \$12/SF GROSS
- **Ideal For:** Professional Office



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