

MEDICAL OFFICE SPACE FOR LEASE



8071 TOWNSHIP LINE ROAD

INDIANAPOLIS, INDIANA 46260

\$25/SF - FULL SERVICE

Nestled in a thriving medical hub, 8071 Township Line Rd offers exceptional proximity to Ascension St. Vincent Hospital. This premier professional medical building is zoned HD2, handicap accessible, offers ample parking and is ideal for healthcare providers, medical offices, laboratory, and related businesses looking to establish themselves in a highly accessible and reputable location.

Available Medical Office Suites:

- **Suite 100 – 2,416 sq. ft.**
 - Former a pediatric dental office with a ready layout for any dental or medical practice. Featuring patient-friendly space with treatment rooms, administrative areas, and a welcoming reception area.
- **Suite 105 – 2,393 sq. ft.**
 - A versatile suite with a large open space and four private offices. Perfect for medical practitioners, therapy centers, or administrative medical services needing a flexible floor plan.
- **Suite 110 – 1,743 sq. ft.**
 - This suite offers two expansive rooms, making it ideal for educational use such as training sessions, health seminars, or classroom-based activities. Adaptable to a variety of health-focused operations.
- **Suite 120 – 4,650 sq. ft.**
 - Formerly a lab, this spacious suite is perfect for research facilities, testing centers, or any health-related business requiring laboratory capabilities. Ample space to customize to your needs.

Asking Rate: \$25 Full Service

With the owner occupying the second floor, you'll benefit from responsive property management and a well-maintained environment. This is a unique opportunity to establish your practice or medical business in a high-visibility area with strong professional support. Don't miss out on this prime leasing opportunity! Contact us today to schedule a tour and explore how 8071 Township Line Rd can support your business growth!

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.



TERESA HARWOOD, CCIM

Cell: 317.354.5236
tharwood@kw.com

MORGAN MATHAUER

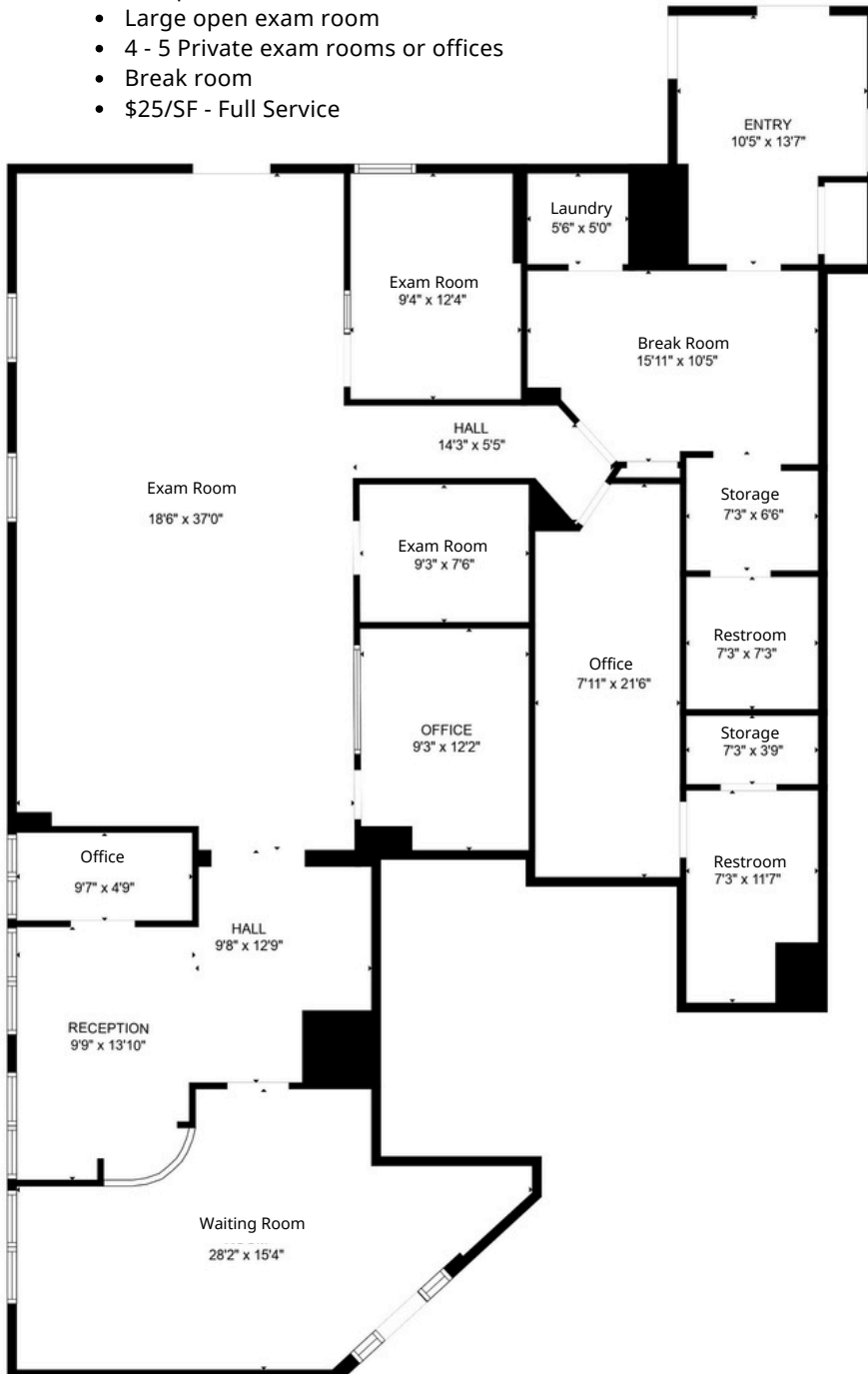
Office: 317.455.8111
Cell: 765-318-8053
mmathauer@kw.com

48 N Emerson Avenue, STE 300,
Greenwood, IN 46143 - United States
www.harwoodcommercialgroup.com



Suite 100 Highlights

- Former dental office
- 2,416 SF
- Waiting room
- Receptionist area
- Large open exam room
- 4 - 5 Private exam rooms or offices
- Break room
- \$25/SF - Full Service



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.



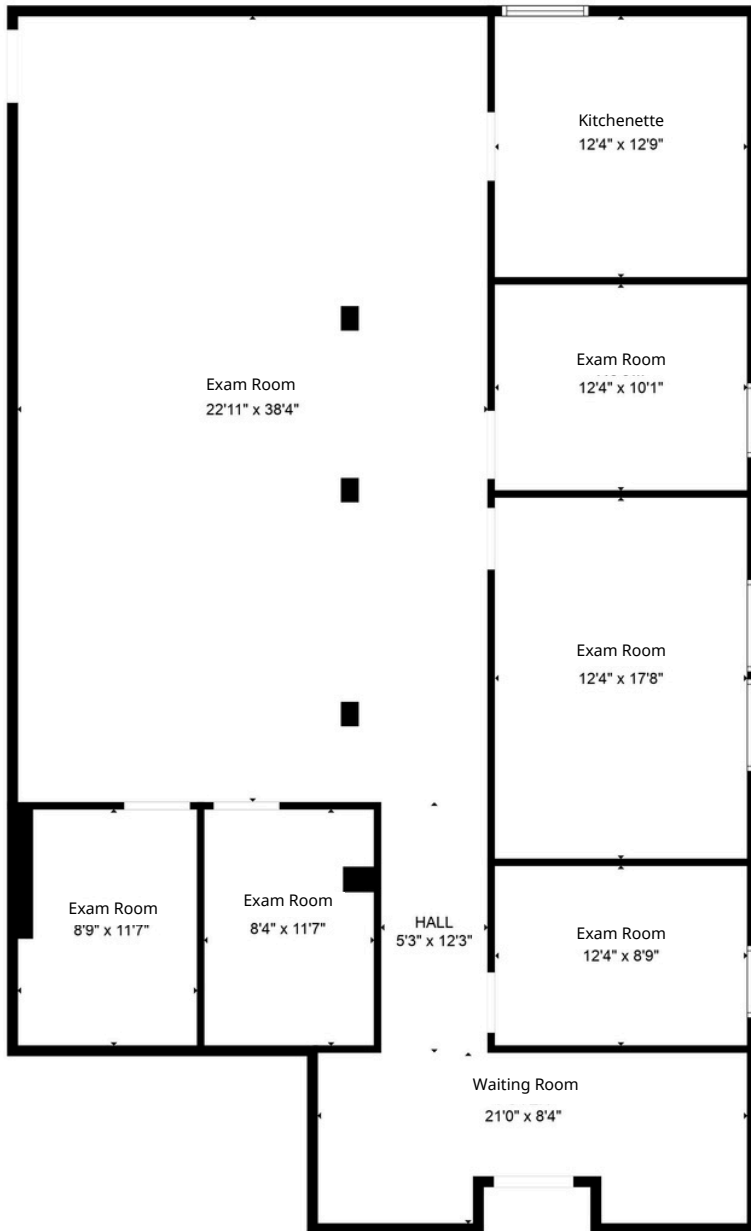
TERESA HARWOOD, CCIM
 Cell: 317.354.5236
 tharwood@kw.com

MORGAN MATHAUER
 Office: 317.455.8111
 Cell: 765-318-8053
 mmathauer@kw.com

48 N Emerson Avenue, STE 300,
 Greenwood, IN 46143 - United States
 www.harwoodcommercialgroup.com

Suite 105 Highlights

- Versatile Suite
- 2,393 SF
- Large open room
- 4 - 5 private exam rooms or offices
- Kitchenette
- \$25/SF - Full Service



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.



TERESA HARWOOD, CCIM

Cell: 317.354.5236
 tharwood@kw.com

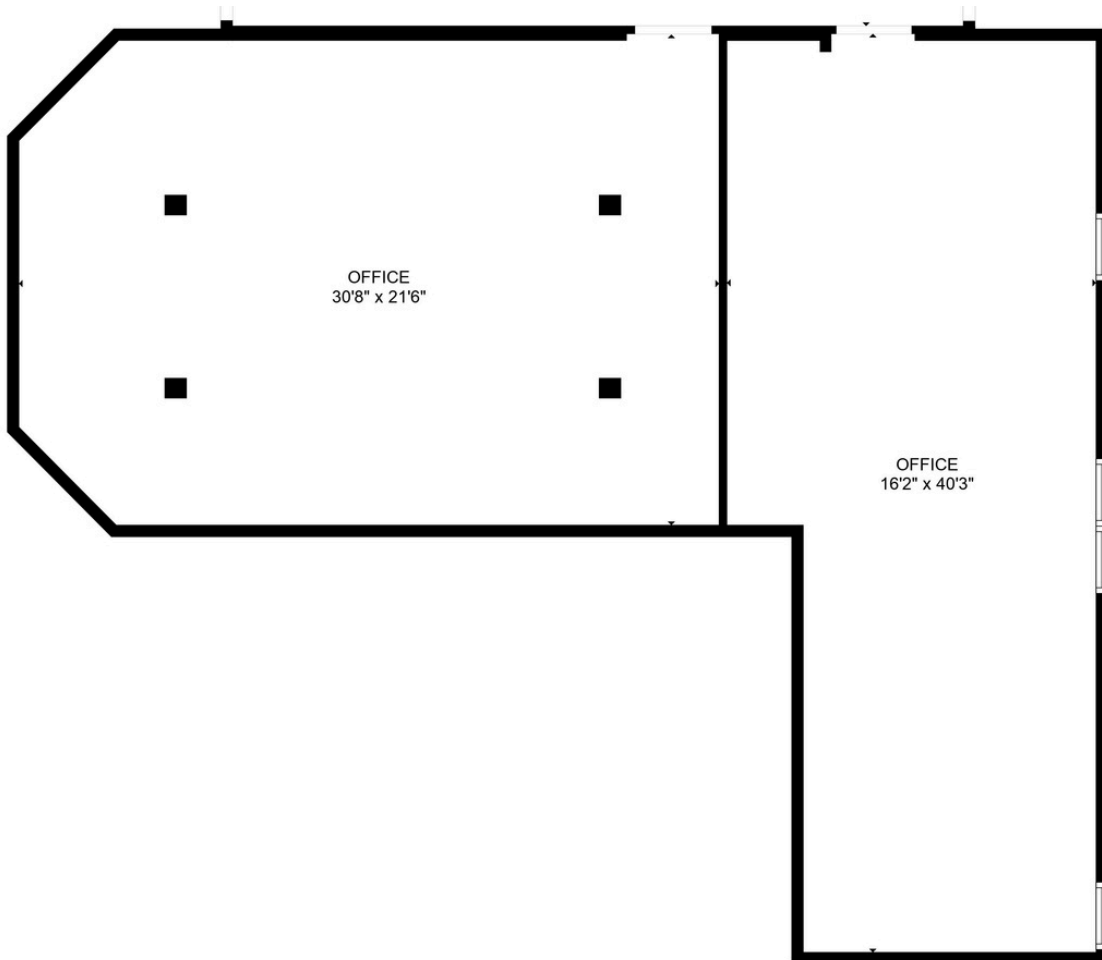
MORGAN MATHAUER

Office: 317.455.8111
 Cell: 765-318-8053
 mmathauer@kw.com

48 N Emerson Avenue, STE 300,
 Greenwood, IN 46143 - United States
 www.harwoodcommercialgroup.com

Suite 110 Highlights

- 1,743 SF
- 2 Expansive open offices
- \$25/SF - Full Service



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.



TERESA HARWOOD, CCIM

Cell: 317.354.5236
tharwood@kw.com

MORGAN MATHAUER

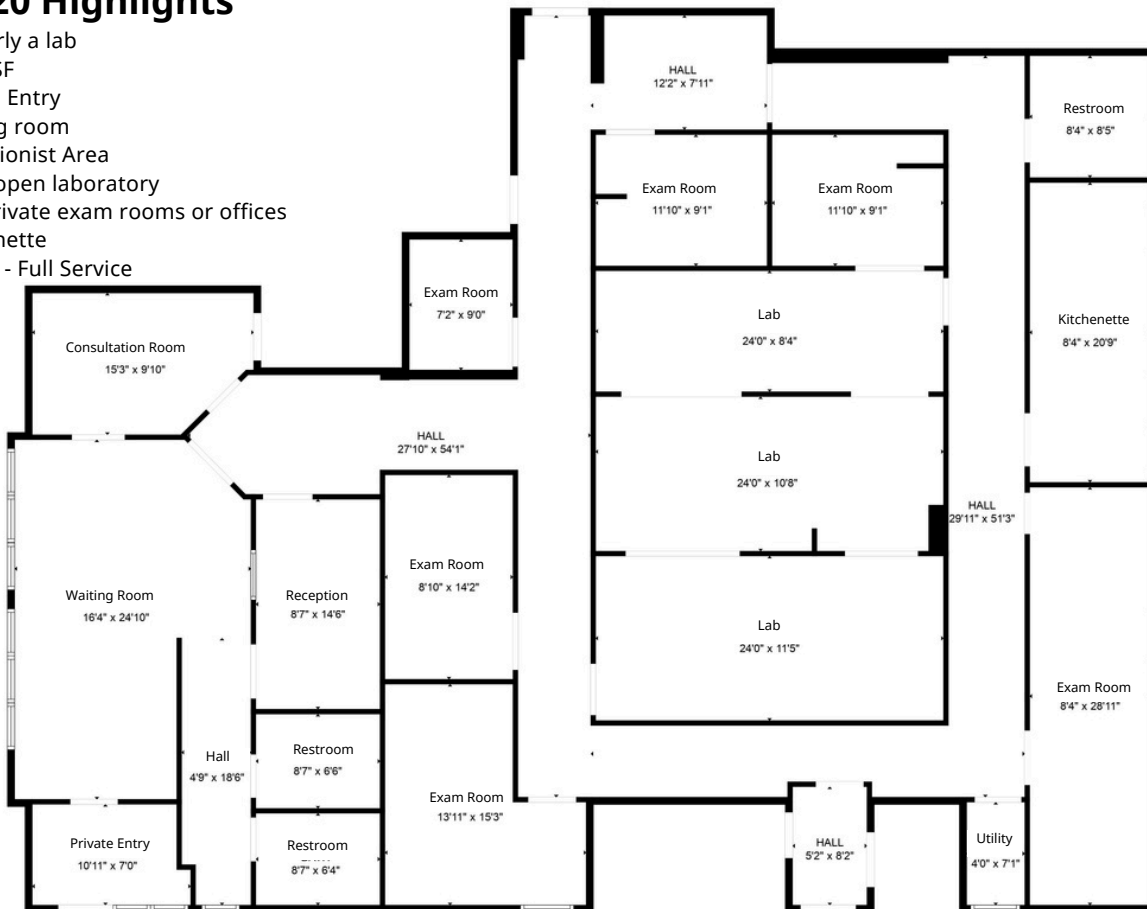
Office: 317.455.8111
Cell: 765-318-8053
mmathauer@kw.com

48 N Emerson Avenue, STE 300,
Greenwood, IN 46143 - United States
www.harwoodcommercialgroup.com



Suite 120 Highlights

- Formerly a lab
- 4,650 SF
- Private Entry
- Waiting room
- Receptionist Area
- Large open laboratory
- 4 - 5 private exam rooms or offices
- Kitchenette
- \$25/SF - Full Service



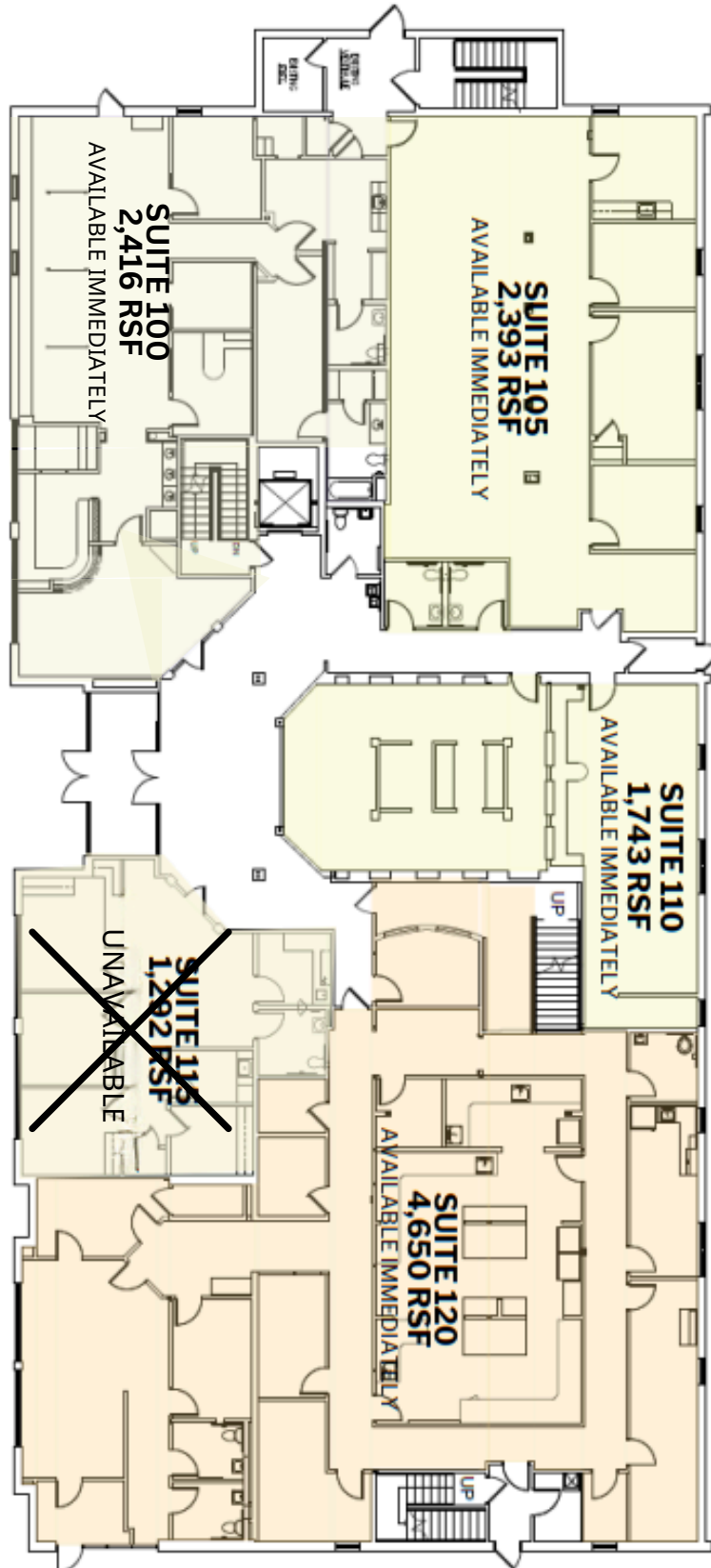
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.



TERESA HARWOOD, CCIM
 Cell: 317.354.5236
 tharwood@kw.com

MORGAN MATHAUER
 Office: 317.455.8111
 Cell: 765-318-8053
 mmathauer@kw.com

48 N Emerson Avenue, STE 300,
 Greenwood, IN 46143 - United States
 www.harwoodcommercialgroup.com



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.



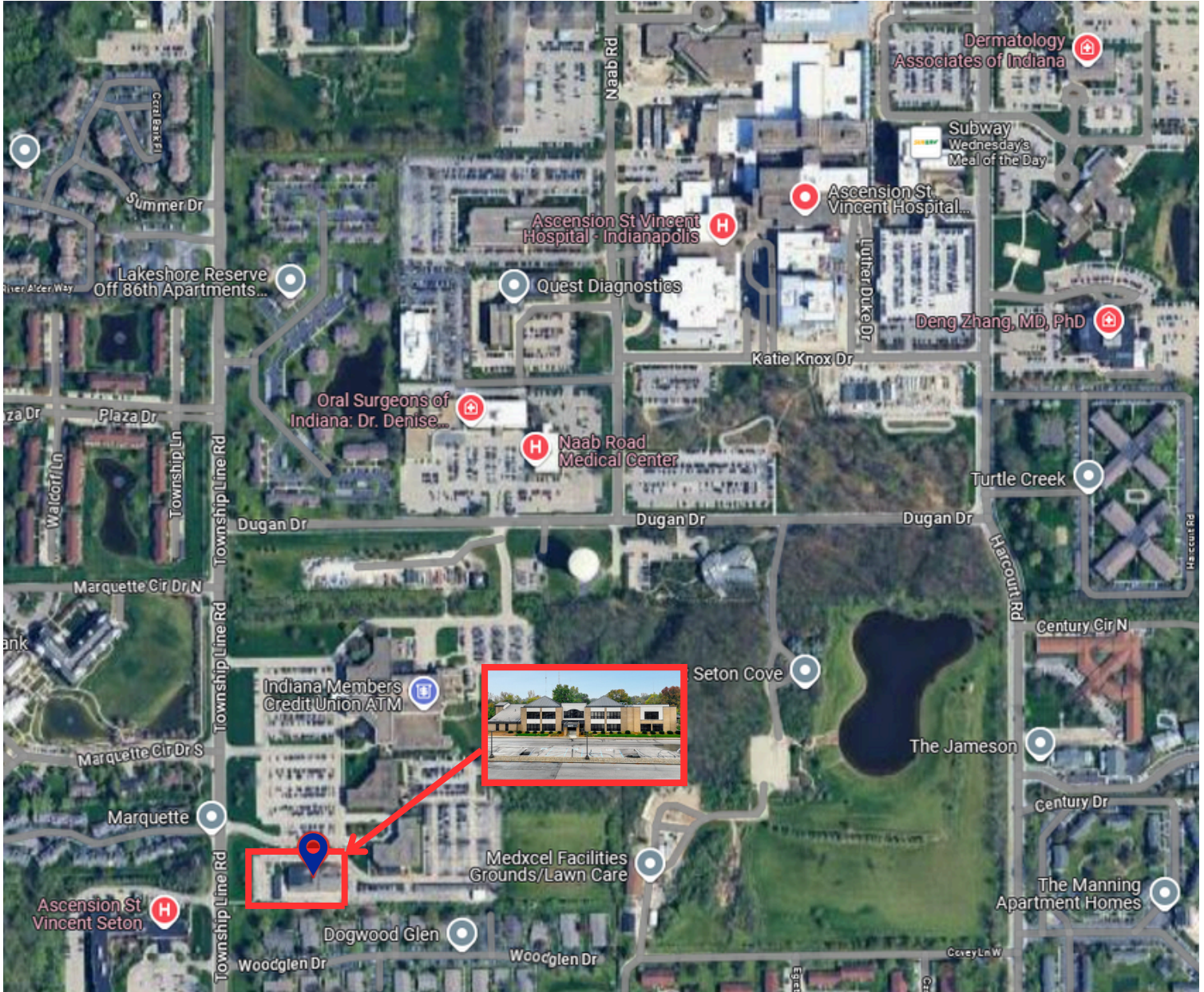
TERESA HARWOOD, CCIM

Cell: 317.354.5236
 tharwood@kw.com

MORGAN MATHAUER

Office: 317.455.8111
 Cell: 765-318-8053
 mmathauer@kw.com

48 N Emerson Avenue, STE 300,
 Greenwood, IN 46143 - United States
 www.harwoodcommercialgroup.com



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.



TERESA HARWOOD, CCIM
 Cell: 317.354.5236
 tharwood@kw.com

MORGAN MATHAUER
 Office: 317.455.8111
 Cell: 765-318-8053
 mmathauer@kw.com

48 N Emerson Avenue, STE 300,
 Greenwood, IN 46143 - United States
 www.harwoodcommercialgroup.com