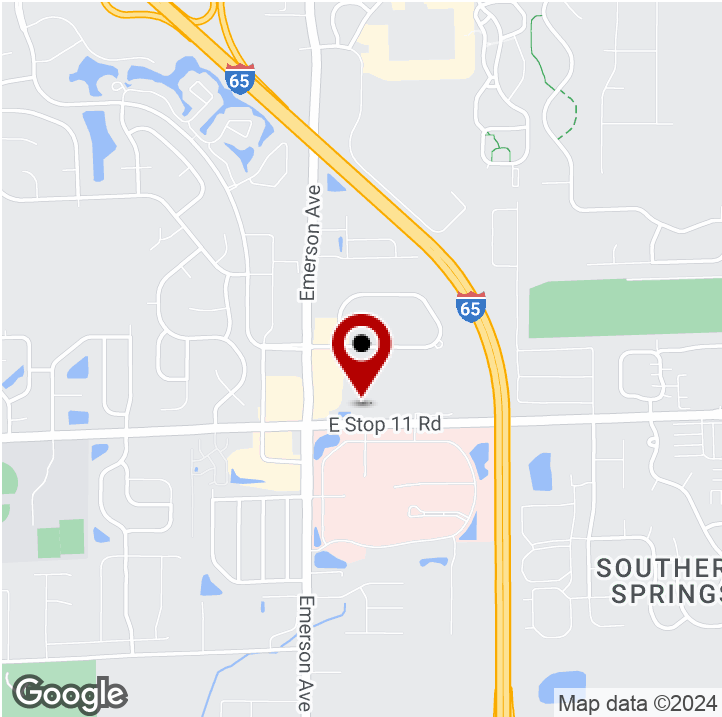


SOUTHPOINT PROFESSIONAL CENTER

5150 E Stop 11 Road, Indianapolis, IN 46237



PROPERTY DESCRIPTION

Now leasing Medical and Traditional Office Space. Located in Franklin Township, easy access to I-65, across from Franciscan Hospital. Suites available range from 650-5,500SF, with multiple floor plans designed to accommodate businesses of any size.

PROPERTY HIGHLIGHTS

- 650-5,500 sf available!
- Negotiable Lease Terms
- Ample Parking
- NNN Estimated at \$4.15/sf

OFFERING SUMMARY

Lease Rate:	\$12.50-15.00 per SqFt (NNN)
Available SF:	1,200 - 5,500 SF
Lot Size:	5 Acres
Traffic Count:	18,000 + Cars Daily

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,322	29,577	72,932
Total Population	8,193	74,477	186,600
Average HH Income	\$104,836	\$97,535	\$96,096

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.

SHELLY JOHNSON  
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KW COMMERCIAL

**OFFICE FOR LEASE**

# SOUTHPOINT PROFESSIONAL CENTER

5150 E Stop 11 Road, Indianapolis, IN 46237



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**OFFICE FOR LEASE**

# SOUTHPOINT PROFESSIONAL CENTER

5162 E Stop 11 Road, Indianapolis, IN 46237



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## OFFICE FOR LEASE

# SOUTHPOINT PROFESSIONAL CENTER

5150 E Stop 11 Road, Indianapolis, IN 46237



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 5,500 SF	Lease Rate:	\$1,800.00 - \$7,200.00 per month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE W/NNN	DESCRIPTION
■ 5136 E Stop 11 Road, Suite 3	Available	1,300 SF	NNN	\$1,800 per month	Now Leasing 1300sqft Medical Office. Large reception, check-in/check-out desk, 5 exam rooms/offices, 1 private restroom, and file storage.
■ 5162 E Stop 11 Rd Suite 26	Available	1,200 - 5,500 SF	NNN	\$7,200 per month	Now Leasing office space at Southpoint Professional Center, located just across from the St. Francis Hospital. 9 private offices, Conference rooms, kitchenette, and plenty of open "Bulpen" style space! Would be great for medical practice, accounting firm, marketing, or call center.
■ 5136 E. Stop 11 Road, Suite 29 & 30	Available	3,800 SF	NNN	\$5,100 per month	Great office Space for Medical or Larger Professional Business. 10 Private Offices including 4 Plumbed Exam Room, 2 Separate Entrances, Conference Room, and Breakroom.

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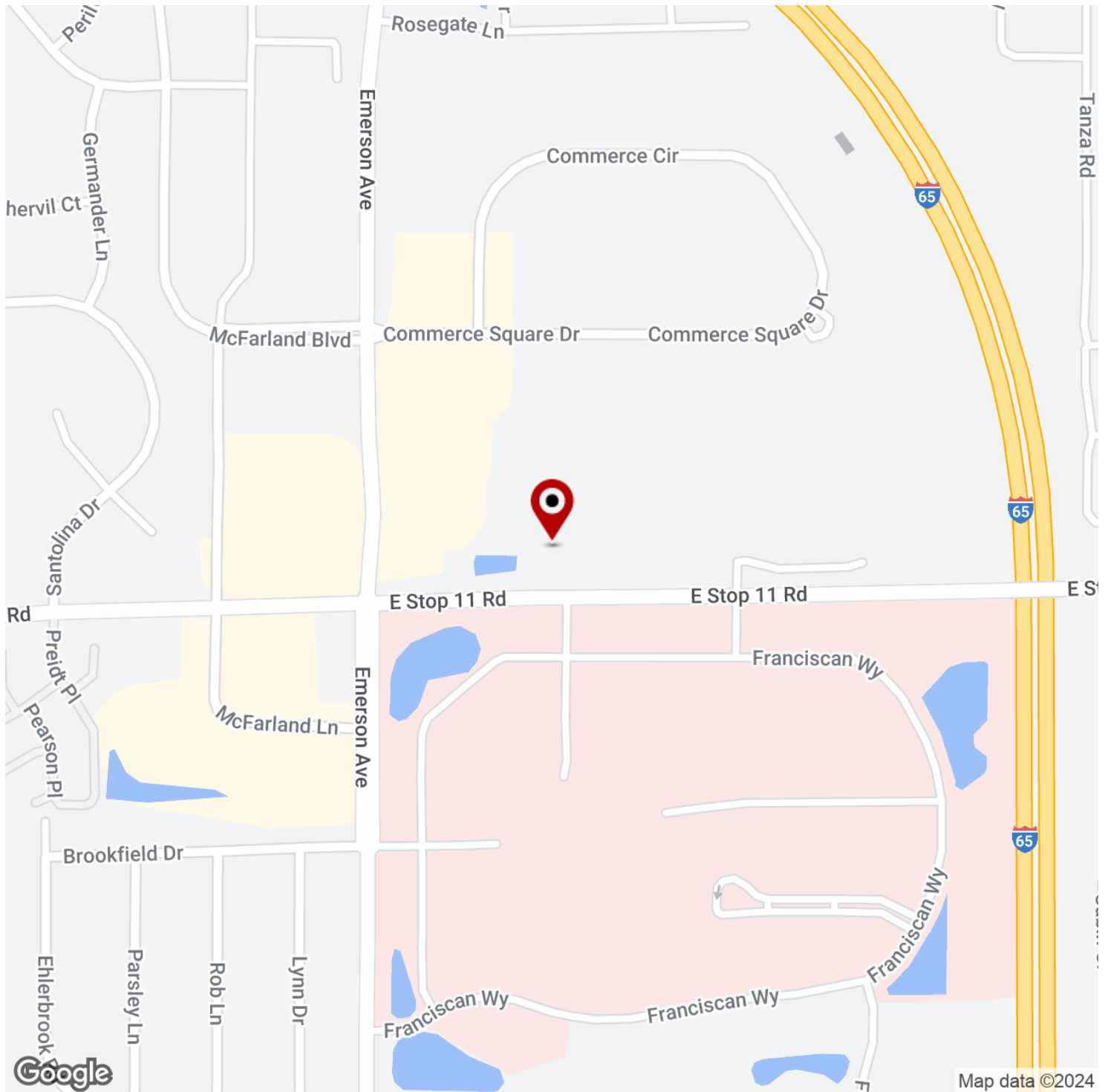
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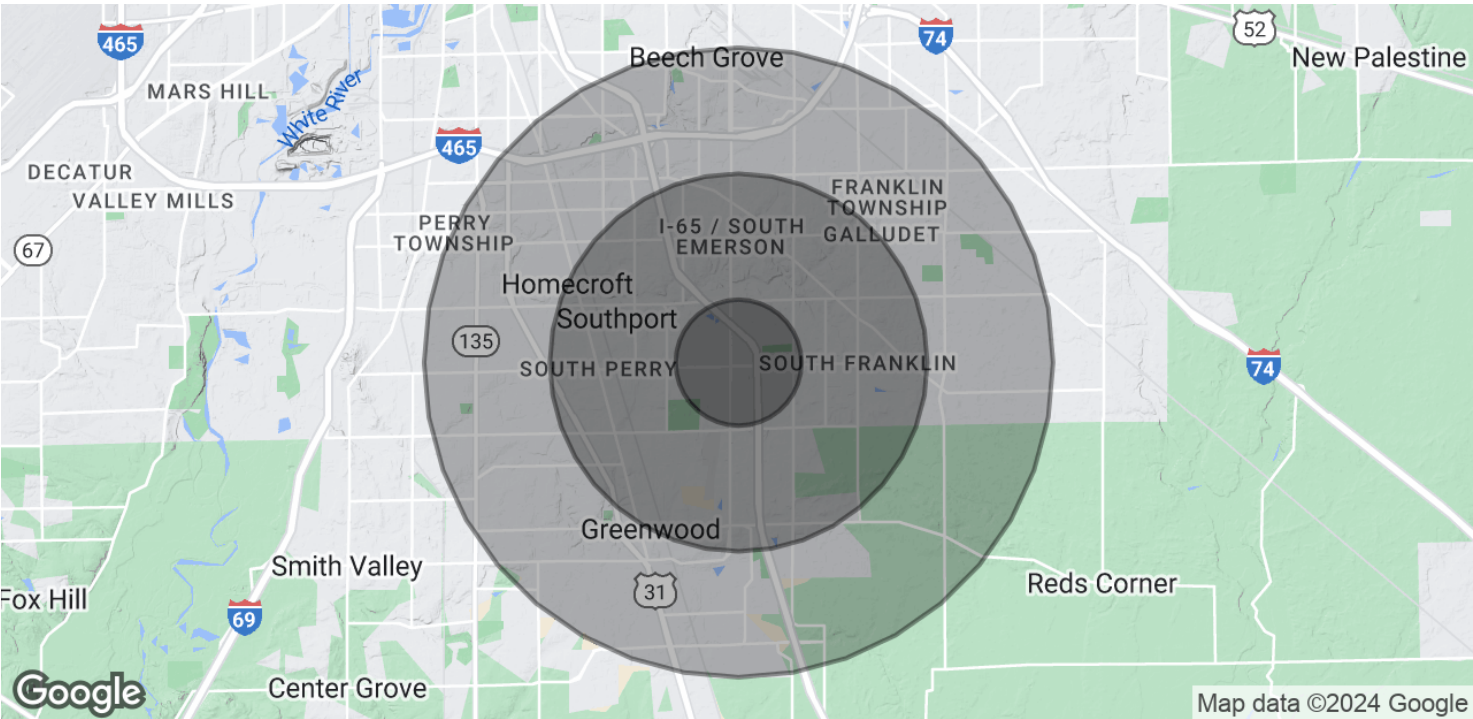
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SOUTHPOINT PROFESSIONAL CENTER

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,193	74,477	186,600
Average Age	39	39	38
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,322	29,577	72,932
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$104,836	\$97,535	\$96,096
Average House Value	\$335,502	\$267,138	\$260,870

Demographics data derived from AlphaMap

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