

4,978 SF MEDICAL SPACE AVAILABLE

# 6855 SHORE TERRACE

INDIANAPOLIS, IN 46254



**SHORE TERRACE**  
MEDICAL CENTER

 **CUSHMAN &  
WAKEFIELD**

# 6855 SHORE TERRACE

Indianapolis, IN 46254

## PROPERTY HIGHLIGHTS

### PREMIER BUILDING & WELL-LOCATED

Shore Terrace Medical Center is the premier medical office building in the immediate area and located just off Interstate 465 and Interstate 74.

Located within a medical park, the asset sits directly between IU Health Methodist Medical Plaza and Rehabilitation Hospital of Indiana.

### RECENTLY RENOVATED

Extensive common area renovations since 2019, totaling over \$500,000 including:

- Two new HVAC units
- Lobby Renovation
- Window Repairs
- Window Upgrades
- Completely resealing the building
- Building Access System Upgrades
- Parking Lot Resurfacing
- New Water Heater Installation

### PROPERTY FEATURES

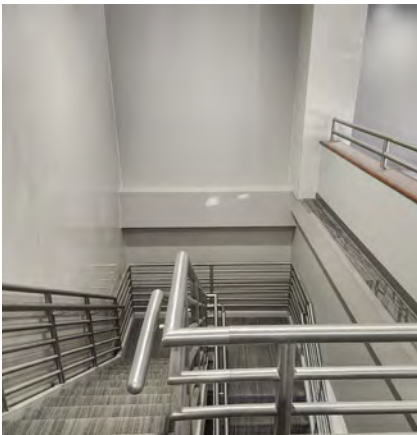
<b>Building Size:</b>	45,437 SF	<b>Year Built:</b>	2002   2020
<b>Space Available:</b>	±4,978 RSF (Min. divisible +/-2,300 RSF)	<b>Stories:</b>	2
<b>Parking Ratio:</b>	162 Spaces (3.8 spaces per 1,000 SF)	<b>APN:</b>	49-05-14-138-015.000-600
<b>Lease Rate:</b>	\$19.95/SF NNN		
<b>Space Type:</b>	Medical		



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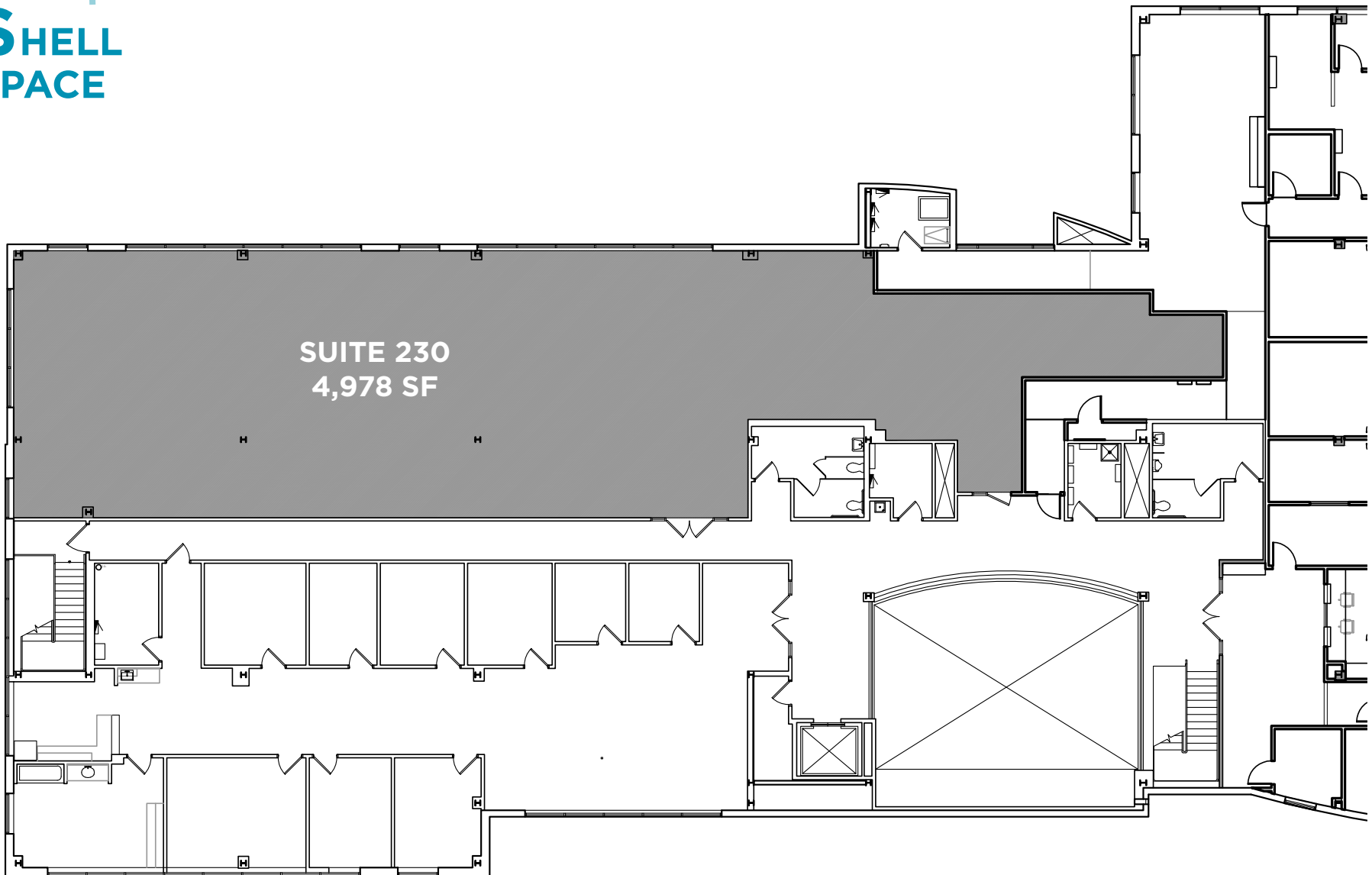
Indianapolis, IN 46254

## PROPERTY IMAGES



# 6855 SHORE TERRACE

Indianapolis, IN 46254








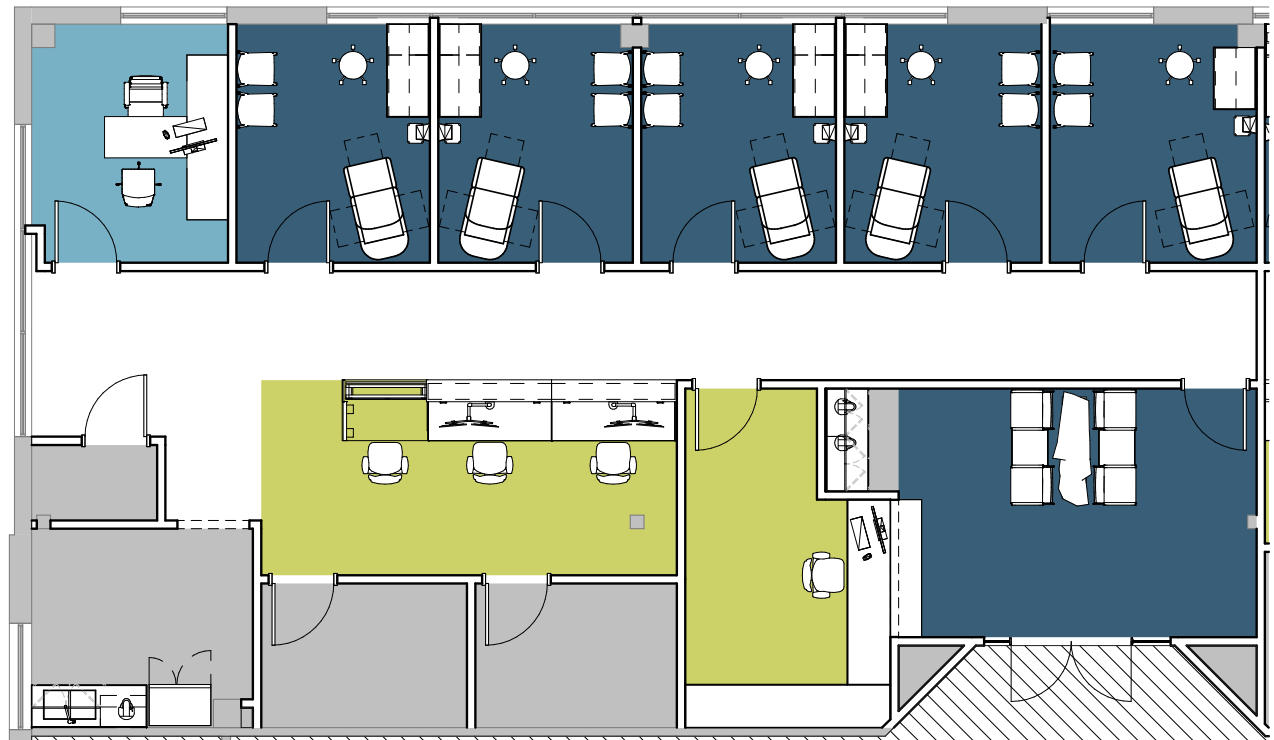
# 6855 SHORE TERRACE

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## CONCEPTUAL FLOOR PLANS

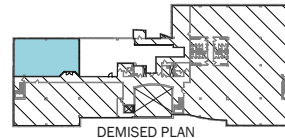
Suite 230A	
Patient Space	6
Physician Space	1
Staff Space	2
Support	5

Drawing Legend	
	Not In Contract
	Existing Wall
	New Wall
	Existing Door
	New Door



SUITE 230A  
APPROX. 2,328 RSF

PLAN NORTH








[Click HERE](#) for a 3D Rendering

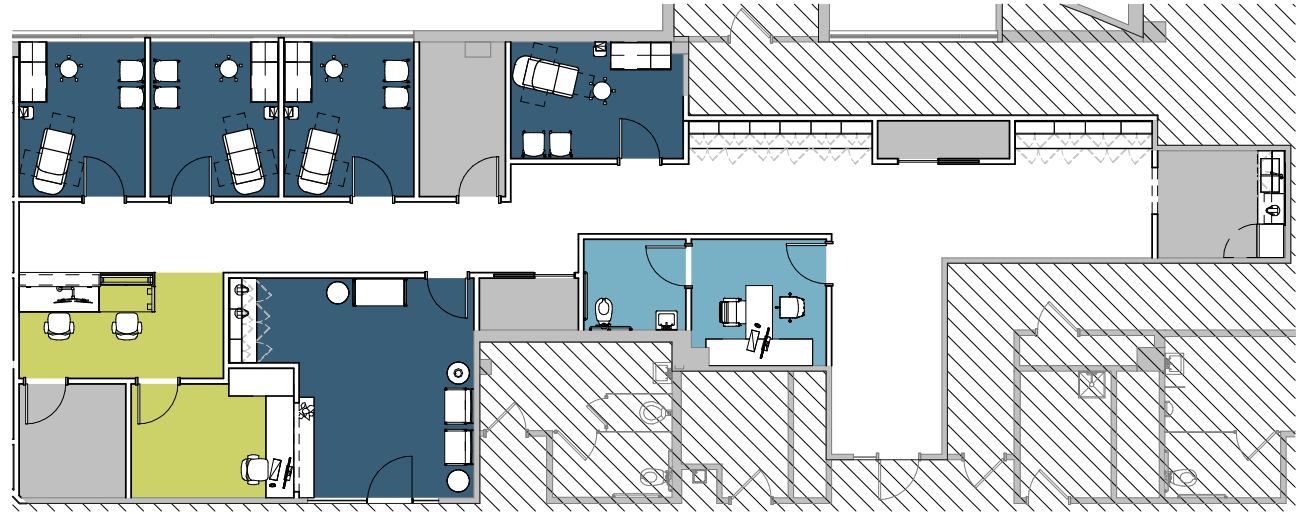
# 6855 SHORE TERRACE

Indianapolis, IN 46254

## CONCEPTUAL FLOOR PLANS

Suite 230B	
Patient Space	5
Physician Space	2
Staff Space	2
Support	6

Drawing Legend	
	Not In Contract
	Existing Wall
	New Wall
	Existing Door
	New Door



SUITE 230B  
APPROX. 2,559 RSF

PLAN NORTH



Click [HERE](#) for a 3D Rendering

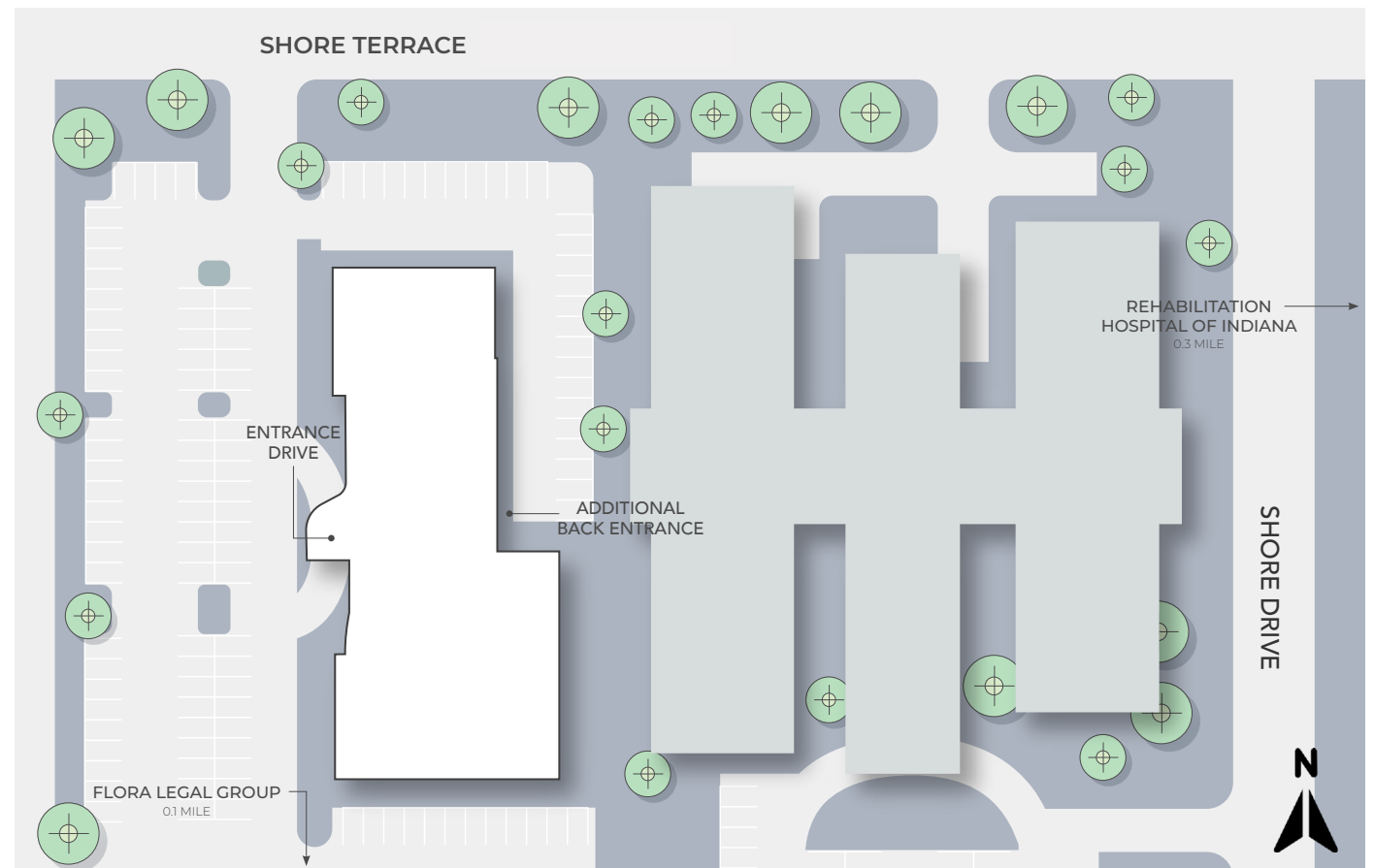
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## LOCATION

This easily accessible location, directly off Interstate 465 and 74 gives the property quick access to the rest of Indianapolis and to an abundance of hospitals and credit health systems in the area. Within a 10-mile radius of the property are 8 hospitals with 3 distinct health systems, including IU Health, Eskenazi, and Ascension, that account for over 2,800 beds.



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## AERIAL MAP

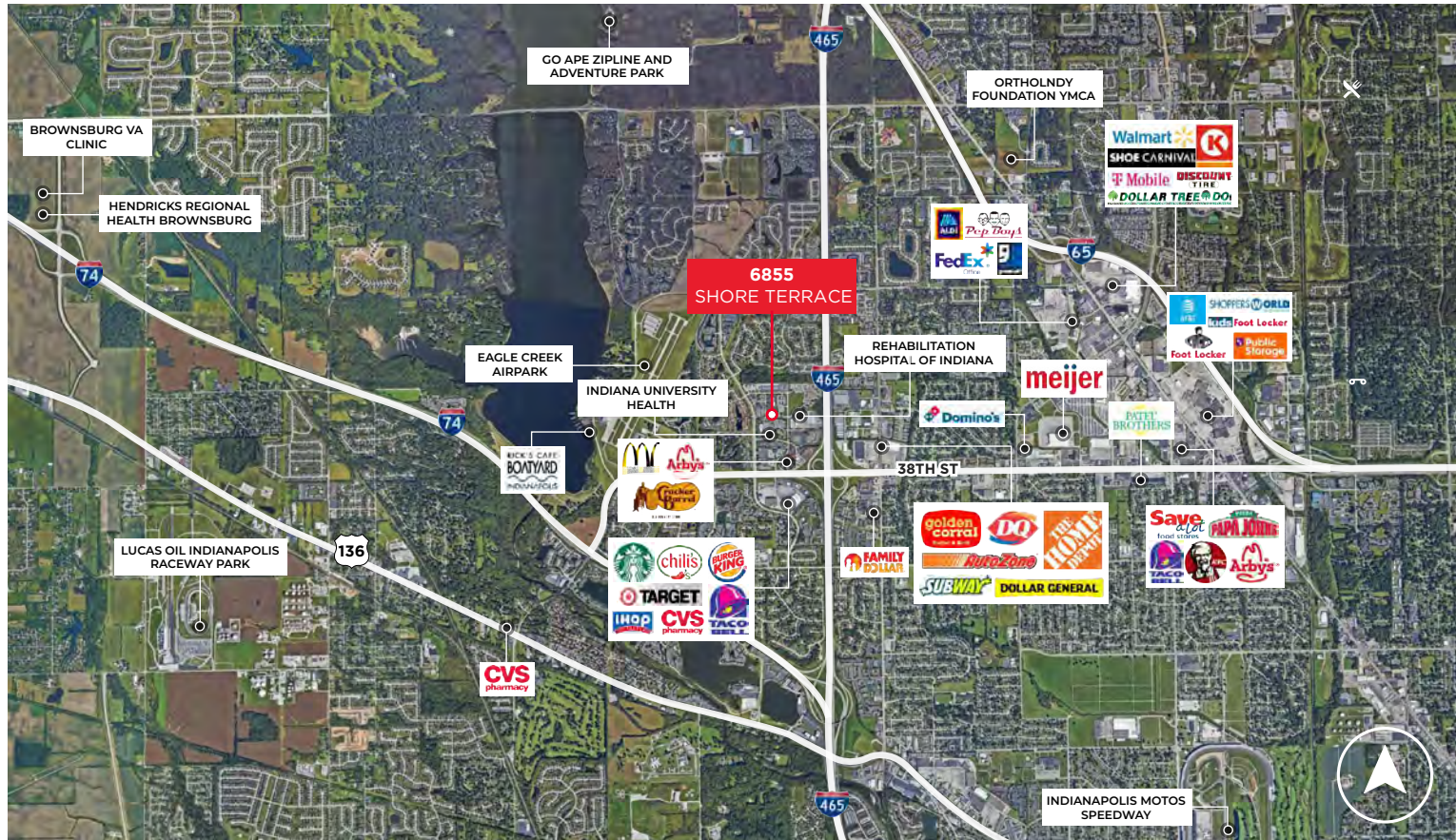
### MAJOR RETAILERS



- MCDONALDS
- STARBUCKS
- TACO BELL
- BURGER KING
- IHOP
- ARBY'S
- SUBWAY
- PAPA JOHNS
- KFC
- + MORE



- TARGET
- MEIJER
- THE HOME DEPOT
- SAVE A LOT
- DOLLAR GENERAL
- CIRCLE K
- DOLLAR TREE
- WALMART
- FAMILY DOLLAR
- DISCOUNT TIRE
- GOODWILL
- + MORE

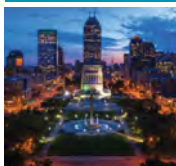


### THE NEIGHBORHOOD

CHILDREN'S MUSEUM OF INDIANAPOLIS



DOWNTOWN INDIANAPOLIS



EAGLE CREEK PARK



GAINBRIDGE FIELDHOUSE



INDIANAPOLIS FEDEX HUB



IU HEALTH WEST HOSPITAL



LUCAS OIL STADIUM



INDIANAPOLIS MOTOR SPEEDWAY





11'0" CLEARANCE

**FOR MORE INFORMATION, CONTACT:**

**Darrin Boyd, SIOR, CCIM**  
Managing Director  
+1 317 590 8490  
darrin.boyd@cushwake.com

**Matt Boyd**  
Senior Associate  
+1 317 985 2693  
matt.boyd@cushwake.com



**CUSHMAN &  
WAKEFIELD**

One American Square  
Indianapolis, IN 46282  
+1 317 634 6363  
[cushmanwakefield.com](http://cushmanwakefield.com)

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