



1510 North Meridian

Indianapolis, IN

For Sale: 1+ Acres

For Lease: 20,000-65,000 SQ FT

New Development- Medical Office - Office Space

PROPERTY HIGHLIGHTS



- TOTAL SQUARE FEET: 40,000-65,000 SF
- VACANCY: 100% VACANT - NEW DEVELOPMENT
- USE: MEDICAL
- BUILDING TYPE: OFFICE-MEDICAL
- BUILDING SIGNAGE: AVAILABLE
- MONUMENT SIGNAGE: AVAILABLE
- LADD: 1+ ACRES - PAD READY
- ADJACENT TO \$3.5B IU HEALTH METHODIST REPLACEMENT HOSPITAL

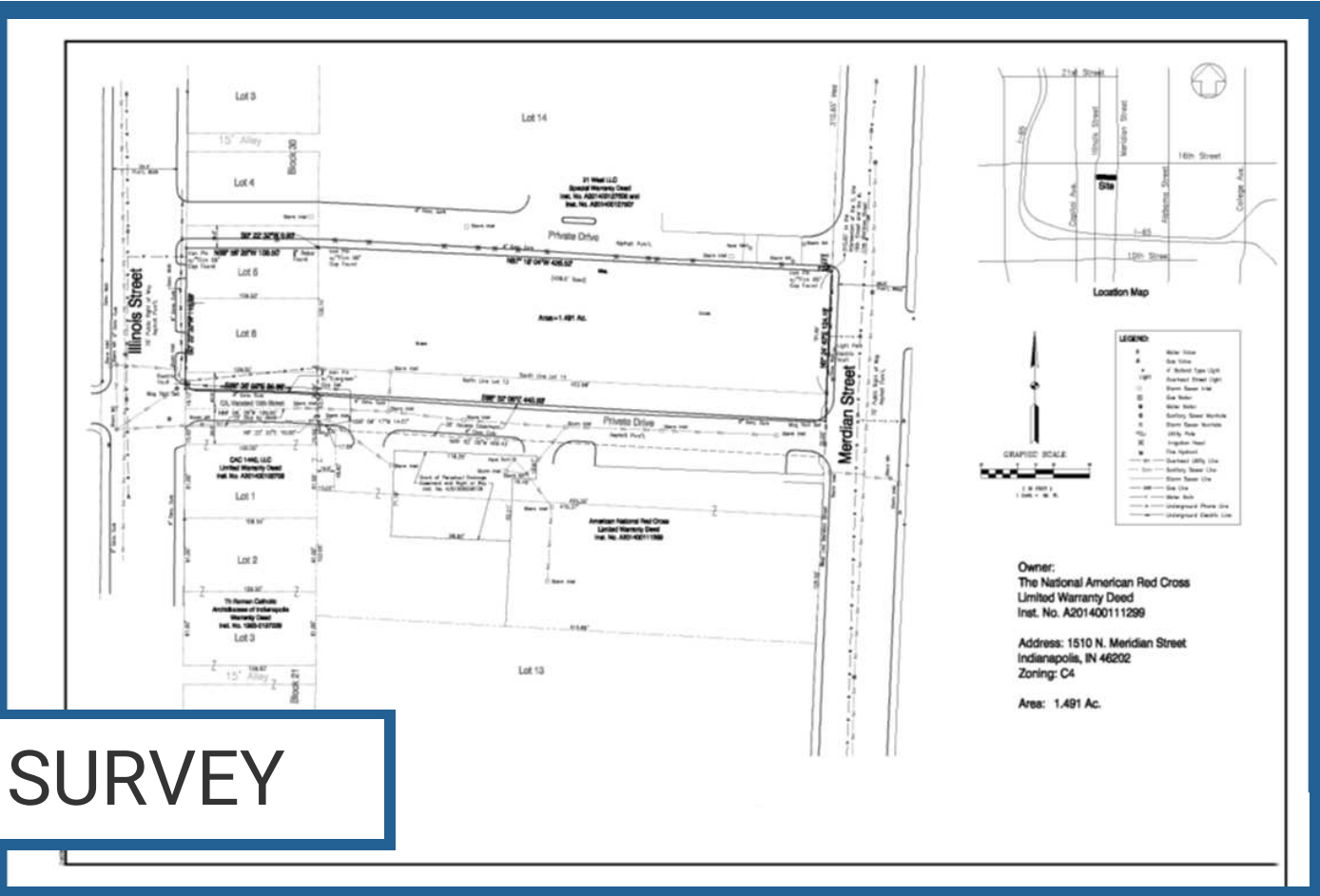
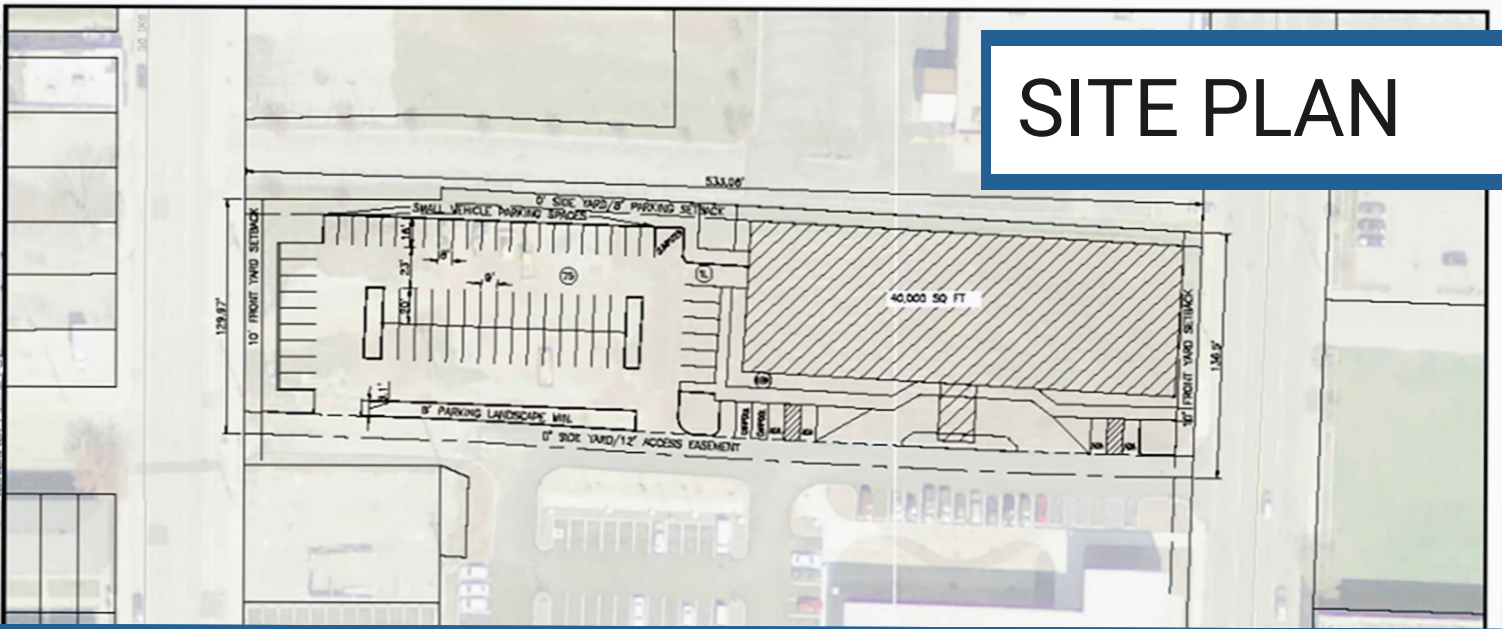
LEASE FACTS



- ANNUAL RENT: /RSF: TBD
- TENANT IMPROVEMENT ALLOWANCE: TBD
- TERM: NEG
- SPACE: MEDICAL OFFICE AND OFFICE, ADJACENT TO THE NEW ACADEMIC HEALTH CENTER: \$3.5B REPLACEMENT HOSPITAL
- PARKING: 3-5/1000
- LEASE TYPE: FULL SERVICE
- PURCHASE: TBD



SITE PLAN



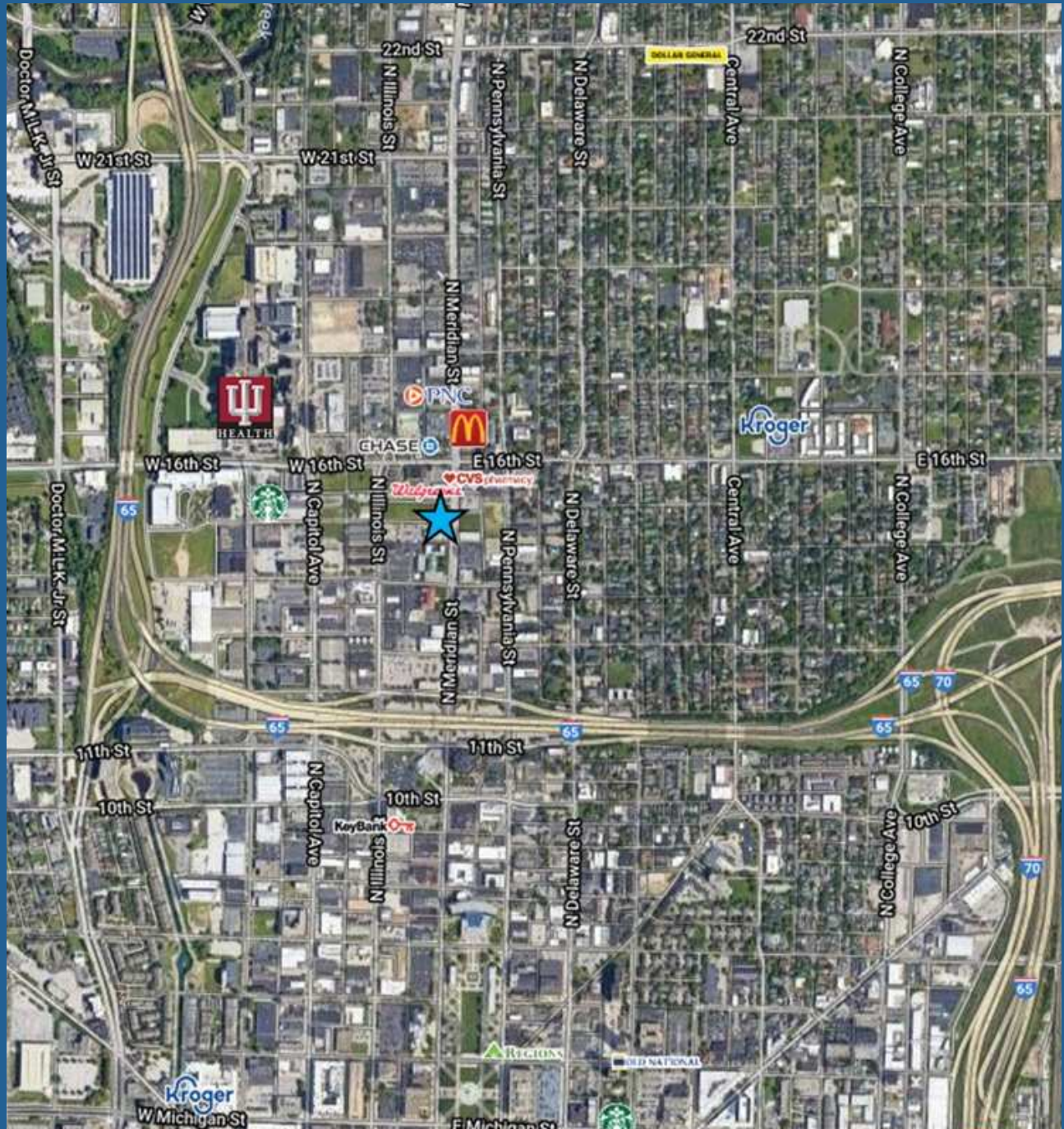
SURVEY

Owner:
The National American Red Cross
Limited Warranty Deed
Inst. No. A20140011299

Address: 1510 N. Meridian Street
Indianapolis, IN 46202
Zoning: C4

Area: 1.491 Ac.

AERIAL



Potential Redevelopment Renderings





Innovcare is a healthcare real estate company that provides innovative solutions for healthcare companies needing expertise in real estate development, consulting, brokerage, property management, and many other fields. Innovcare achieves measurable outcomes with solutions that are quick, costefficient, and innovative. We are committed to changing the real estate landscape as hospital and physician needs evolve. We are focused on how healthcare reform changes the business dynamics of the healthcare real estate industry. We pride ourselves on reducing healthcare delivery cost associated with real estate assets.

Innovcare's team has developed, sold, and managed over \$1 billion in medical office assets.

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