

# ST.VINCENT FISHERS MEDICAL OFFICE BUILDING

**New Ownership  
New Leasing !**



*Take another look at the St. Vincent Fishers  
Medical Office Building*

## TAKE ANOTHER LOOK ...

Every physician knows the right location is essential to a successful practice. Booming residential development and a growing employment base translate to increasing demand for healthcare services. Where better to move your practice than the community of Fishers in Hamilton County!

## A PATIENT-FOCUSED BUILDING IN A UNIQUE ENVIRONMENT

- Three-story, state-of-the-art medical building with 49,700 square feet of medical office space
- Located on a picturesque 12-acre campus overlooking a lake
- Upscale design conveys the image expected in this market
- Custom-designed medical suites to fit your practice style
- Community room for use by tenants and area residents

## EASY ACCESS

### FOR YOU AND YOUR PATIENTS

- Located just south of the 116<sup>th</sup> Street exit, east of the I-69 interchange
- Just one mile from downtown Fishers
- Ample parking surrounding the building
- Covered drop-off entrance provides protection in all weather

## DIVERSE TENANT MIX

### MEANS ONE-STOP HEALTHCARE FOR PATIENTS AND REFERRALS FOR YOU

- Northwest Radiology
- X-ray, MRI, CT, ultrasound, mammography, nuclear medicine
- Pediatric Associates of Fishers
- OrthoIndy – Fishers
- Northside ENT
- Hematology Oncology of Indiana
- St. Vincent Radiation Oncology
- St. Vincent Physical Therapy and Occupational Therapy Center

## AN ATTRACTIVE LEASE PACKAGE

- A variety of suite locations and sizes available
- Competitive rental rates
- Flexible lease terms
- Tenant improvement allowance
- Space planning expertise tailored to medical practices

**MORE >>**

## LOCATED IN A RAPIDLY GROWING AREA



**St. Vincent Fishers  
Medical Office Building**  
11201 USA Parkway  
Fishers, Indiana 46038  
116<sup>th</sup> and I-69 in Fishers

### HAMILTON COUNTY

THE IDEAL LOCATION FOR YOUR PRACTICE

#### A BOOMING POPULATION IN KEY AGE GROUPS

- 5-year population growth projections:
  - All ages +18.7% (2.7% Indiana)
  - Ages 0-17 +14.7%
  - Females 18-44 + 4.8%
  - Age 65 and over +31.6%

#### INCREASING DEMAND FOR HEALTHCARE SERVICES

- 5 year projections:
  - Inpatients +19.9%
  - Outpatients +18.5%
  - Ambulatory surgery +20.0%
- Physicians needed – primary care, obstetrics / gynecology, pediatrics, specialists

*Source: St. Vincent Health*

### ABOUT ST. VINCENT HEALTH

St. Vincent Health is one of the state's largest healthcare systems, comprised of 16 hospitals throughout a 45-county market in central Indiana. St. Vincent Health is a member of Ascension Health, the nation's largest Catholic and not-for-profit health system.

### THE LILLIBRIDGE ADVANTAGE Physicians First<sup>SM</sup>

The St. Vincent Fishers Medical Office Building is owned and managed by Lillibridge, a healthcare real estate firm focused exclusively on medical buildings and serving thousands of physicians nationwide.

From the beginning, Lillibridge is there to help your office succeed with our value-add approach ... functional, flexible, and attractive suite design or redesign, move-in coordination, and courteous facility services.

"Physicians First<sup>SM</sup>" means we are committed to honesty and exceptional customer service. We take very particular care of our tenants, year after year.

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