

NEW OWNERSHIP!

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

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



6855 SHORE TERRACE

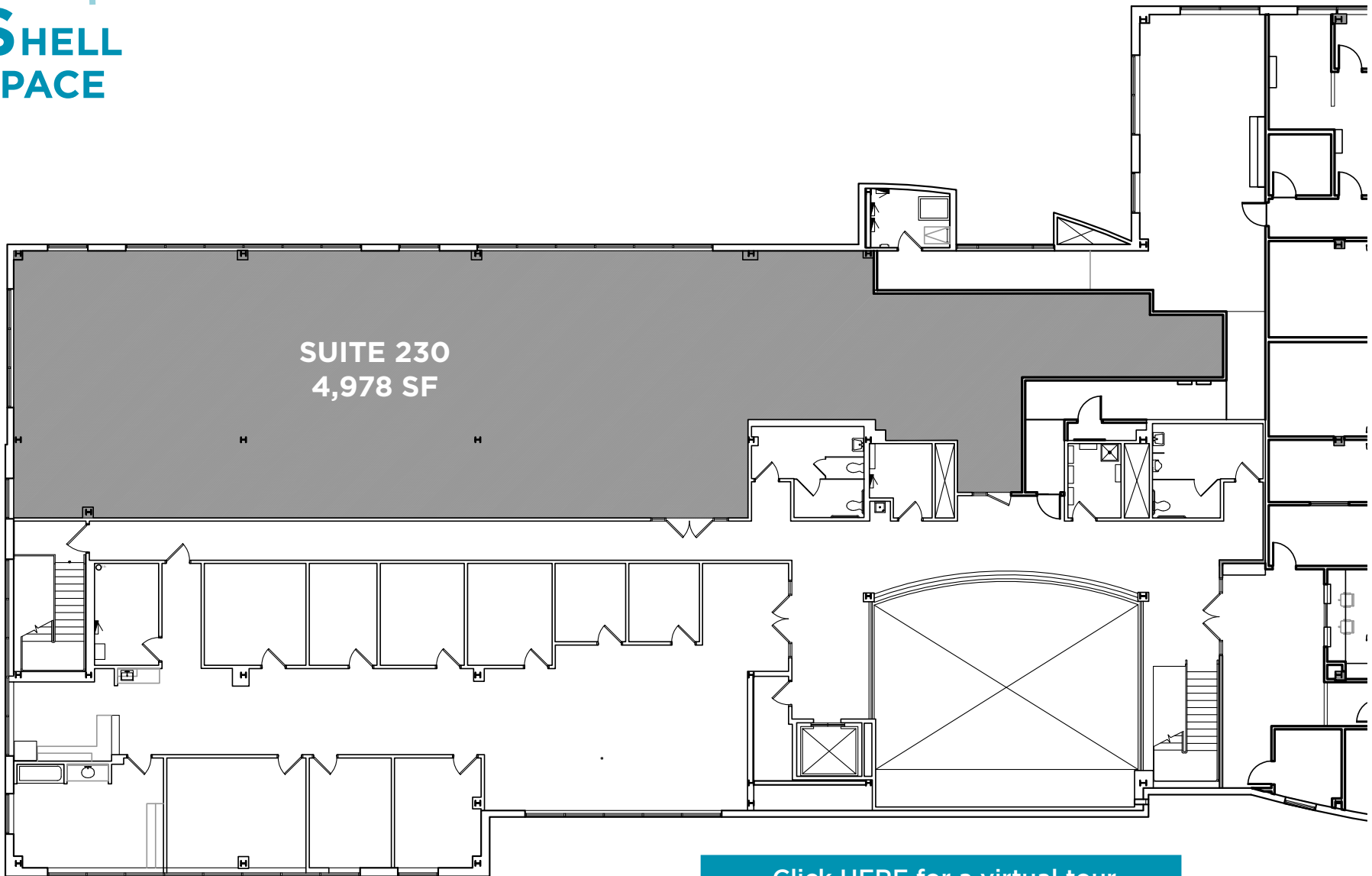
Indianapolis, IN 46254

PROPERTY IMAGES



6855 SHORE TERRACE

Indianapolis, IN 46254








Click [HERE](#) for a virtual tour

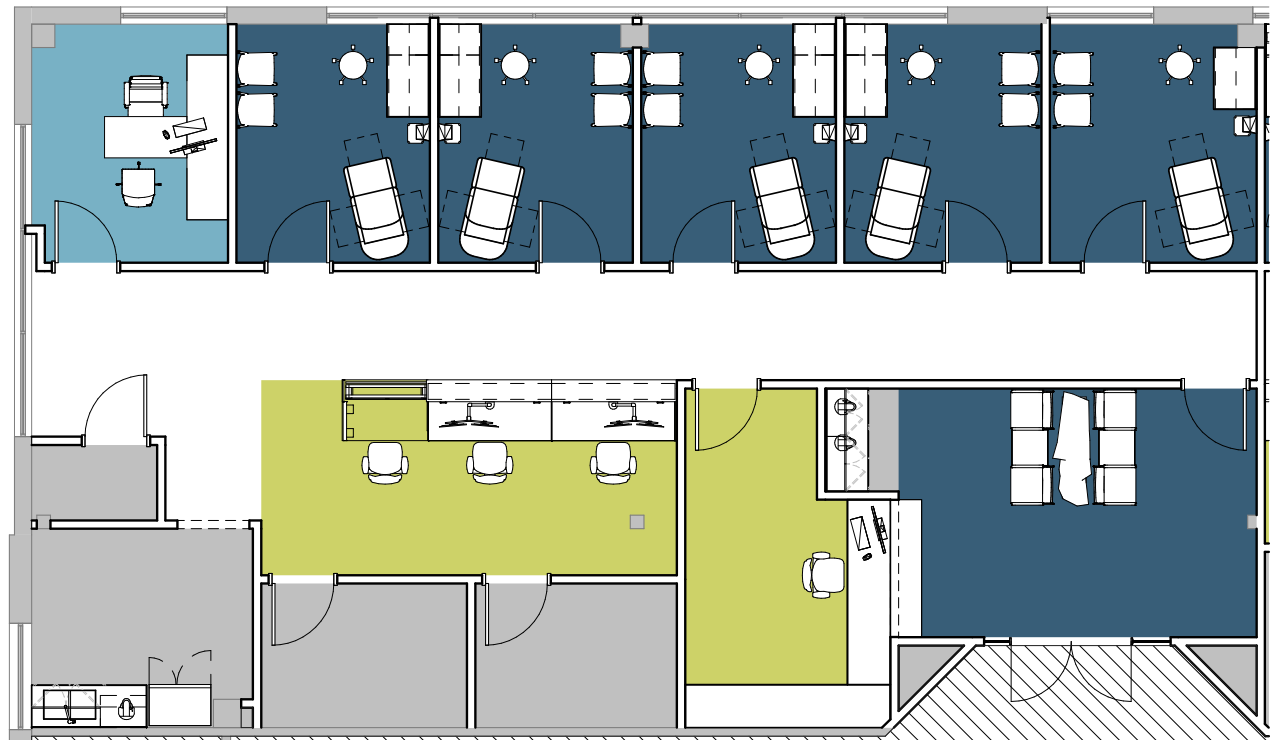
6855 SHORE TERRACE

Indianapolis, IN 46254

CONCEPTUAL FLOOR PLANS

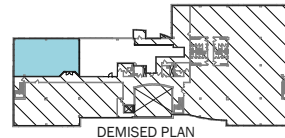
Suite 230A	
Patient Space	6
Physician Space	1
Staff Space	2
Support	5

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

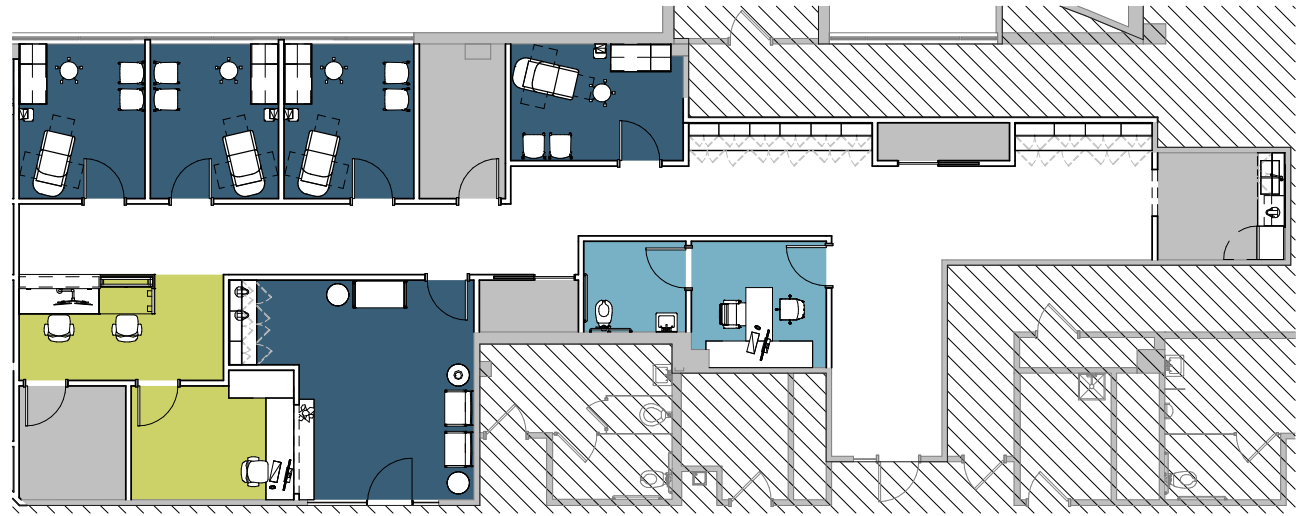
6855 SHORE TERRACE

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

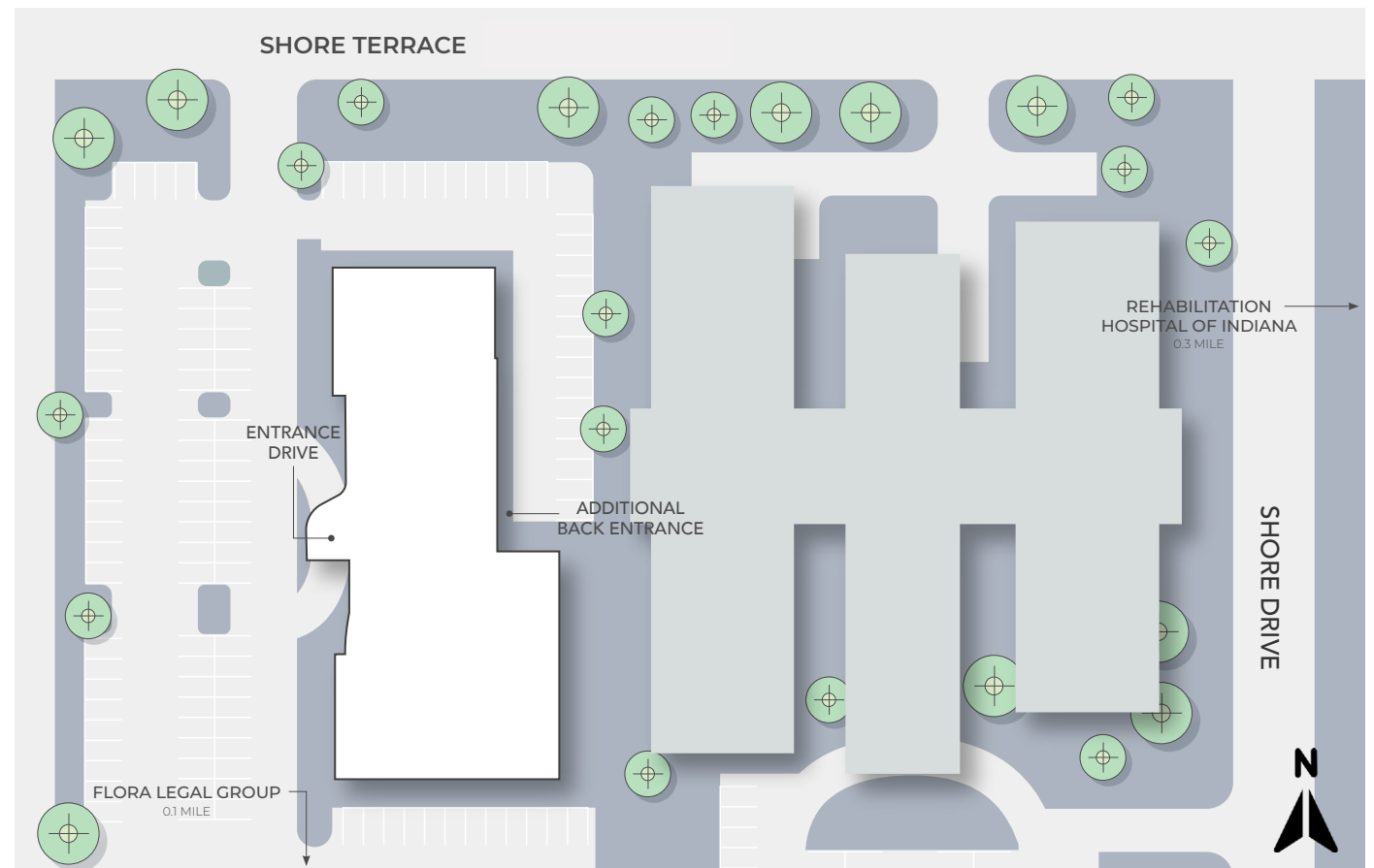
6855 SHORE TERRACE

Indianapolis, IN 46254



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.



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

6855 SHORE TERRACE

Indianapolis, IN 46254

AERIAL MAP

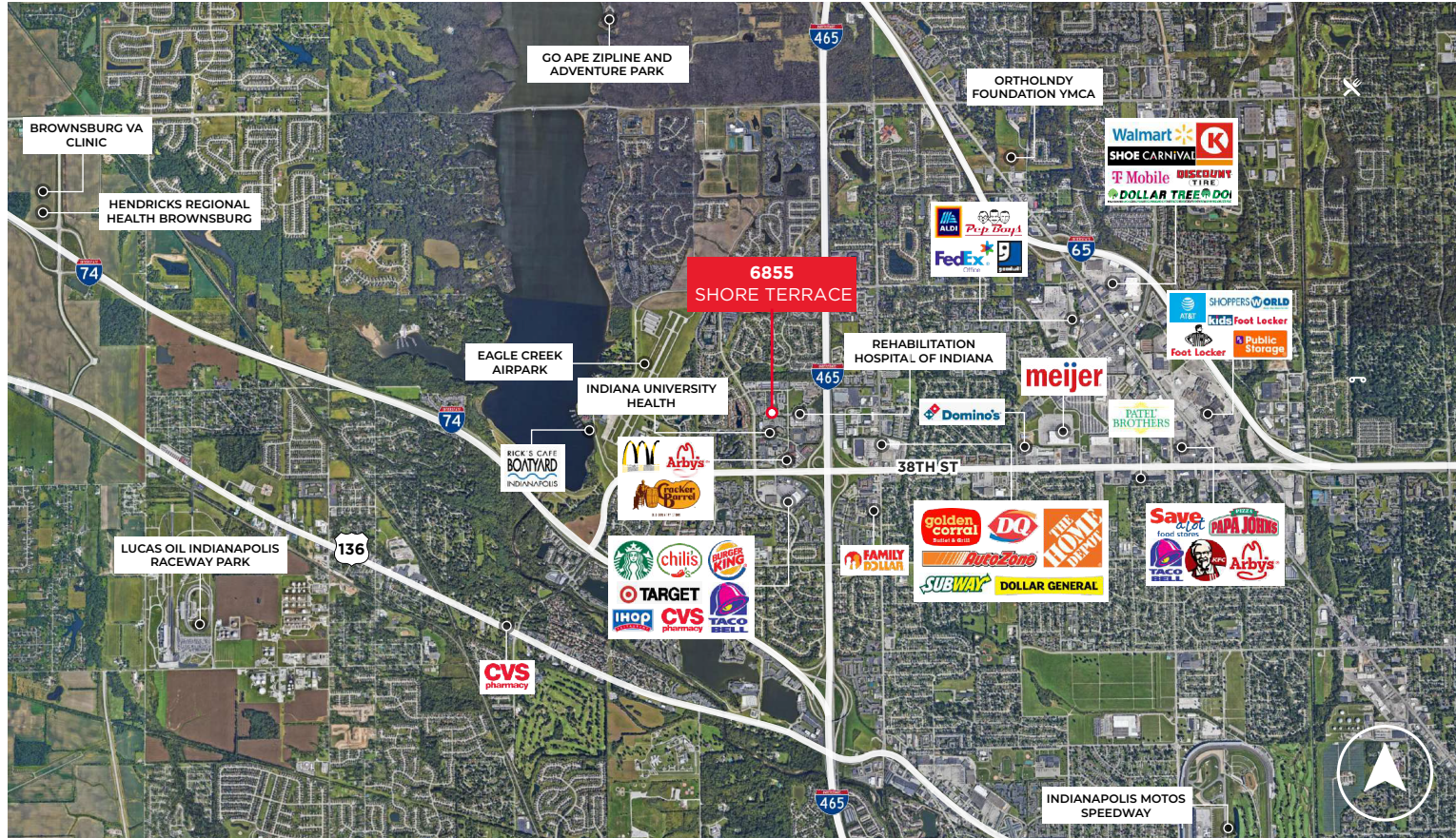
MAJOR RETAILERS



- 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

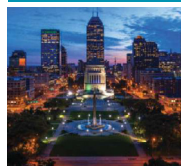


THE NEIGHBORHOOD

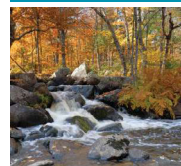
CHILDREN'S MUSEUM OF INDIANAPOLIS



DOWNTOWN INDIANAPOLIS



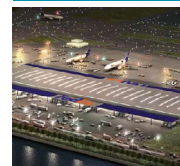
EAGLE CREEK PARK



GAINBRIDGE FIELDHOUSE



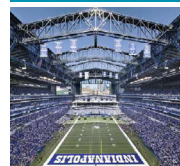
INDIANAPOLIS FEDEX HUB



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

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.