



4037 S Arbor Ln, New Palestine, IN 46163

\$186/SF/YR
\$15.50/SF/MO

4037 S Arbor Lane - Suite D - Professional Medical For Lease
Office | Single tenant | 2,730 sq. ft.



Albert Stancato
RB16000255
317.504.2663

Listing Added: 11/28/2022
Listing Updated: 12/08/2022

Building Details

Property Type	Office
Subtype	Medical Office, Executive Office, Creative Office
Tenancy	Single
Total Building SQFT	7,834

Vacant SQFT	2,730
Class	A
Year Built	2003
Buildings	1
Stories	1
Total Parking Spaces	Non-Assigned Parking
Power	Yes
Elevators	No
Zoning	B-2
County	Hancock County

Building Description

Ready-To-Move-In As A Professional Medical Facility. This Is A NNN Lease (3 To 5 Years). Tenant Is Responsible For Utilities (Separately Metered), All Inside Repairs, Maintenance, Taxes & Insurance. Rent Will Be Capped For The First Three Years At The Incoming Monthly Rent Only Under The Execution Of A Five Year Lease.

Landlord Is Responsible For Landscaping, Dumpster For Trash, And Water & Sewer. Tenant Responsible For Signage Costs. Including All Mechanicals Such As Hot Water Tank, HVAC, Etc. Water & Septic Included.

Tenant Improvement... This Property Is Move-In Ready As A Professional Medical Facility. The Owner Will Not Assist With Any BTS Costs.

Rental Includes A Large Parking Lot With Unassigned Parking.

Building Highlights

- Meticulously Maintained Office Park & Building
- Near Major Medical Facilities
- Directly On Highway 52 & Near To Highway 40

Building Location (1 Location)



Details