

Suite 1D · 3200 Sycamore Ct

Columbus, Indiana 47203

1,408 Sq Ft · NNN Lease

National Road Professional Plaza · National Road (US-46) Corridor



Suite 1D — Clinical Medical Office

3200 Sycamore Ct, Columbus, IN 47203 · Bartholomew County · Built 1976, Updated 2019

NNN Lease · Tenant pays base + taxes + insurance + HOA

\$2,464/mo**\$21.00 / sq ft per year****1,408 Sq Ft**Confirmed Medical
Office Condo**Move-In Ready**Existing clinical buildout
no construction needed**Healthcare Corridor**Professional medical
plaza location**NNN Lease**3–5 yr terms · Flexible
TI for right tenant

ABOUT THIS SPACE

Suite 1D at National Road Professional Plaza is a 1,408 sq ft turn-key medical clinic in Columbus, Indiana's most visible professional healthcare corridor. The space features an existing clinical buildout with exam rooms, reception, and private offices — ready for immediate occupancy with no build-out required. Columbus is anchored by Columbus Regional Health (2,200+ employees) and Cummins Inc. — creating steady demand for independent medical and wellness practices.

SUITE FEATURES

- Existing clinical buildout
- Exam / treatment rooms
- Reception & waiting area
- Private offices
- Restroom on-suite
- Dedicated patient parking
- High-visibility US-46 location
- Professional healthcare corridor
- Move-in ready — available now
- HOA prepaid through Dec 2026

IDEAL TENANT TYPES

Physical Therapy

Mental Health

Direct Primary Care

Occupational Health

Chiropractic

Acupuncture

Counseling / Therapy

Family Medicine

Aesthetics / Medspa

Wellness Practice

Type: NNN — base + taxes + insurance + HOA
Rate: \$21.00/sf/yr (\$2,464/mo)
Term: 3–5 years preferred · renewal option
TI: Move-in ready — minimal TI needed
Commence: 30-day setup period before rent starts