


# THE PRECEDENT OFFICE PARK


## MULTIPLE OFFICE SPACES FOR LEASE


3535 E 96<sup>th</sup> St, Indianapolis, IN 46240



### Lease Info:

 \$21.00 Full Service

 Multiple Office Suites Ranging from 1,371 RSF – 4,079 RSF

 4.8/1,000 - Surface

 Immediate Availability

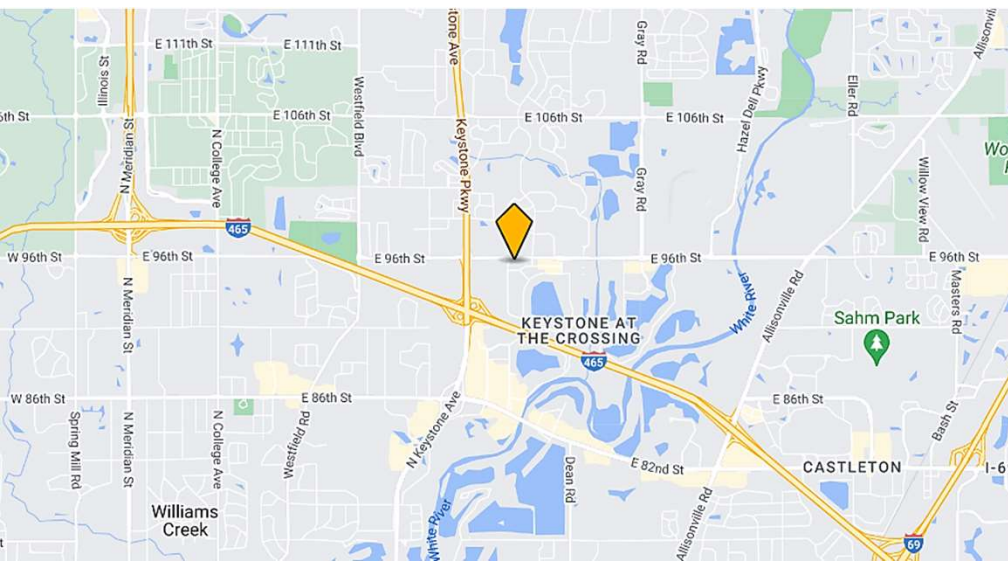
### For more information, contact:

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## Suite Highlights:

- (3) Suites Available Ranging from 1,371 RSF – 4,079 RSF
- Partitioned Office Space
- TI Negotiable

## Location:

- Excellent Access and Visibility on 96th Street & Keystone Parkway
- Convenient Access to I-465, Keystone Parkway and Keystone Crossing
- Surrounded by Great Amenities Including The Fashion Mall, Dining, Hotels, Shopping & Entertainment

## Property Highlights:

- First Financial Bank Branch On Site
- Owner Occupied and Professionally Managed
- Daycare, Conference Facilities, and Fully Equipped Fitness Center Within the Park
- Walking / Fitness Trail Surrounding a Beautiful 38 Acre lake
- Monument Signage Available

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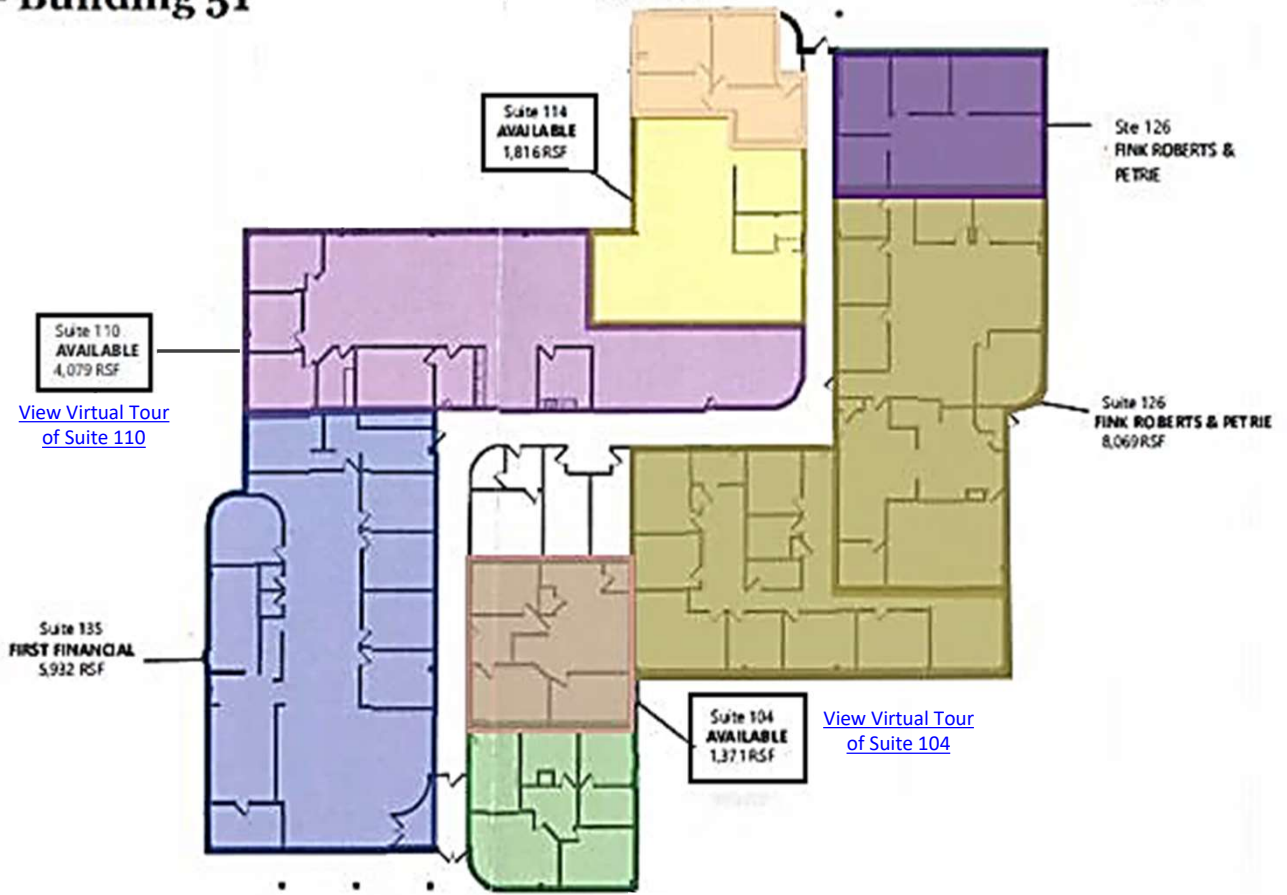
REAL ESTATE SERVICES




**SWEARINGEN**

REALTY GROUP | EST 1972

# Precedent - Building 51



 Restroom

## Overall Floor Plan Building 51

3535 East 9th St.  
Indianapolis, IN 46240

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