

3402 N Shadeland Ave, Indianapolis, IN 46226
To inquire call 317-670-6721

If you are looking for space for your business then check out what we have to offer. We have 25,000 vehicles per day passing by our building as we are located on Shadeland Ave between I-70 and Pendleton Pike. We have a few spaces available to lease in a building that has office space, automotive repair, and some flex space that can be built out for your purpose.

All of our leases include property taxes, trash pickup, snow removal, and utilities including WIFI, gas heat, and electricity. All spaces include access to common area which includes a customer lobby, customer restroom, and a technician restroom.

To take possession, you will need to secure liability insurance, sign the lease, and pay the first month's rent and a security deposit equal to the monthly rent.

Space 1 - Office Space

250 Square Feet includes a 15'x15' office with an adjoining restroom. Recently remodeled. 12 foot ceilings and has an outside entrance door. \$1,600/month for 12 month lease or month to month for \$1700. Has locking door connecting to a space containing 2 automotive service bays.

Space 2 - Office Space

450 Square Feet includes 2 offices (10' x 15', 12' x 16') with an adjoining restroom. Opens into customer lobby which has an additional restroom. \$2,000/month for 12 month lease or \$2,100 for month to month rental. One month security deposit required

Space 3 - Office Space

150 square feet (10' x 15') of office space that opens to the customer lobby. \$1000 per month for 12 month lease or \$1075 month to month. 1 month security deposit required.

Space 4 - Auto Service Bay

450 Square Feet (13' x 37') heated automotive service bay that is extra deep allowing for 2 vehicles to be inside and faces Shadeland Avenue. \$1,800/month for 12 month lease or \$1,875 month to month. One month security deposit required.

Space 5 - Flex Space

600 square feet (20' x 30') of flex space with an outside door. Would be a great workshop. Heated. Tenant also has access to a technician bathroom and customers have access to customer lobby with a bathroom. \$1500 per month on a 12 month lease or \$1575 month to month. One month security deposit required.

Space 6 - Flex Space

700 square feet (20' x 35') of flex space that adjoins available offices. Heated. Tenant also has access to a technician bathroom and customer have access to lobby with bathroom. \$1500 per month on a 12 month lease or \$1575 month to month. One month security deposit required.