

# FOR SUBLEASE

Class A Office Space

10689 N. Pennsylvania Street, Indianapolis 46280

Signage Available

## Property Highlights

- Premier Class A Office Space centrally located in the Meridian Corporate Corridor
- 35,658 SF Total Available
  - 1st Floor: 1,137 RSF - 2nd Floor: 21,792 RSF - 3rd Floor: 12,729 RSF
- **"Below Market" - \$18.75/SF Full Service Lease Rate**
- Exterior Signage with visibility from US 31
- Easily accessible from US 31 and Pennsylvania Parkway via the 106th Street Interchange
- Two minutes from I-465
- Numerous dining, retail, and hotel amenities in close proximity

### FOR MORE INFORMATION

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**Hokanson Companies, Inc.**

10201 N. Illinois Street, Suite 400  
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www.hokansoninc.com



**HOKANSON  
COMPANIES, INC.**  
INVESTMENT & CORPORATE REAL ESTATE

The information obtained herein was obtained from sources we consider reliable. We cannot be responsible, however, for error, omission, prior sale, withdrawal from the market, or change in price. Broker makes no representation to the environmental condition of the property and recommends purchaser's independent investigation.



MARKET DISTRICT

HOMEWOOD SUITES

STAYBRIDGE SUITES



106<sup>th</sup> Street



Spring Mill Road

Meridian Street

Pennsylvania Street

COURTYARD MARRIOTT

Comfort INN

Holiday Inn

FOUR POINTS BY SHERATON

465

465

DRURY HOTELS

Lake City Bank

FIREBIRDS WOOD FIRED GRILL

96<sup>th</sup> Street

Meridian Street

McALISTER'S SELECTS

Shell

Arbys

LIFETIME FITNESS

FedEx Office

31

STARBUCKS COFFEE

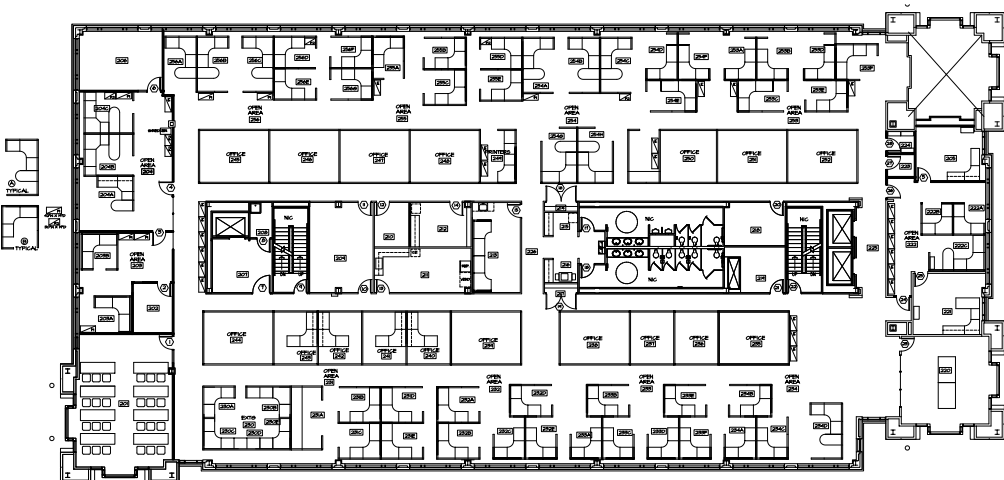
KONA JACK'S



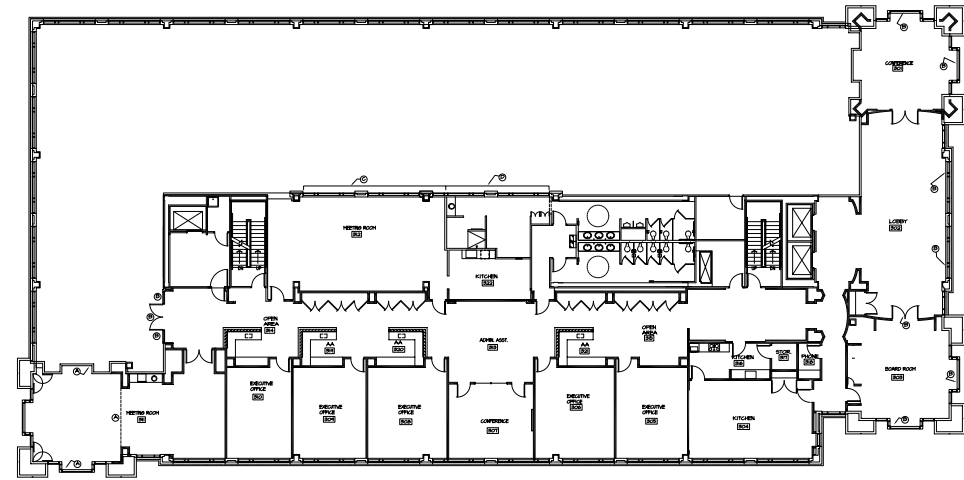


**2nd Floor**  
21,792 RSF

**3rd Floor**  
12,729 RSF



← 10684 NORTH PENNSYLVANIA STREET  
SECOND FLOOR  
10-11-12  
ENVIROSPACE, INC.



← 10684 NORTH PENNSYLVANIA STREET  
THIRD FLOOR  
SCALE 1/8"=1'-0"



CAPITAL GROUP®

American Health Network

ALLEGION

CNO FINANCIAL GROUP

North Hospital

TSDGlobal

LAUTH

116th Street

MARKET DISTRICT AUCTION SERVICES Stock Yards Bank & Trust

KAR

SAGAMORE

Liberty Fund

Future

31



LOCATION

SAINT FRANCIS Hospital and Medical Center

Indiana Farmers Insurance

NWR NorthwestRadiology

Springmill Road

St. Vincent HEART CENTER

Bastian SOLUTIONS

HYLANT GROUP

Springmill Medical Clinic

St. Vincent Health

First Merchants

technicolor GEICO

College Avenue

Ψ HEALTH

BELDEN BEGINNING ALL THE RIGHT SIGNALS

Fusion Alliance

THE HARTFORD

465

St. Vincent Health

Lake City Bank

Liberty Mutual INSURANCE

Availity

KSM KATZ SAPPER & MILLER

RAYMOND JAMES

96th Street

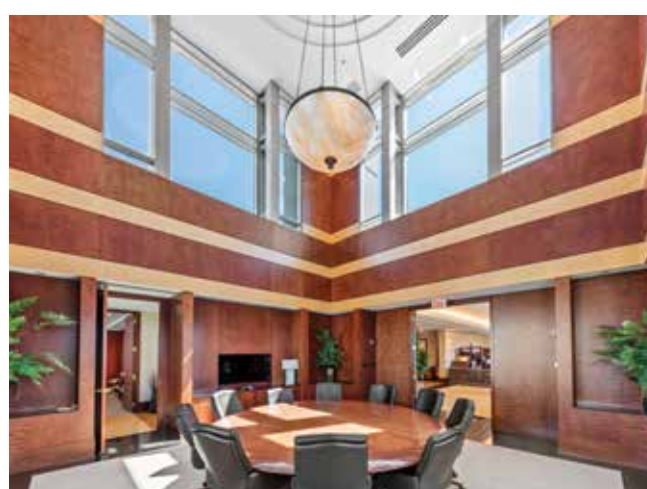
STARBUCKS COFFEE

Safeco Insurance

Regus DÜKE REALTY

WestPoint financial

LIFETIME FITNESS



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