



FOR LEASE

Park Fletcher Building 10

5603 W Raymond St
Indianapolis, IN 46241



PROPERTY HIGHLIGHTS

- Clean flex space
- Easy interstate access
- Numerous amenities nearby
- Ample parking for employees and guests
- 7 miles from Indianapolis International Airport

www.Halakar.com

Liz DeKoninck | 765.516.4709 | liz@halakar.com
Colton Snodgrass, CCIM | 317.796.7377 | csnodgrass@halakar.com

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Executive Summary



OFFERING SUMMARY

| | |
|----------------|------------------|
| Lease Rate: | Call for rates |
| Lease Type: | NNN |
| Building Size: | 35,179 SF |
| Available SF: | 2,256 - 4,528 SF |
| Year Built: | 1975 |
| Zoning: | I-3-S |
| 2026 OPEX: | \$3.40 |
| Clear Height: | 14' |
| Market: | Park Fletcher |

PROPERTY OVERVIEW

Flex spaces in this location at Park Fletcher are appropriate for a variety of businesses. The suites have built out office space along with drive in doors to fit your needs. Call today for more information and to schedule a private tour!

| | | | | | | | |
|--|--|--|--|---------------------|---------------------|--|-----------------------|
| | | | | SUITE I 2,400 SF | SUITE K 2,256 SF | | SUITE N-O 4,528 SF |
|--|--|--|--|---------------------|---------------------|--|-----------------------|

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Indianapolis:

Centrally located with award-winning infrastructure for maximum logistical benefit

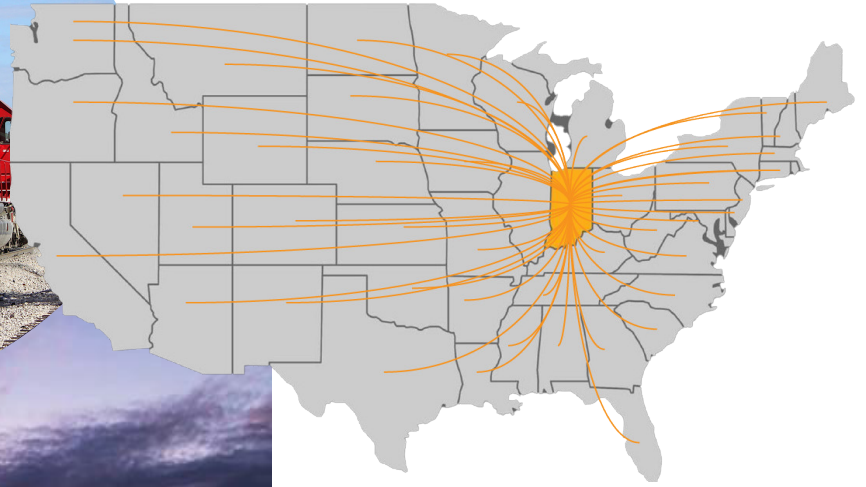


World's 2nd largest Fed Ex Air Hub

Indiana is 1st in rail tons of primary metals



Indiana is 1st in Shortest Distance to the Median Center of the Entire US Population



Indianapolis International Airport voted Best Airport in North America 12 years in a row



Indiana ranks 1st in truck trailer production and pass-through highways with four major intersecting interstates

Indianapolis and the State of Indiana

- One of the largest export states in the nation
- 1st for cost of doing business in area development
- 2nd for best state to start a business
- \$650 billion in goods moves through Indiana annually
- With rail lines throughout America's steel belt and agricultural heartland, Indiana ranks highly in freight and class I railroads
- Indiana's Burns Harbor, Jeffersonville, and Mount Vernon ports provide access to Lake Michigan, the Ohio River, the Atlantic Ocean, and the Gulf of Mexico, as well as international access to Europe, the Middle East, Asia and South America



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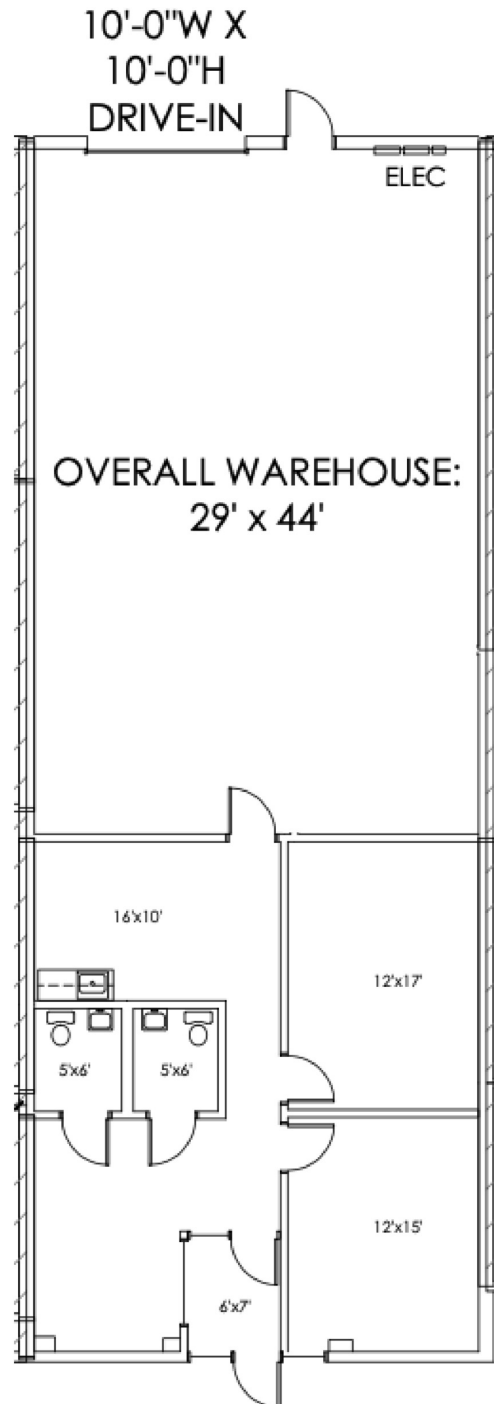
5603 W Raymond St Indianapolis, IN 46241

FOR LEASE

Individual Spaces

TURN-KEY

| SUITE | DATE AVAILABLE | AVAILABLE SF | OFFICE SF | DOCKS | DRIVE-INS | OPEX | CLEAR HEIGHT |
|------------------------|----------------|--------------|-----------|-------|-----------|--------|--------------|
| 5603 W Raymond Suite I | Immediately | 2,400 SF | 1,174 | - | 1 | \$3.40 | 14' |



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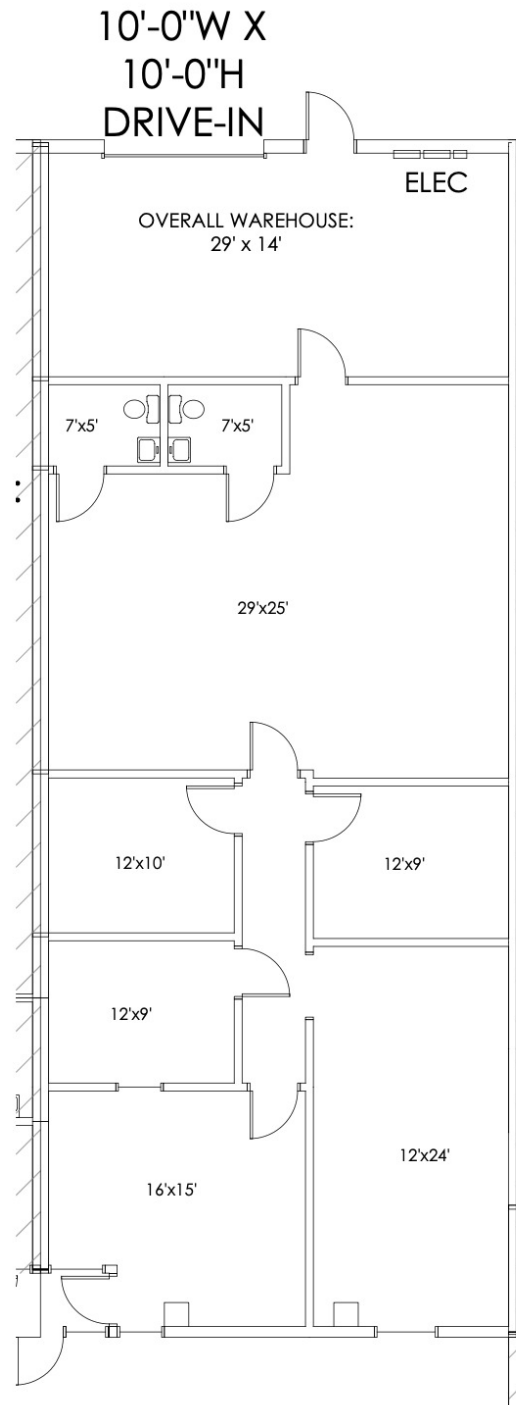
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Individual Spaces

| SUITE | DATE AVAILABLE | AVAILABLE SF | OFFICE SF | DOCKS | DRIVE-INS | OPEX | CLEAR HEIGHT |
|---------------------------|----------------|--------------|-----------|-------|-----------|--------|--------------|
| 5603 W Raymond St Suite K | 2026-05-01 | 2,256 SF | 1,802 | - | 1 | \$3.40 | 14' |



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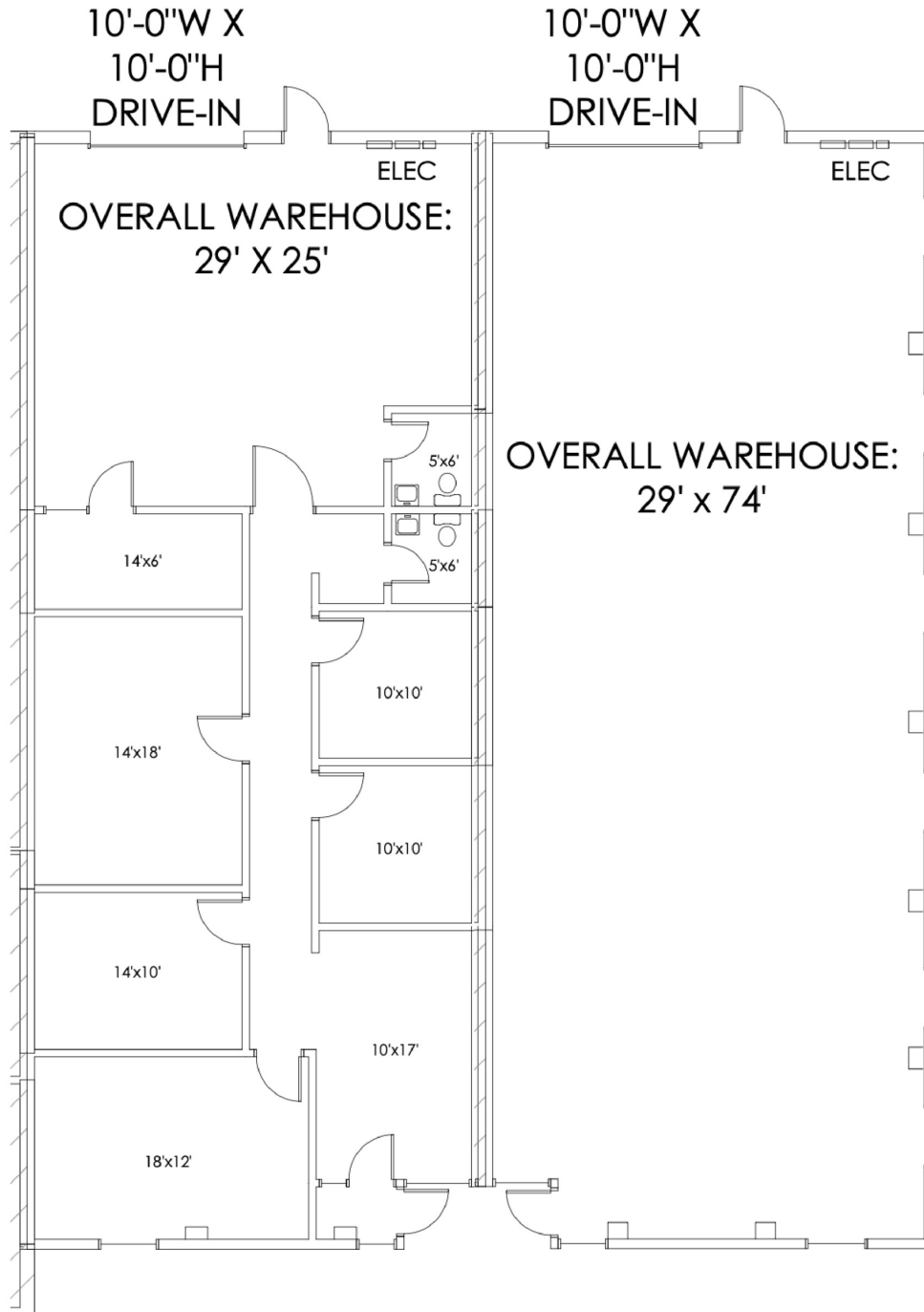
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FOR LEASE

Individual Spaces

| SUITE | DATE AVAILABLE | AVAILABLE SF | OFFICE SF | DOCKS | DRIVE-INS | OPEX | CLEAR HEIGHT |
|-----------------------------|----------------|--------------|-----------|-------|-----------|--------|--------------|
| 5603 W Raymond St Suite N-O | Immediately | 4,528 SF | 1,536 | - | 2 | \$3.40 | 14' |



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