

PROPERTY WEBSITE

EXTERIOR VIDEO



AVAILABLE SF

1,840 - 4,590 SF

LEASE RATE

\$26.00 SF/YR (NNN)

PROPERTY HIGHLIGHTS

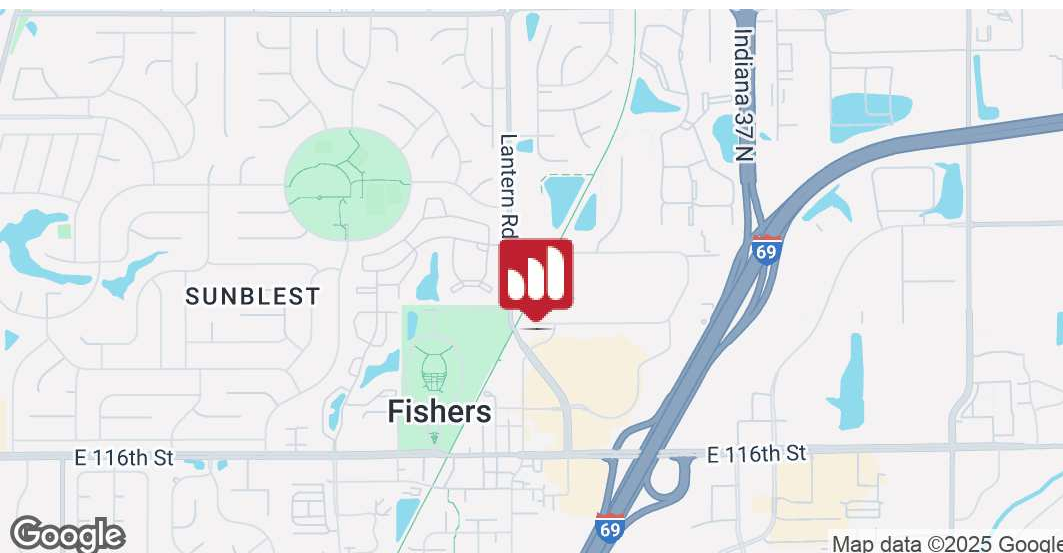
- Newly remodeled office &/or medical space for lease
- Located less than a mile from the booming Downtown Fishers & adjacent to the Nickel Plate Trail
- Close to major thoroughfares & interstates, like 116th St. & I-69
- Surrounded by amenities of all types, including Top Golf & Fishers District, an 18-acre mixed-use development w/ various dining, shopping, & housing options
- Tenants have access to outdoor patio
- Available on 10/31/2025

FOR LEASE

FISHERS TECHWAY BUILDING

8937-8939

Technology Dr.,
Fishers, IN 46038



MATT FERGUSON

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FISHERS TECHWAY BUILDING

8935 Technology Dr., Fishers, IN 46038

FOR LEASE



PROPERTY DESCRIPTION

Uncover a prime leasing opportunity at this distinguished property, located at 8937-8939 Technology Drive, Fishers, IN. This well-appointed property offers a versatile space in a thriving commercial hub, ideal for a range of businesses seeking a strategic location. With flexible lease options & a modern 8,290 SF building, tenants can benefit from impressive features & its optimal visibility & accessibility. The property's coveted location within the Fishers area provides a compelling opportunity for businesses to establish or expand their presence in a high-demand market.

LOCATION DESCRIPTION

Known for its dynamic business environment, Fishers offers a strategic location for office & MOB tenants. This thriving area is home to a diverse mix of amenities, including popular dining options, recreational facilities, & natural attractions. Nearby points of interest such as the Fishers District, the Nickel Plate District, & the Fishers Farmers Market provide unique experiences for area visitors & employees alike. With its strategic location & diverse offerings, Fishers presents an enticing opportunity for tenants in a thriving community that continues to grow.

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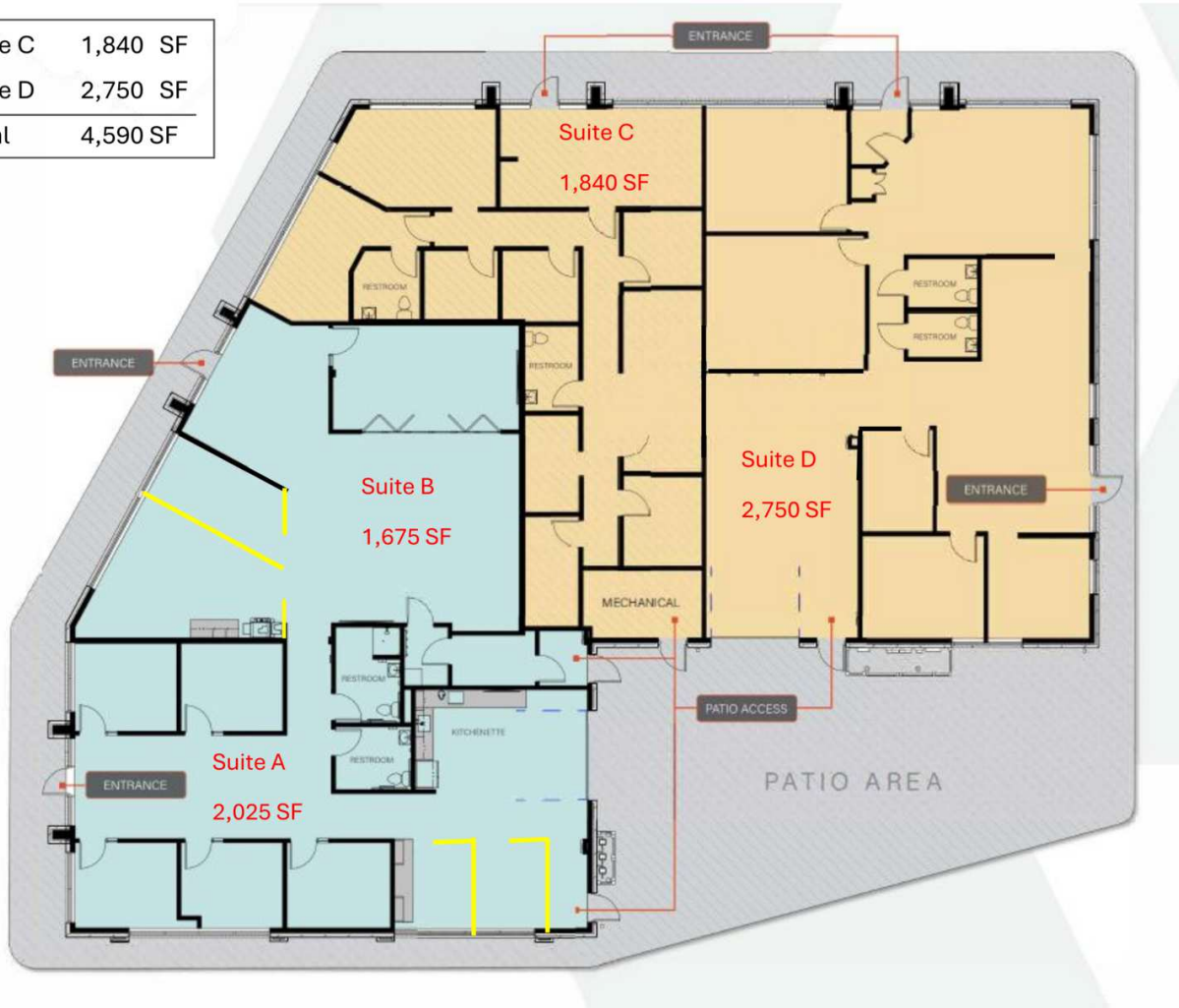
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FOR LEASE

Suite C	1,840 SF
Suite D	2,750 SF
Total	4,590 SF



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite C	Available	1,840 SF	NNN	\$26.00 SF/yr	Available 10/31/2025.
Suite D	Available	2,750 SF	NNN	\$26.00 SF/yr	Available 10/31/2025.

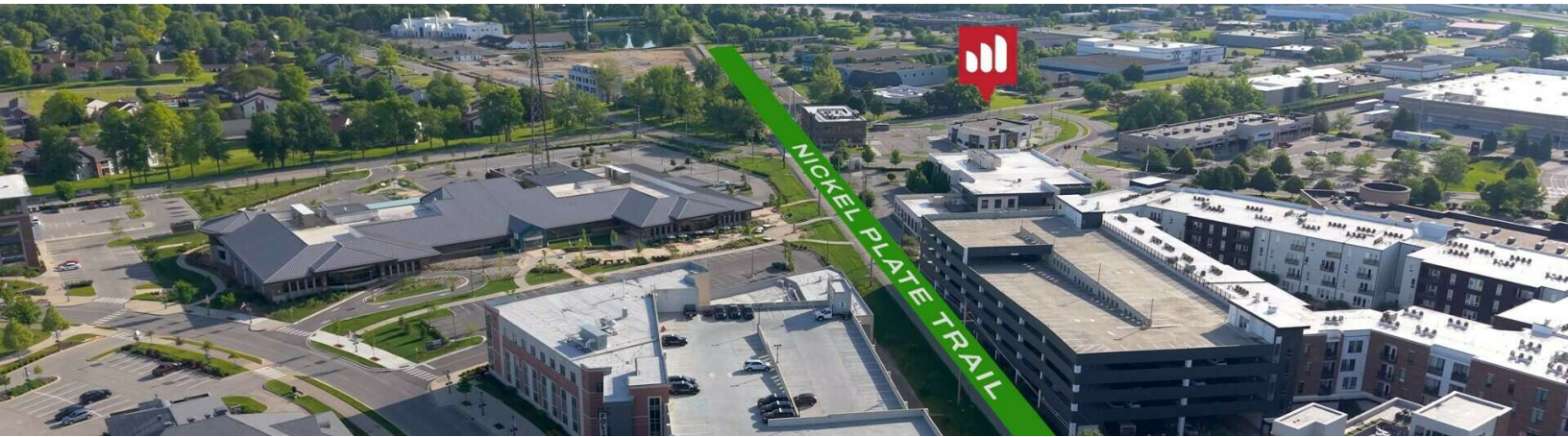
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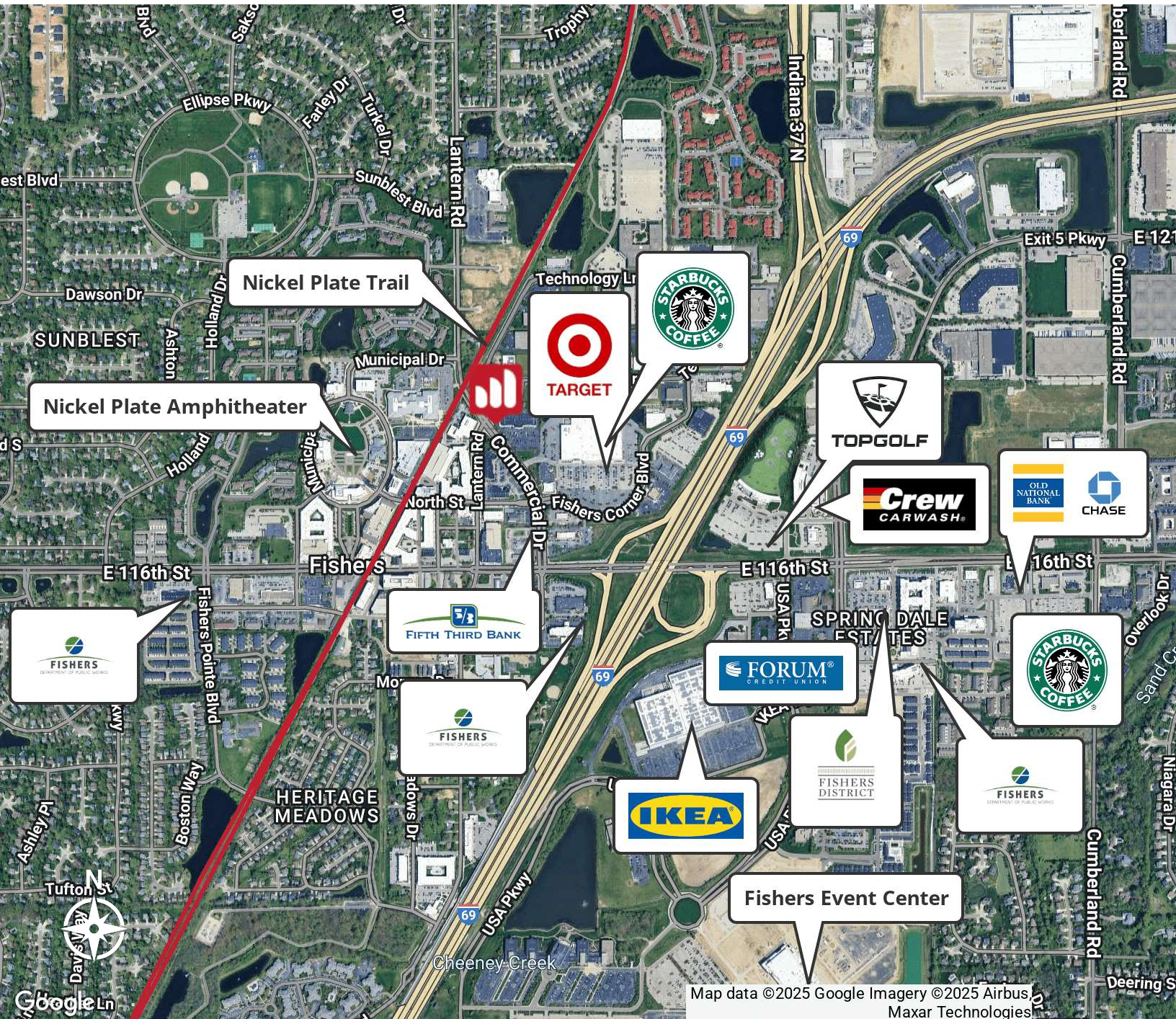
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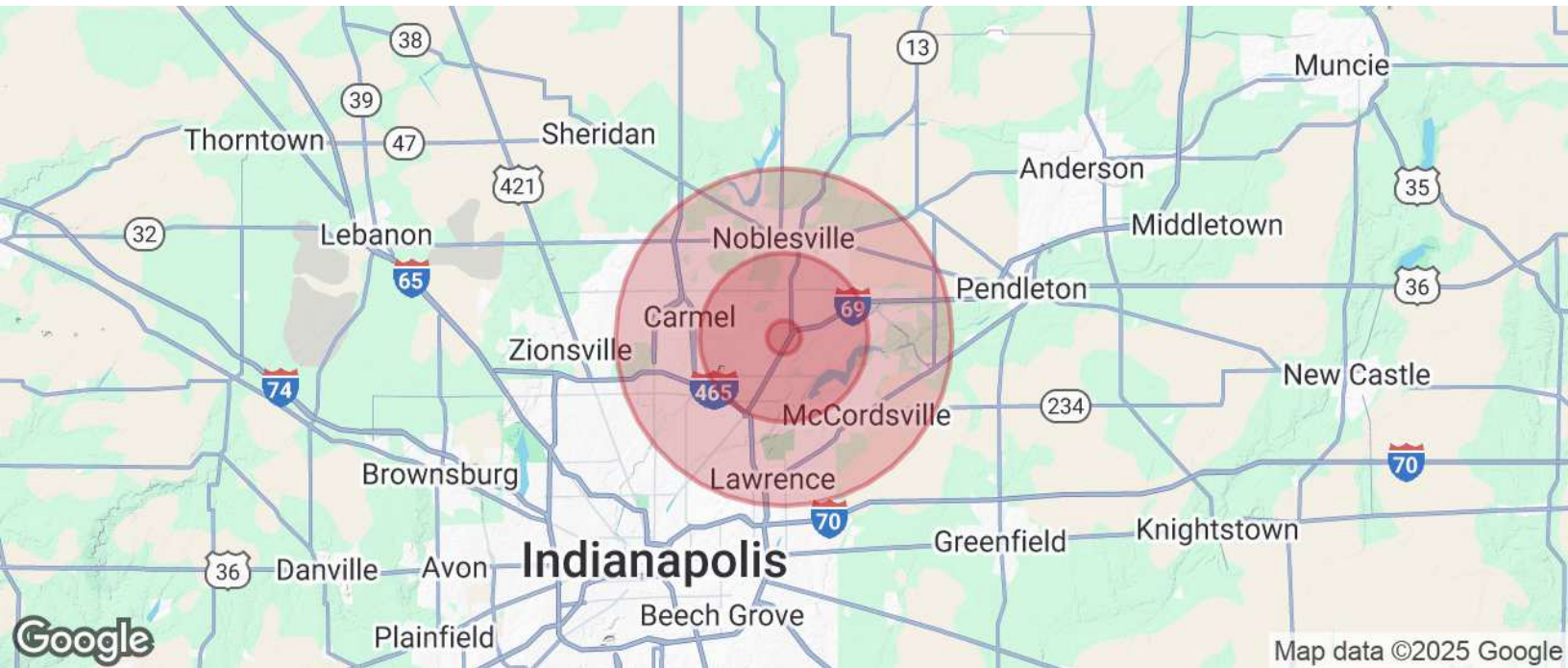
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,893	177,278	522,862
Average Age	36	39	39
Average Age (Male)	36	38	38
Average Age (Female)	37	40	40

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,259	69,358	206,986
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$127,836	\$148,302	\$139,582
Average House Value	\$304,182	\$421,382	\$411,546

Demographics data derived from AlphaMap

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