



8911 Technology Dr.

Fishers, IN 46038



PROPERTY DESCRIPTION

This modern space features a sleek and professional design, ideal for tech companies, startups, or businesses looking for a contemporary workspace. Boasting high ceilings, ample natural light, and customizable floor plans, this property offers versatility to suit a variety of needs. With convenient access to major highways and amenities, this location provides a fantastic blend of accessibility and functionality.

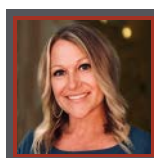
PROPERTY HIGHLIGHTS

- Located along the Nickel Plate Trail
- 7 Private Offices furnished with Tv's
- Cubicle Area with 8 workstations furnished
- Internet and all utilities included
- Shared receptionist area, restrooms, breakroom/kitchen, social media room, conference room and outdoor patio area with grill

OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (NNN)
Available SF:	±2,800 SF
Lot Size:	1.87 Acres
Building Size:	15,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,276	26,720	69,358
Total Population	9,945	68,115	177,278
Average HH Income	\$128,708	\$139,397	\$148,302



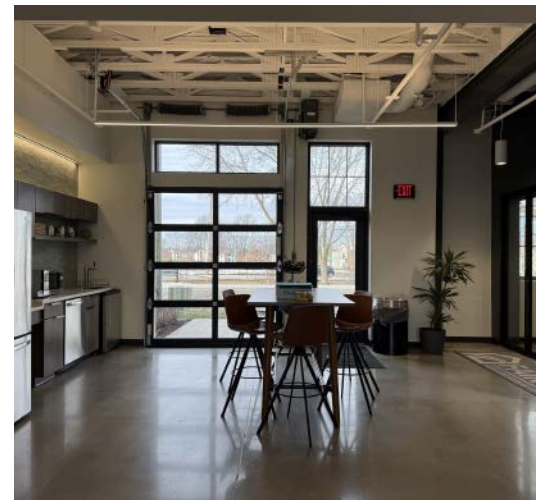
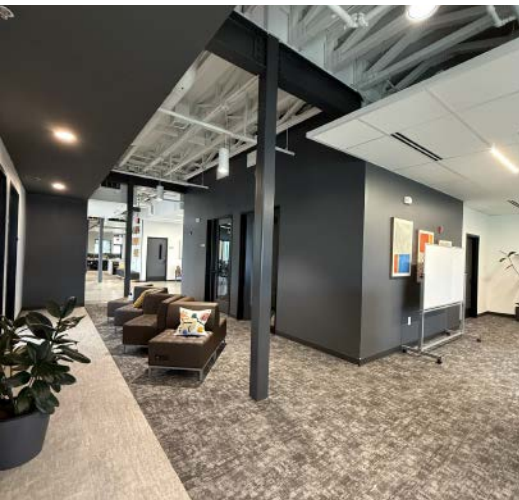
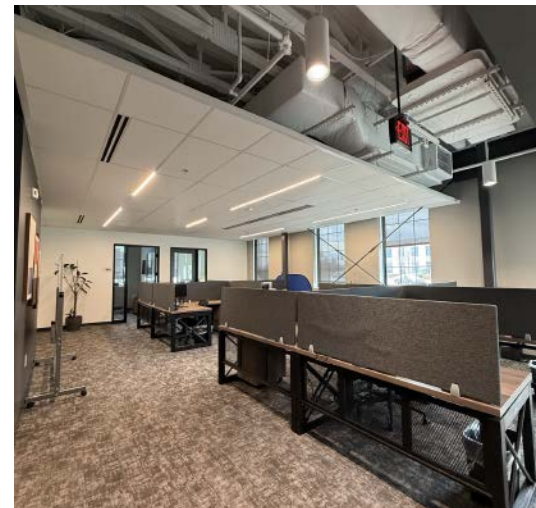
Crystal Kennard
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317.418.2464
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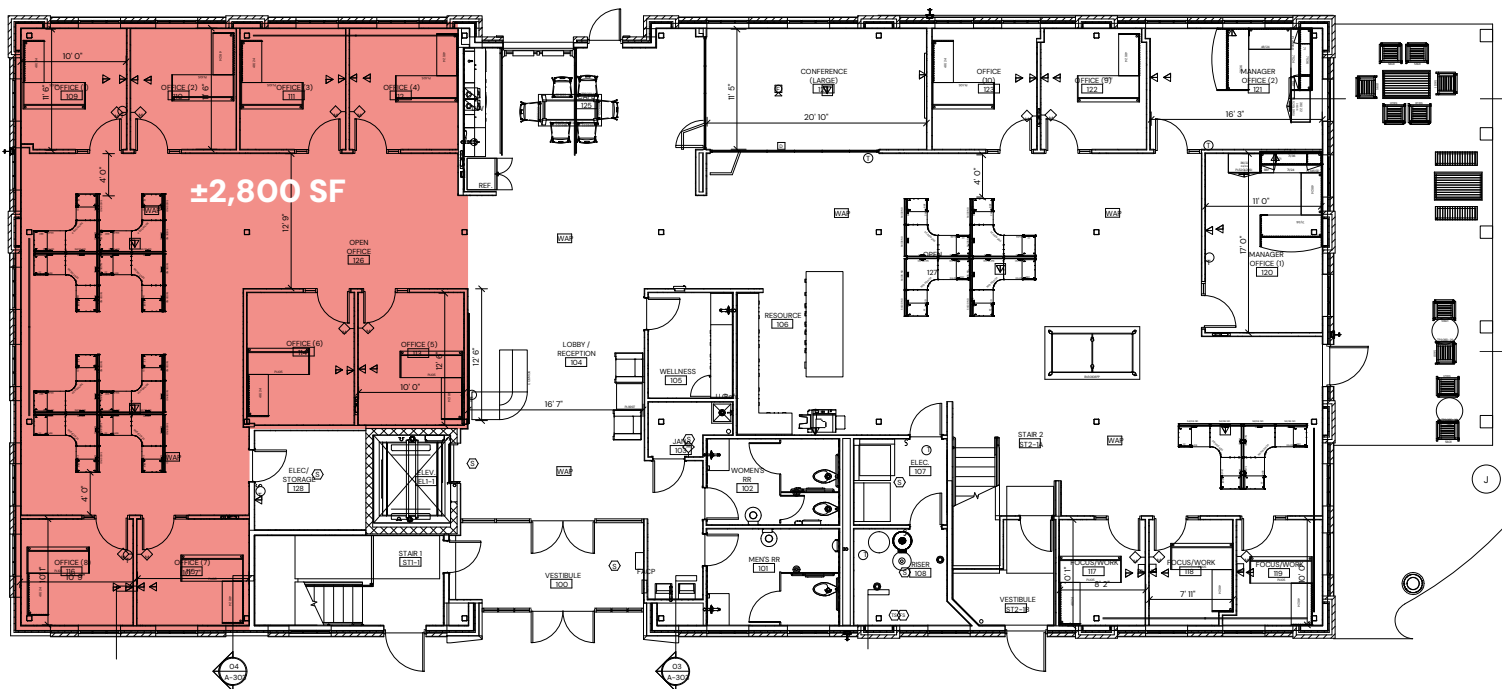
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Floorplan





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Looking Southeast





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Looking South





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Surrounding Businesses

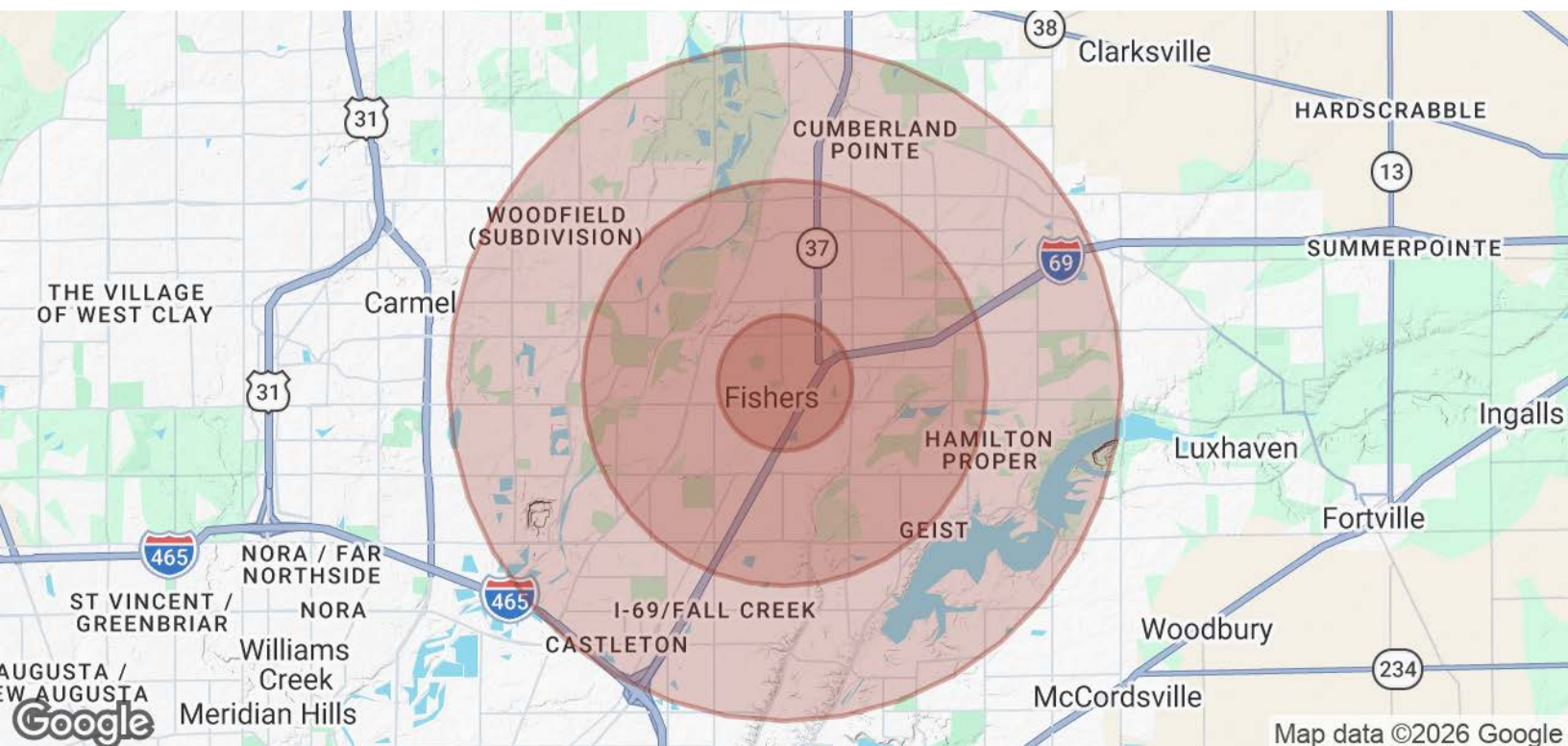




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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,945	68,115	177,278
Average Age	36	39	39
Average Age (Male)	36	38	38
Average Age (Female)	37	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,276	26,720	69,358
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$128,708	\$139,397	\$148,302
Average House Value	\$305,214	\$375,298	\$421,382

Demographics data derived from AlphaMap

