



#### AVAILABLE SF

1,712 - 10,179 SF

#### LEASE RATE

\$17.00 - 24.00 SF/YR (NNN: MG)

## PROPERTY HIGHLIGHTS

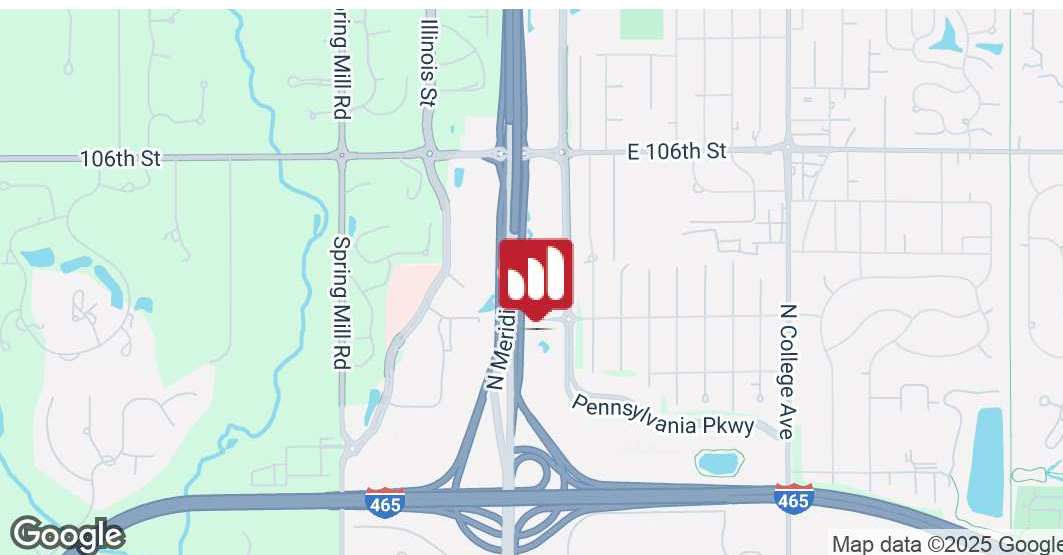
- Newly renovated in 2024
- High traffic corridor, off of I-465 w/ visibility from US 31
- Potential full floor up to 10,179 SF
- Street retail available on the first floor
- Availabilities in adjacent building, as well

## FOR LEASE

# THE COLONY

10291

N. Meridian St.,  
Indianapolis, IN  
46290



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# 10291 N. MERIDIAN

10291 N. Meridian St., Indianapolis, IN 46290

**FOR LEASE**

## PROPERTY DESCRIPTION

Presenting an exceptional leasing opportunity at 10291 N. Meridian St., Indianapolis. This property offers suites from 1,712 to 10,179 SF, ideal for office, medical, or professional use. Featuring modern upgrades, colonial-style architecture, & outdoor amenities, The Colony combines charm with functionality. Located just north of I-465 with visibility to over 80,000 daily drivers, it offers unmatched accessibility & exposure. Retail & office space also available in adjacent building - 10293.

## LOCATION DESCRIPTION

Situated in the heart of Indianapolis' prestigious North Meridian corridor, the location offers exceptional connectivity & a vibrant professional environment. Just minutes from Carmel's thriving business district and Keystone @ the Crossing, the area is surrounded by top-tier dining, retail, & hospitality options including Ruth's Chris Steak House, Ironworks Hotel, & The Fashion Mall. Convenient access to I-465 & U.S. 31 places downtown Indianapolis & the Indianapolis International Airport within easy reach. Nearby healthcare & corporate hubs such as Ascension St. Vincent Hospital & major regional headquarters enhance the appeal for office tenants. This dynamic location combines accessibility with an upscale suburban atmosphere ideal for business.



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# 10291 N. MERIDIAN

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FOR LEASE

## LEASE INFORMATION

Lease Type:	Retail - NNN; Office - MG	Lease Term:	Negotiable
Total Space:	1,712 - 10,179 SF	Lease Rate:	\$17.00 - \$24.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 113	Available	1,712 SF	NNN	\$24.00 SF/yr	Retail
Suite 152	Available	2,224 SF	NNN	\$24.00 SF/yr	Retail
Suite 226	Available	3,024 SF	Modified Gross	\$17.00 SF/yr	Office
Suite 252	Available	2,361 SF	Modified Gross	\$17.00 SF/yr	Office
Suite 326	Available	5,200 SF	Modified Gross	\$17.00 SF/yr	Office
Suite 352	Available	4,979 SF	Modified Gross	\$17.00 SF/yr	Office

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