



TCN
WORLDWIDE
REAL ESTATE SERVICES

AVAILABLE SF

25,013 SF

SUBLEASE RATE

\$8.75 SF/YR (NNN)

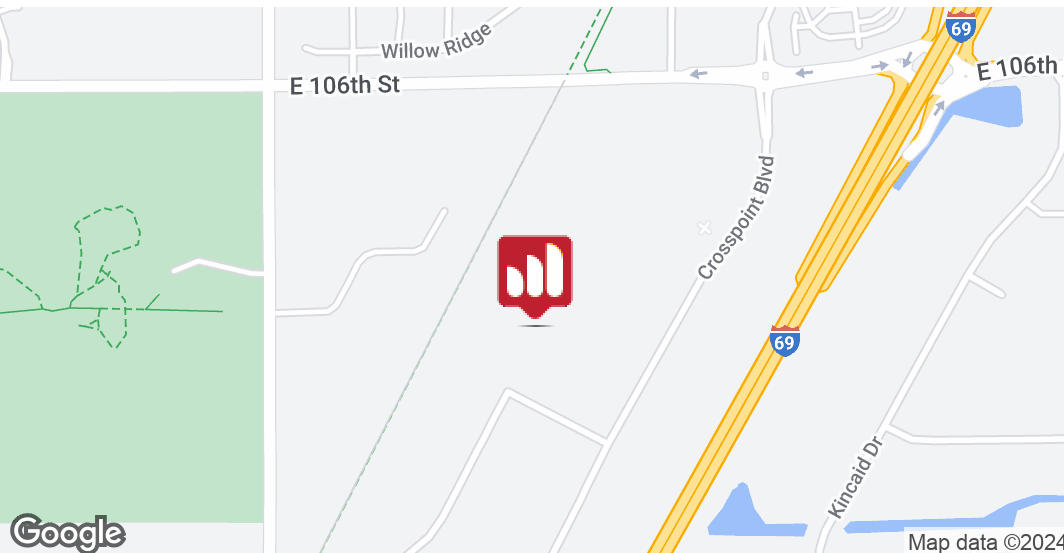
PROPERTY HIGHLIGHTS

- 25,013 SF office/warehouse/flex suite sublease available
- Prime location just off of I-69 & 106th Street within Crosspoint Office Park
- 8 Docks doors & 1 Drive-in
- Sublease ends 3/31/26

FOR SUBLEASE

CROSSPOINT VIII, STE. 800

7998 Centerpoint Dr,
Indianapolis, IN
46256



MATT FERGUSON

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PROPERTY DESCRIPTION

Discover a prime leasing opportunity at 7988 Centerpoint Dr., Ste. 800. This exceptional property offers modern office spaces designed to elevate the work environment. The property boasts state-of-the-art amenities, including high-speed internet access & customizable floor plans, & provides the ideal setting for businesses to thrive. With ample parking & convenient access to major highways, commuting is effortless for employees & clients alike. Elevate your business presence in this prestigious location with flexible lease options to accommodate your unique needs. Experience the epitome of a modern workspace at Crosspoint 8.

LOCATION DESCRIPTION

Discover the vibrant surroundings of the property in Indianapolis, IN. Located on the north side of the bustling city, the area offers convenient access to various amenities & attractions. Crosspoint 8 sits in a business park on Hague Rd., just off of I-69. The building sits on the Nickle Plate trail to sustain outdoor/nature needs. Conveniently situated within the Crosspoint Office Park.

Nearby shopping destinations like The Fashion Mall at Keystone & Castleton Square provide abundant retail therapy. With easy access to I-69 & I-465, commuting is a breeze for professionals. Embrace the city's energy & explore the diverse offerings in this dynamic business hub.

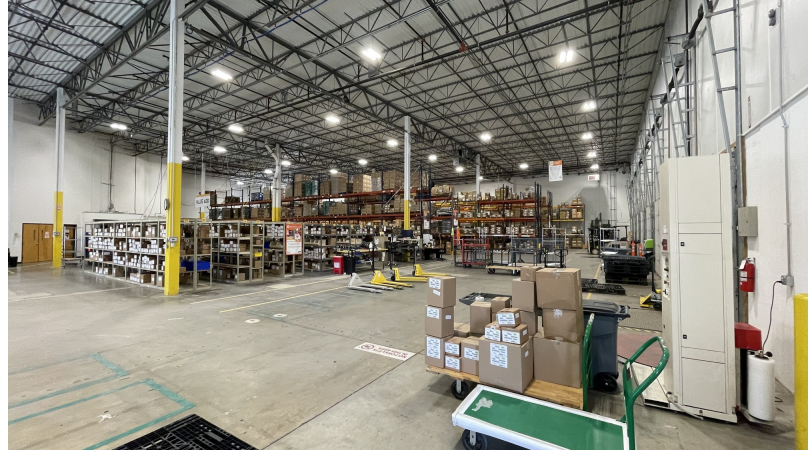
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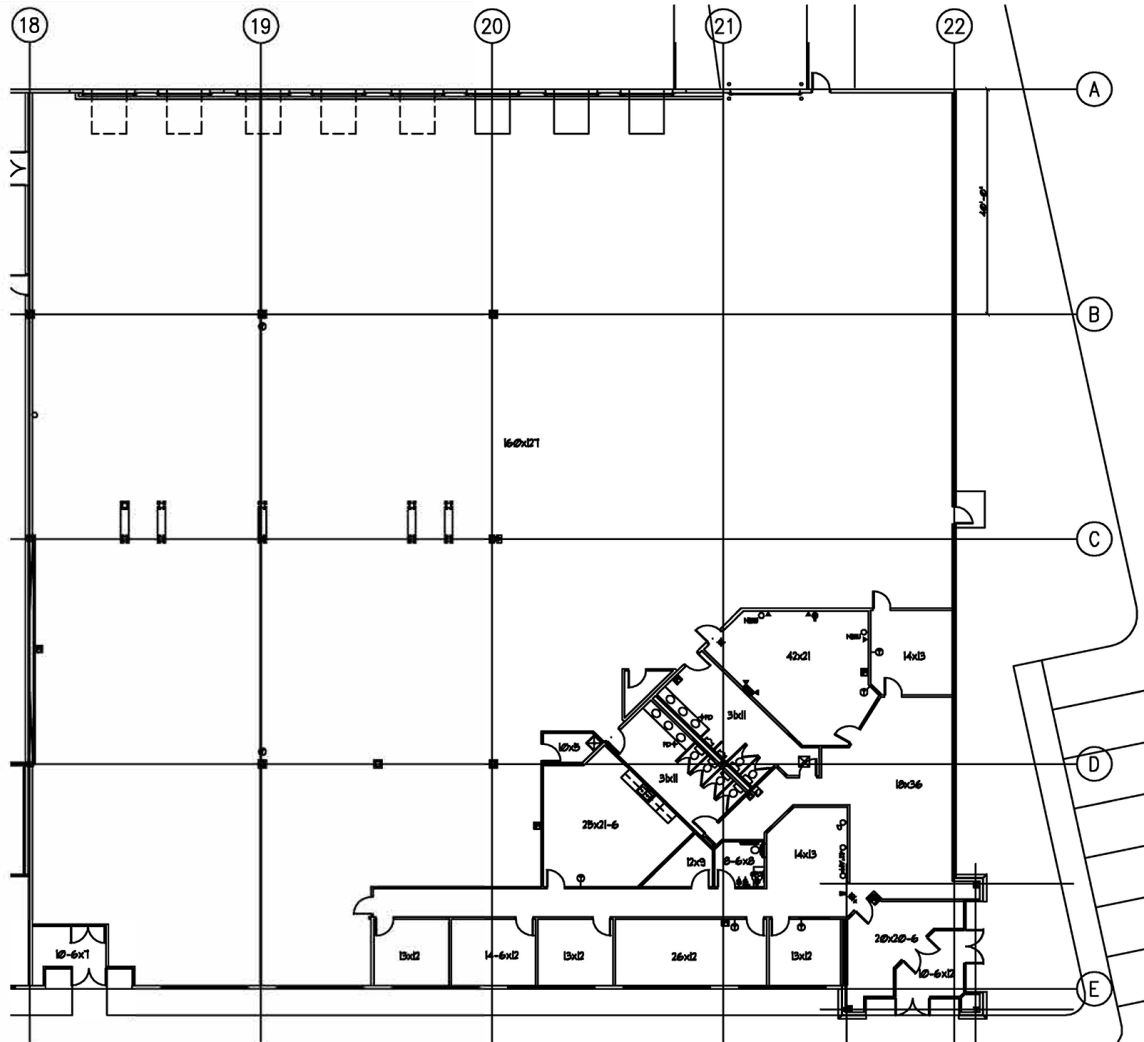
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FLOOR PLAN
SCALE: NO SCALE

03/15

RDI
Remenschneider Design, Inc.
9025 N. River Road, Suite 201
Indianapolis, Indiana 46240
317/566/9704 FAX 317/566/9729

CROSSPOINT EIGHT
SUITE 800 AS BUILT
7998 CENTERPOINT DRIVE
RENTABLE SPACE: 25,695 SF.
BUILD-OUT: 5,013 SF.

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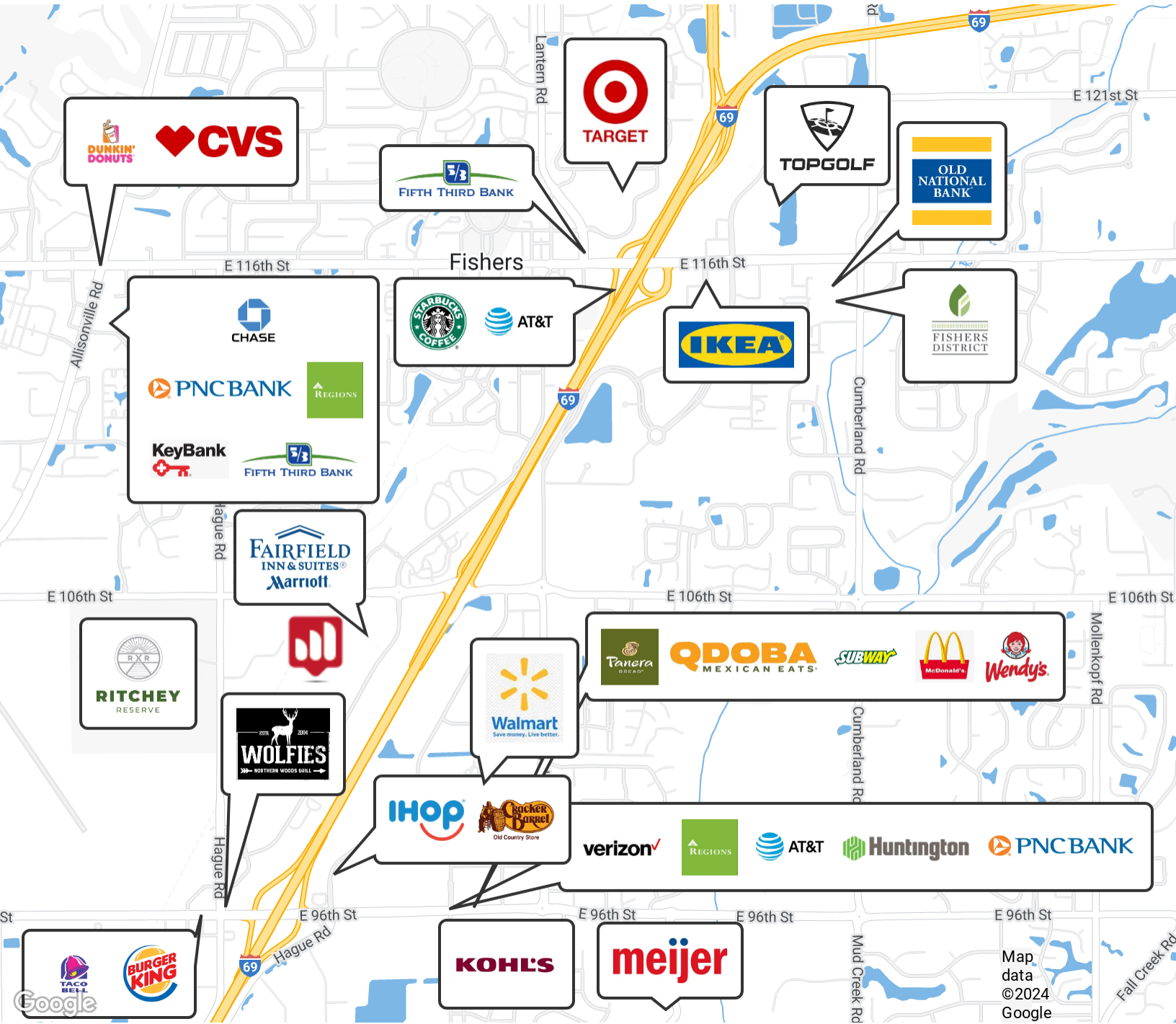
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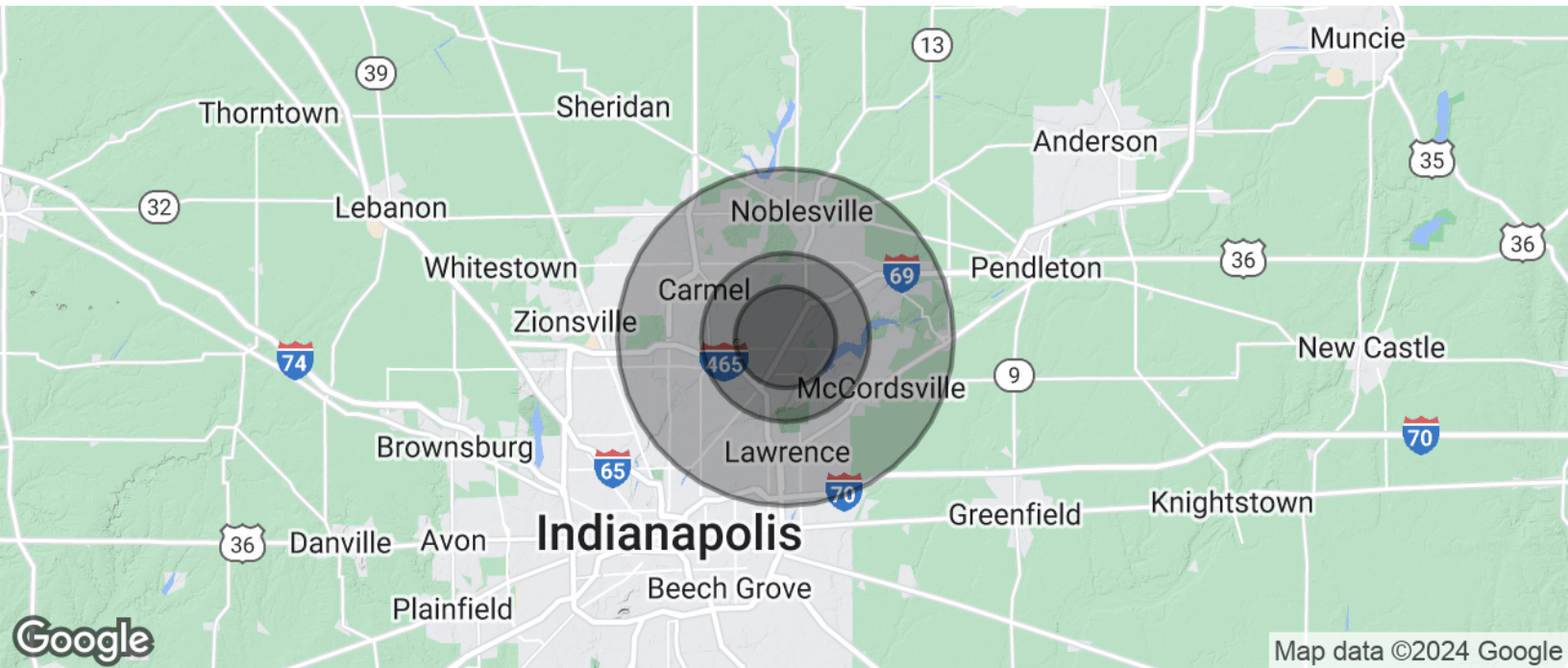
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	59,640	173,708	635,712
Average Age	40	40	39
Average Age (Male)	39	39	37
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	26,089	70,134	253,340
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$127,376	\$147,766	\$130,246
Average House Value	\$342,075	\$416,713	\$381,527

Demographics data derived from AlphaMap

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