



**PREMIER COMMERCIAL**  
REAL ESTATE SERVICES



**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

AVAILABLE SF

690 - 2,192 SF

LEASE RATE

\$16.50 SF/YR (MG)

## PROPERTY HIGHLIGHTS

- Building signage available
- Upgrades throughout building, including new carpet, & new exterior paint
- Surrounded by amenities
- New ownership & management
- Convenient access to I-465, I-69, & Binford Blvd.

**FOR LEASE**

## CASTLE POINT

7202-7212

N. Shadeland Ave.,  
Indianapolis, IN  
46250



**MATT FERGUSON**

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# CASTLE POINT

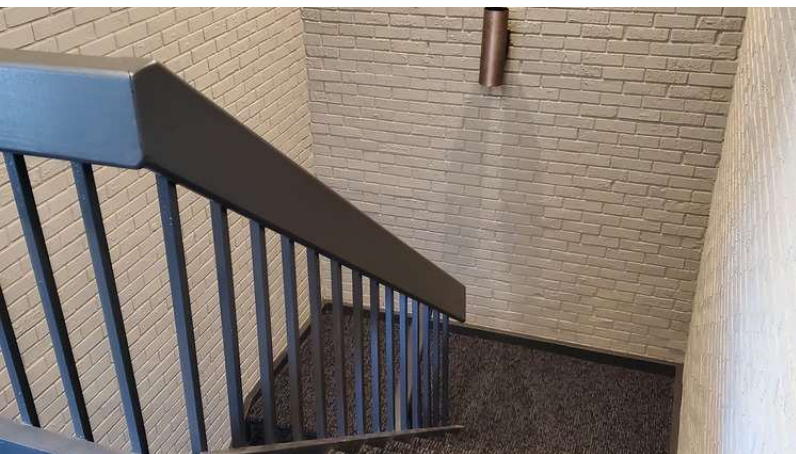
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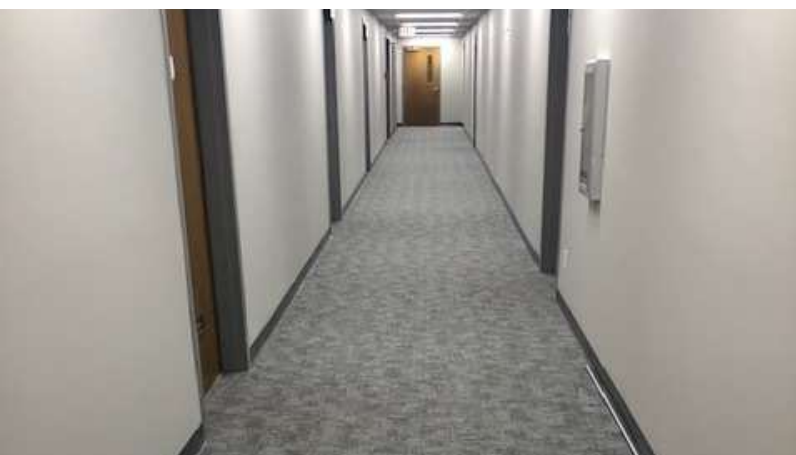
## PROPERTY DESCRIPTION

Professional building with signage available in this desirable location of Shadeland Ave. Great area & flexible building for a start-up or expanding company. Full-service office lease. New updates throughout. Under new ownership & management, the property is poised to deliver a superior tenant experience. With convenient access to I-465, I-69, & Binford Blvd, the location offers unparalleled connectivity for commuting professionals. Positioned amidst a wealth of amenities, this property presents a compelling opportunity for businesses seeking a prime location with an impressive array of advantages.



## LOCATION DESCRIPTION

Located on a very desirable part of Shadeland Ave. between 71st St. & 75th St., with quick, easy access to I-465, I-69 & SR-37/Binford Blvd. Enjoy proximity to popular dining destinations such as Ruth's Chris Steak House & Mimi Blue Meatballs, ideal for business lunches & client meetings. Retail therapy awaits nearby at The Fashion Mall at Keystone, while the peaceful surroundings of Sahn Park provide a welcome reprieve from the bustling city. With its central position in Indianapolis's dynamic business landscape, Castle Point presents an enticing opportunity for discerning office tenants seeking a strategic location with access to an abundance of resources.



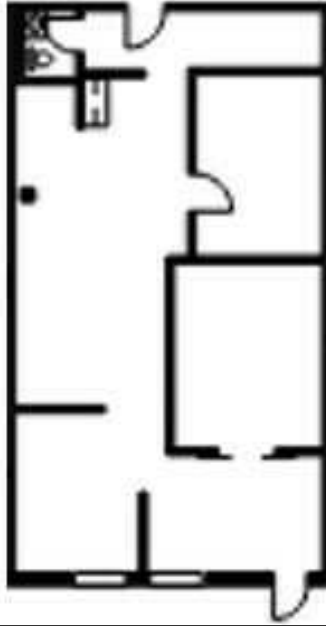
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Suite 114 - Coming Soon

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7202 - Suite 114	Available	1,227 SF	Modified Gross	\$16.50 SF/yr	Available 11/30/24
7202 - Suite 115	Available	1,098 SF	Modified Gross	\$16.50 SF/yr	-
7202 - Suite 127	Available	1,702 SF	Modified Gross	\$16.50 SF/yr	-
7202 - Suite 217	Available	690 SF	Modified Gross	\$16.50 SF/yr	-
7212 - Suite 100	Available	2,192 SF	Modified Gross	\$16.50 SF/yr	-
7212 - Suite 209	Available	1,370 SF	Modified Gross	\$16.50 SF/yr	-
7212 - Suite 210	Available	1,079 SF	Modified Gross	\$16.50 SF/yr	-
7212 - Suite 222A	Available	1,234 SF	Modified Gross	\$16.50 SF/yr	-

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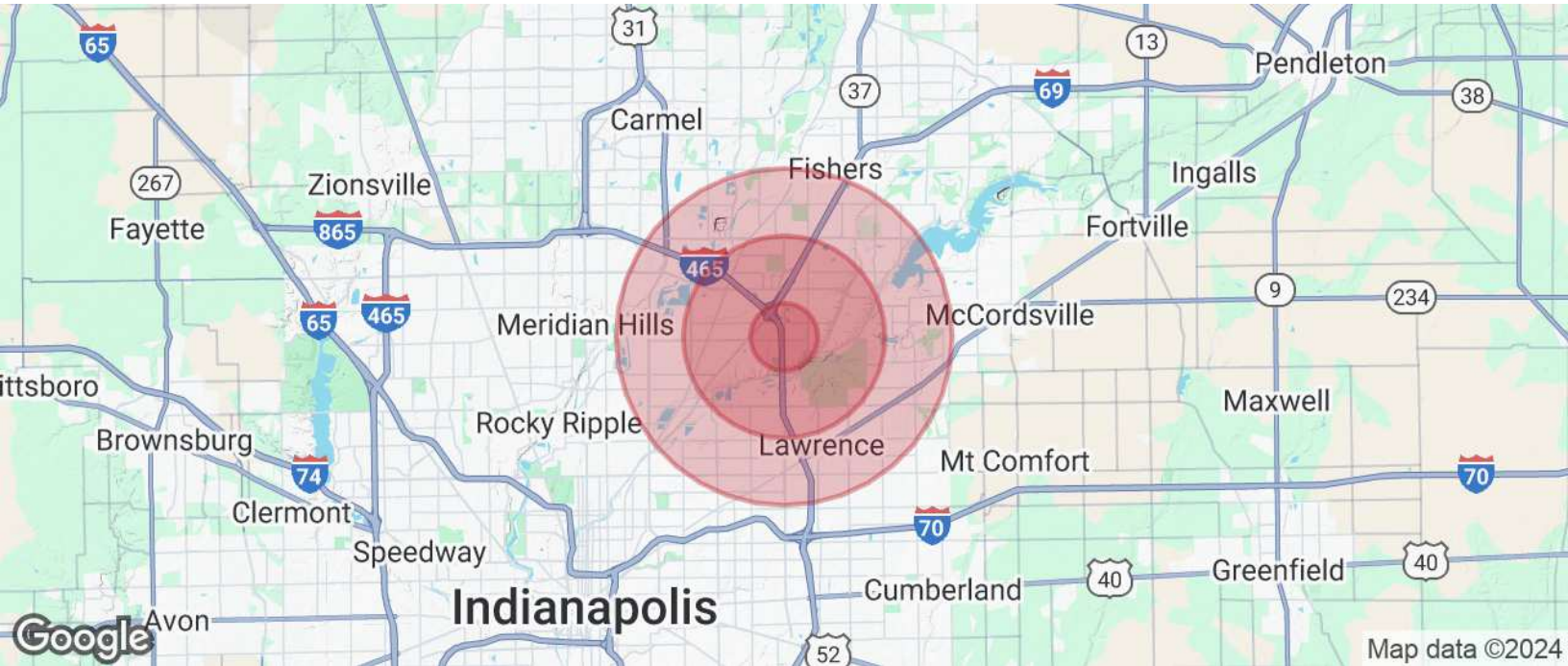
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,336	61,491	187,399
Average Age	39.0	38.5	37.8
Average Age (Male)	36.9	38.6	36.6
Average Age (Female)	38.8	39.1	39.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,105	28,976	87,656
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$66,861	\$79,215	\$75,712
Average House Value	\$163,362	\$202,520	\$179,562

2020 American Community Survey (ACS)

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