

## 6350 N. SHADELAND AVE.

6350 N. Shadeland Ave., Indianapolis, IN 46220

**FOR LEASE**



### PROPERTY HIGHLIGHTS

- High-visibility location, w/ convenient access to major highways
- Professional office space for lease
- Modern, updated interior
- Wooded park-like setting

### OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (MG)
Number of Units:	5
Available SF:	2,800 SF
Lot Size:	118,334 SF
Building Size:	7,972 SF

**MATT FERGUSON**

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## PROPERTY DESCRIPTION

This property offers a highly visible & accessible leasing opportunity in a prime northeast Indianapolis location. This well-positioned property boasts excellent frontage along N. Shadeland Ave., offering direct access to I-465 & providing convenient connectivity to downtown Indianapolis & the many surrounding communities. The interior is thoughtfully designed with modern updates, creating a polished & functional workspace. For businesses seeking an ideal combination of accessibility, aesthetics, & professionalism, this property's professional office space checks all the boxes.

## LOCATION DESCRIPTION

Located along the bustling North Shadeland Avenue corridor, 6350 N. Shadeland Ave. offers exceptional visibility & accessibility in one of Indianapolis' most active commercial areas. This prime location offers direct access to I-465, providing seamless connectivity to downtown Indianapolis, the surrounding busy suburbs, & key business districts. The property is surrounded by a mix of national retailers, restaurants, medical offices, & professional services, making it an ideal location for businesses seeking high traffic & strong demographics.



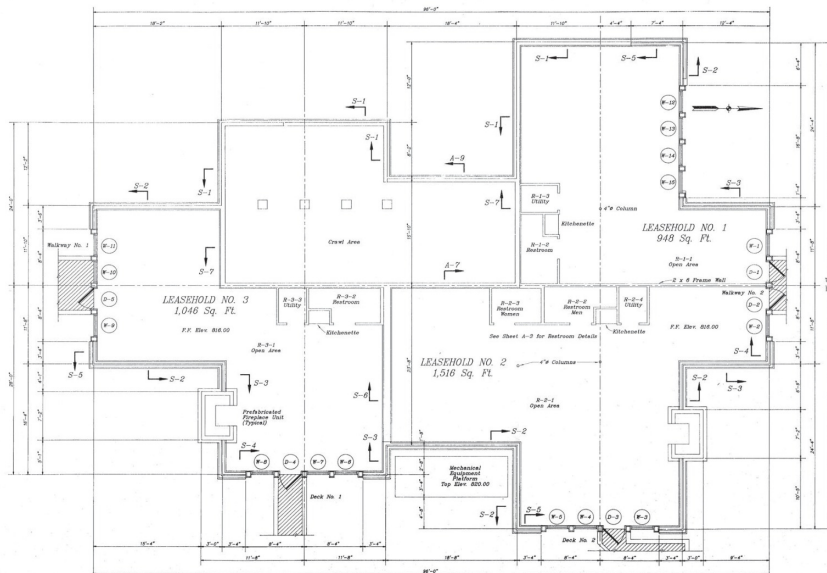
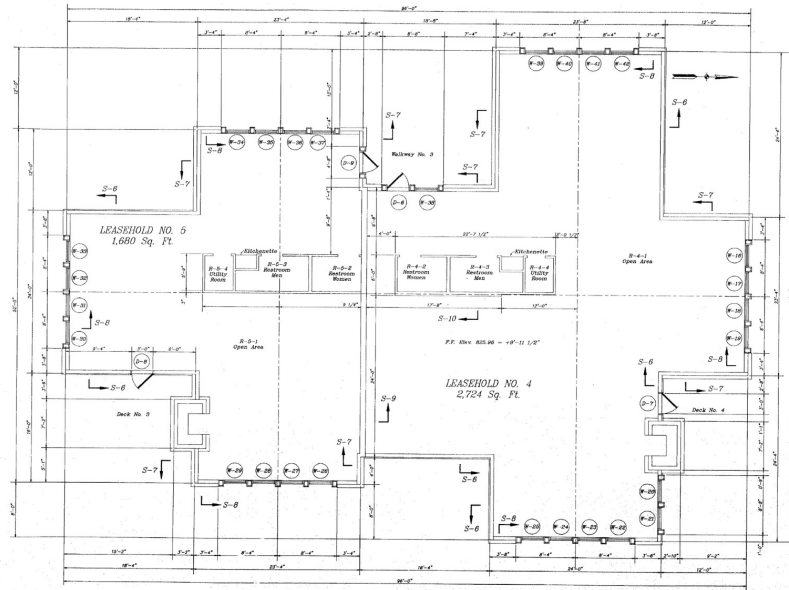
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