



Integra Builders

9003 Technology Lane, Fishers IN 46038
integrabuilders.com | 317.426.7807



For Lease

Unique Opportunity
in the heart of Fishers

9003 Technology Lane
Fishers, IN

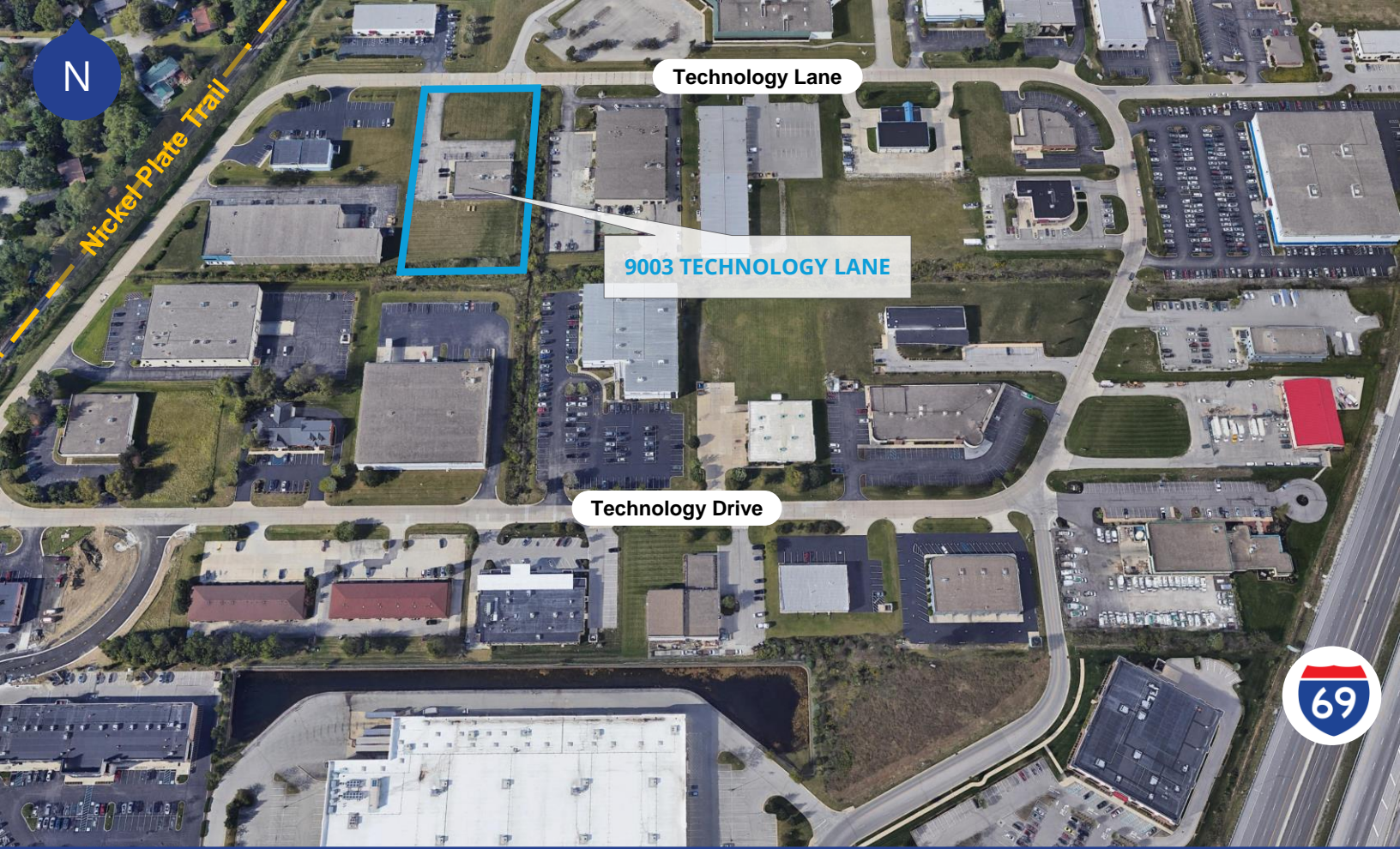
Property Highlights

- ± 7,000 SF office building
- ± 2.09-acre parcel
- Existing executive office with private bath & shower
- Exterior signage available
- Drive-up parking
- Quick I-69 & I-465 access
- Strong amenity base surrounding
- Zoned C-2
- Ample parking

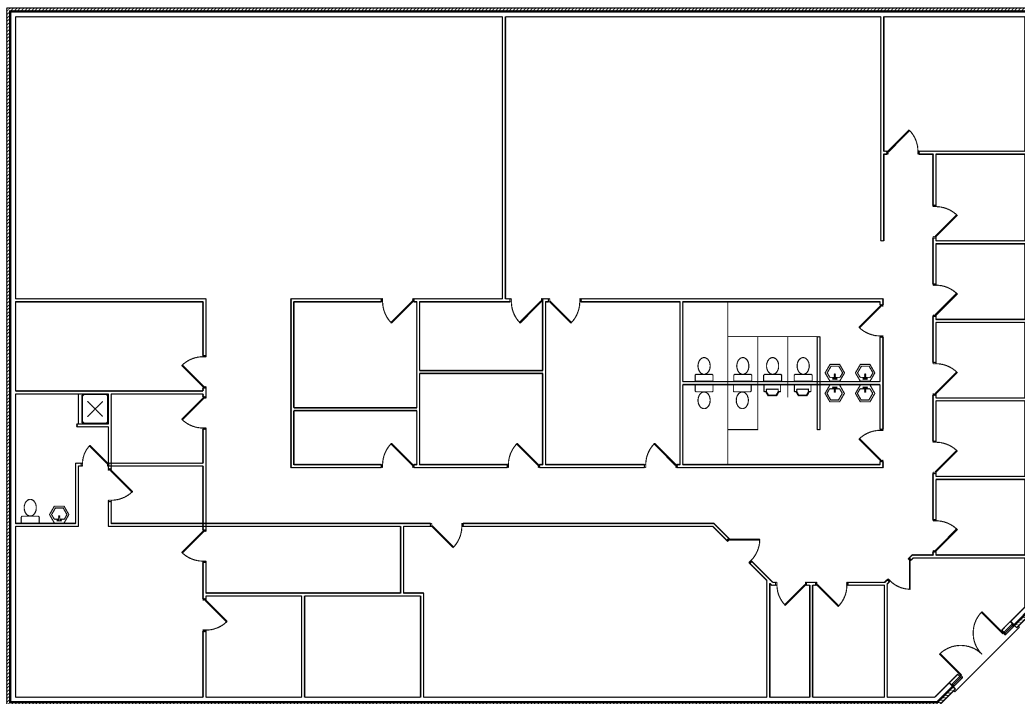


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Floor Plan





- 1 Nickel Plate District
- 2 Launch Fishers
- 3 Fishers City Hall
- 4 Indiana IoT Lab
- 5 Target
- 6 Starbucks
- 7 Lifetime Fitness
- 8 Topgolf
- 9 Portillo's
- 10 The Yard
- 11 U.S. Post Office
- 12 Hampton Inn & Suites

Area Restaurants

- Another Broken Egg Café
- Blaze Pizza
- Chatham Tap
- Five Guys Burgers
- Four Day Ray Brewing
- Gigi's Cupcakes
- Greek's Pizzeria
- Handel's Homemade Ice Cream
- LouVino Restaurant & Wine Bar
- McAlister's Deli
- McDonald's
- O'Charley's
- Pure Eatery
- Qdoba Mexican Eats
- Original Pancake House
- Smoothie King
- Steak 'n Shake
- The Well Coffeehouse
- Verde Flavors of Mexico
- Wendy's

Hotels

- Baymont by Wyndham
- Fairfield Inn & Suites
- Hampton Inn & Suites
- Hilton Garden Inn
- Holiday Inn Express
- SpringHill Suites
- Staybridge Suites

The Yard

- 101 Beer Kitchen
- 1933 Lounge
- Bibibop Asian Grill
- Blue Peppermint
- Chicken Salad Chick
- Cyclebar Fishers
- Fishers Test Kitchen
- Havana Cigar & Whiskey Lounge
- Kincaid's Meat Market
- Peace Water Winery
- PetPeople
- Pier 48 Fish House & Oyster Bar
- RIZE
- Sangiovese Ristorante
- Sangrita Grill + Cantina
- Shake Shack
- Sun King Fishers
- Tavern + Kitchen
- The Hot Room Yoga
- Tropical Smoothie Café
- Verizon
- And more!

Other

- Forum Conference & Event Center