

OFFICE SPACE FOR LEASE

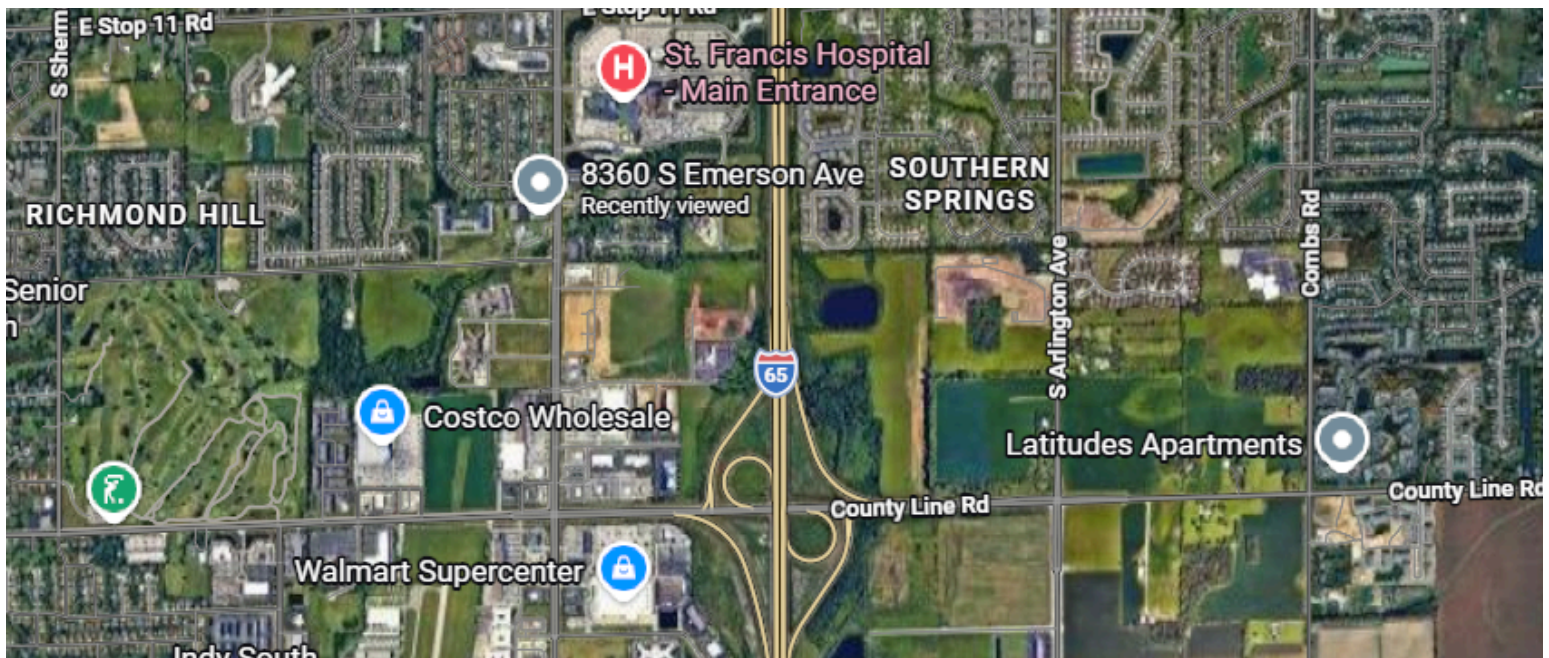


8360 SOUTH EMERSON AVE.
INDIANAPOLIS, INDIANA 46237

2ND FLOOR - \$12/SF - GROSS

2nd Floor Affordable Office Space

This versatile 2,119 SF second-floor office suite offers an exceptional value at just \$12.00/SF gross plus utilities — a rare opportunity in today's market. Ideal for tenants who can operate without elevator access, the space features a flexible layout with expansive open areas that can accommodate a variety of office configurations and business needs. Additional amenities include a private restroom, kitchenette, and a professional setting surrounded by established office tenants. Whether you need collaborative workspace, private offices, or a creative studio environment, this affordable and adaptable suite delivers outstanding functionality at a highly competitive rate.



TERESA HARWOOD, CCIM

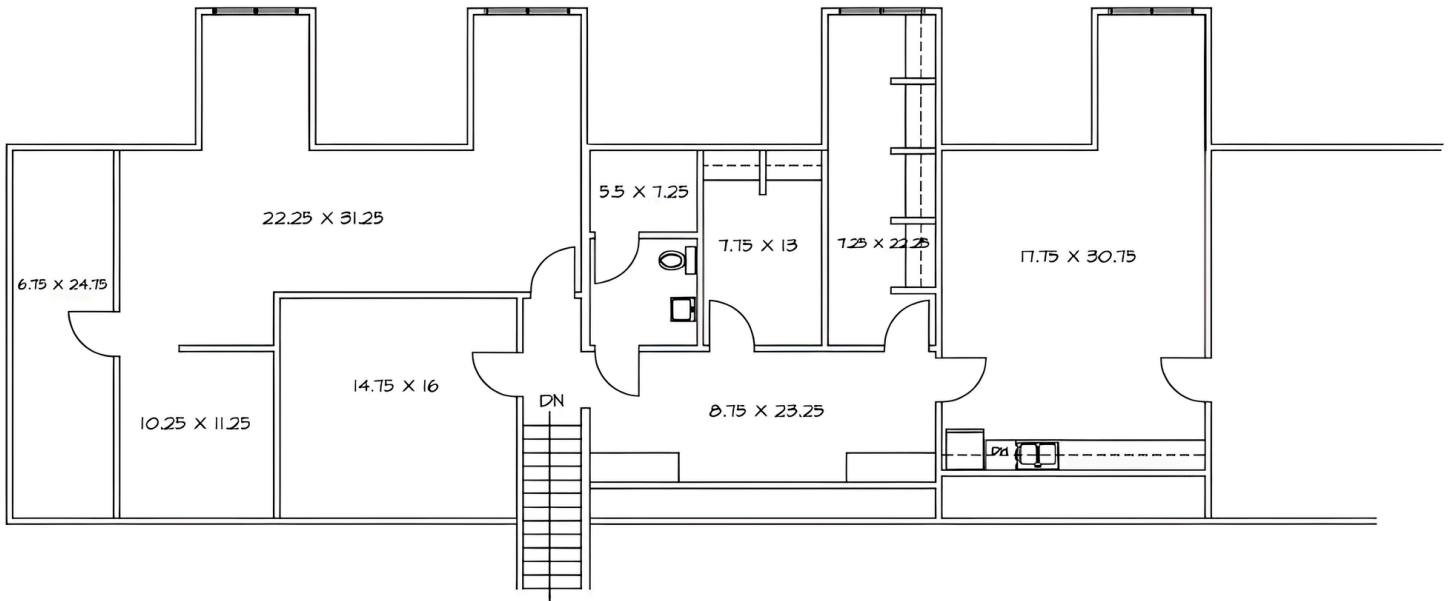
Cell: 317.354.5236
tharwood@kw.com

48 N Emerson Avenue, STE 300,
Greenwood, IN 46143 - United States
www.harwoodcommercialgroup.com



Second Floor Highlights:

- **Size:** ±2,119 SF
- **Features:**
 - Large open areas
 - Offices
 - Storage areas
 - Kitchenette/breakroom/multi-purpose area
 - Restroom
- **Lease Rate:** Only \$12/SF GROSS



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