

High Visibility Office Opportunity

5455 West 86th Street, Indianapolis, IN 46268

FOR LEASE



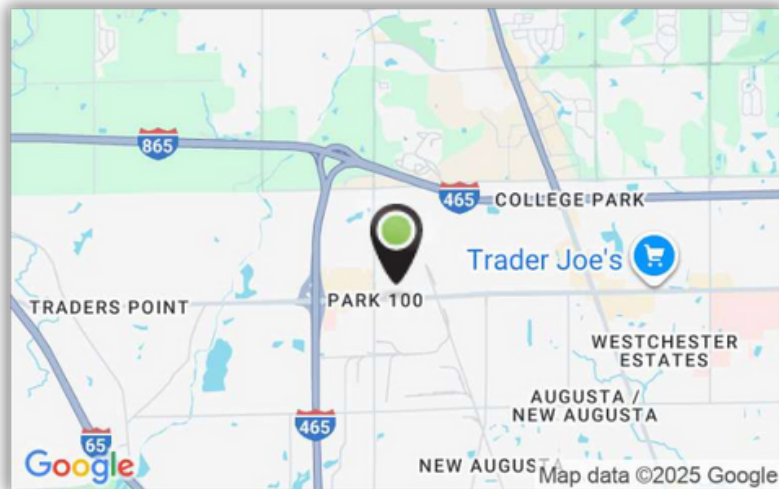
Office Space for Lease
Contact Broker



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Prominently positioned along 86th Street, this two-story, 25,000 SF building offers exceptional visibility in one of Indianapolis' most traveled corridors. The property combines accessibility with presence—ideal for tenants seeking a professional location with strong traffic counts and easy access to I-465, Zionsville, and northwest Indianapolis.

With generous floor plates across both levels, the building provides flexibility for office, medical, or specialty users. Expansive windows deliver abundant natural light, while on-site parking ensures convenience for employees and visitors alike.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	107	16,937	55,051
Total Population	230	38,902	136,991
Average HH Income	\$121,986	\$120,957	\$131,593

Bryan Augustin
Executive Vice President
BryanA@alopg.com
C: 317.345.4897

Jack Seamands
Director
Jack@alopg.com
C: 463.230.5158

ALO Property Group
9075 N Meridian St, Suite 175
Indianapolis, IN 46260
www.ALOPG.com



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LEASE HIGHLIGHTS

- **25,000 SF two-story** building with adaptable layouts for a variety of users
- **Prime frontage on 86th Street** with strong daily traffic counts
- **Flexible floor plates** ideal for office, medical, or professional services
- **Abundant natural light** from expansive windows
- **Ample on-site parking** for employees and visitors
- **Easy access to I-465** and surrounding northwest Indianapolis neighborhoods
- **High visibility location** surrounded by established retail and residential communities
- **Prominent signage** opportunities to elevate brand presence



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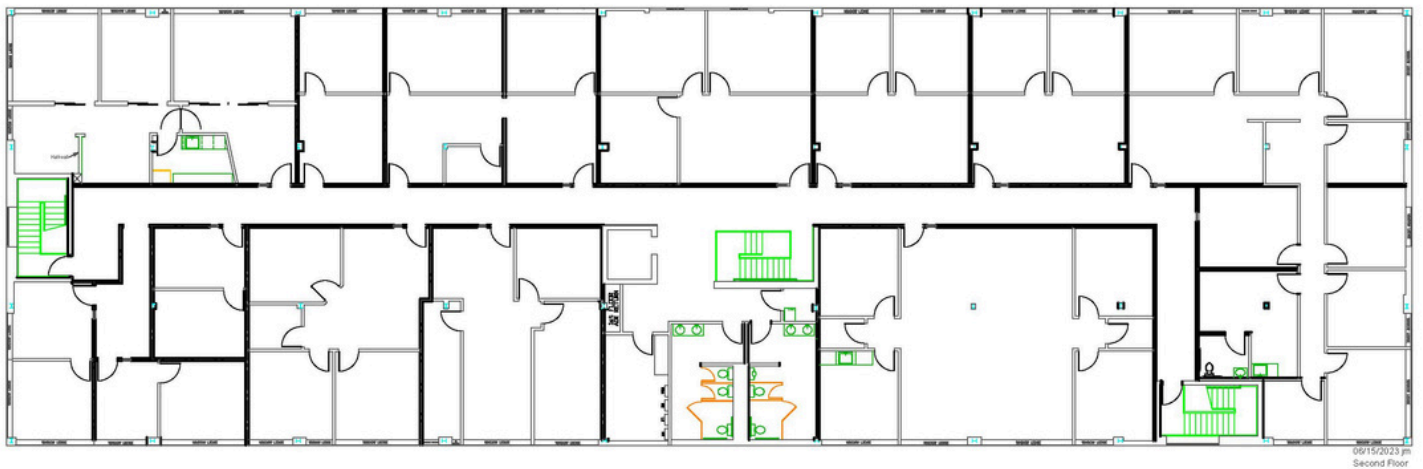
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FLOOR PLANS



1st Floor



2nd Floor

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PROPERTY PHOTOS



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RETAIL MAP



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