

Prime Third-Floor Office Suite

777 Beachway Drive, Indianapolis, IN 46224

FOR LEASE



General Medical/Office
4,105 SF



[VIEW WEBSITE](#)

Now available for lease – a meticulously maintained, glass-enclosed third-floor office suite on the west side of Indianapolis, offering easy access to both downtown and the Northside. This modern space is part of a well-managed office complex with an on-site property manager and pristine common areas.

The 4,105 SF suite features an open-concept layout ideal for collaboration, a dedicated reception area, five private offices, two large conference rooms, and a kitchenette/breakroom. Floor-to-ceiling windows line the perimeter, filling the space with natural light and offering sweeping views.



DEMOGRAPHICS	0.5 MILES	3 MILES	5 MILES
Total Households	1,767	36,957	85,802
Total Population	3,959	93,600	220,692
Average HH Income	\$61,315	\$70,649	\$74,479

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LEASE HIGHLIGHTS

- **4,105 SF Top-Floor Corner Suite** Premium location with expansive views and exceptional natural light.
- **5 Private Offices with Floor-to-Ceiling Windows** Bright, professional spaces ideal for productivity and privacy.
- **2 AV-Equipped Conference/Classroom Rooms** Perfect for team meetings, presentations, or virtual conferencing.
- **Open Collaboration Area + Reception & Kitchenette** Welcoming layout with space to connect, greet, and refresh.
- **Abundant Natural Light Throughout** Energizing work environment with perimeter glass.
- **Secure Building with Key Fob Access & Elevator** Controlled access and ease of entry for staff and guests.
- **On-Site Property Management** Responsive team ensures a well-maintained, professional setting.
- **Electronic Signage Visible from I-465** High-traffic exposure for enhanced brand visibility.



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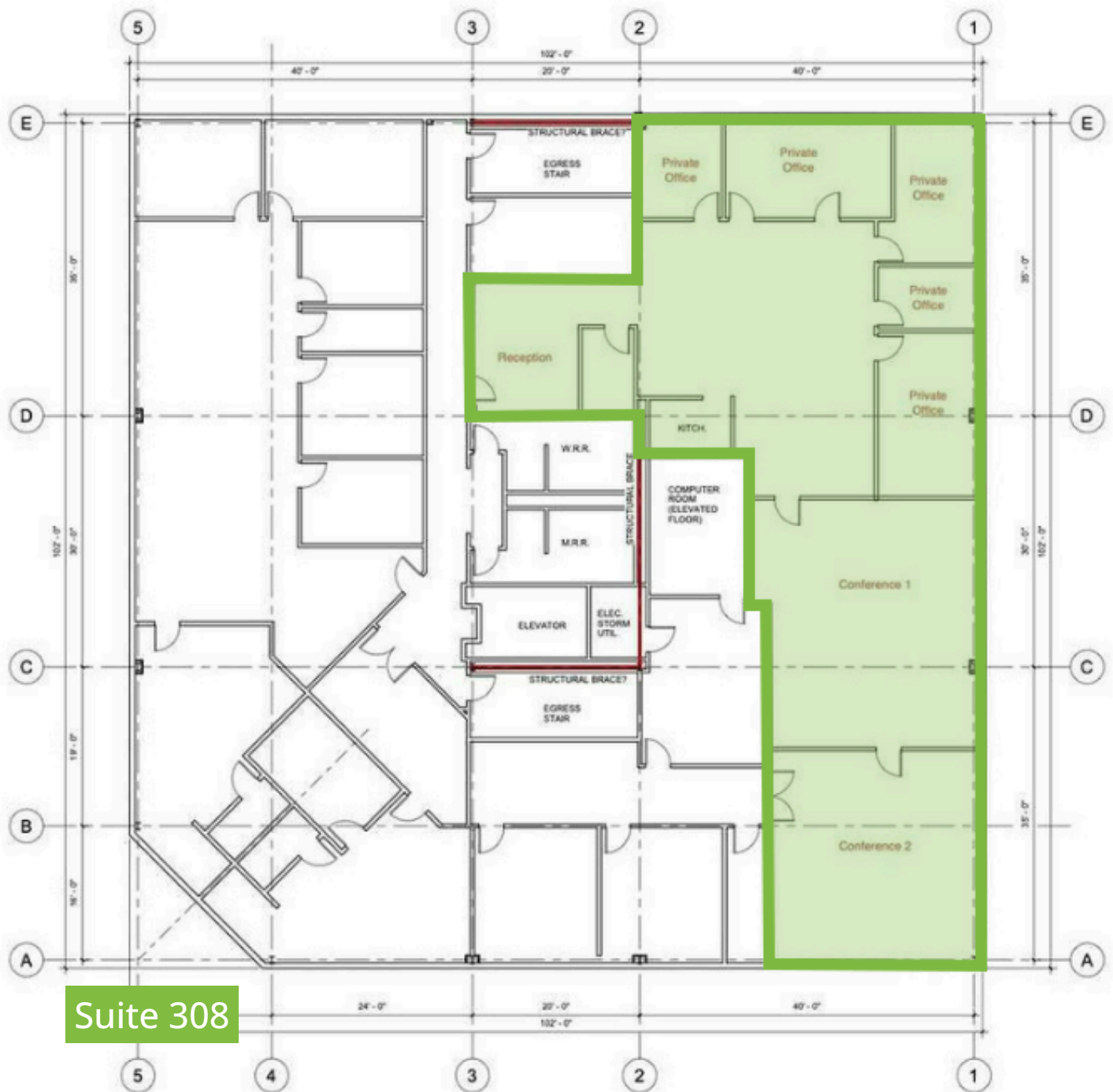
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SPACE PLAN



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PHOTOS



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