

# For Sublease



## 5600 W Raymond Street

Indianapolis, IN, 46241

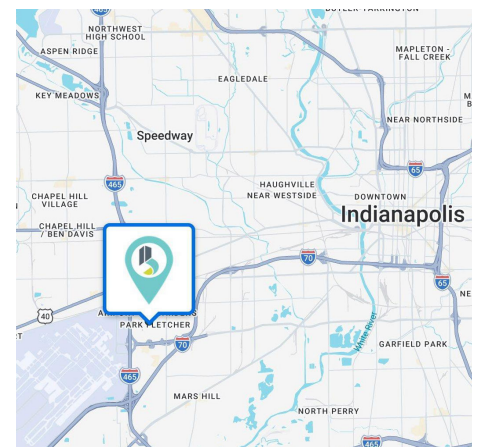
**Lease Rate:** \$13.50/SF (NNN)

**Available SF** 43,028 SF

**OPEX** \$5.00/SF

### Highlights

- Fully Built-out Lab / R&D / Flex
- Total lab sublease area is 43,029 SF
- First floor: 21,834 SF
- Second floor: 21,195 SF



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# Property Information

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## Fully Built-Out Lab & R&D Environment

- Extensive lab configuration with integrated private offices
- Sensory testing labs & culinary prep areas
- Customer experience and demo rooms
- Pilot plant rooms, including refrigeration & cold storage
- 20+ lab suites & spaces featuring:
  - Sinks and water access
  - Laboratory Turrets & Valves
  - Eyewash stations
  - Dedicated fume hood box
  - Ventilation systems
  - Private offices with doors

## Electrical, Mechanical, Utility, & Technical Systems

- $\pm 1,600$  amps of 480v, 3phase electrical service
- Dedicated fume hood exhaust systems
- Independent HVAC controls
- Refrigeration capabilities
- Multiple IT server rooms



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## Building Functionality & Access

- Efficient mix of lab, office, and collaboration spaces
- Two OH doors, and freight elevator for shipping and receiving
- Passenger elevator access plus three stairwells (including eastside exterior access)
- Fire suppression system
- Emergency lighting and Exit signs throughout
- Restrooms:
  - 2 full restrooms per floor
  - 2 occupant ADA on 1st floor
- Ability to allocate ~200 parking spaces (of 325+ total)



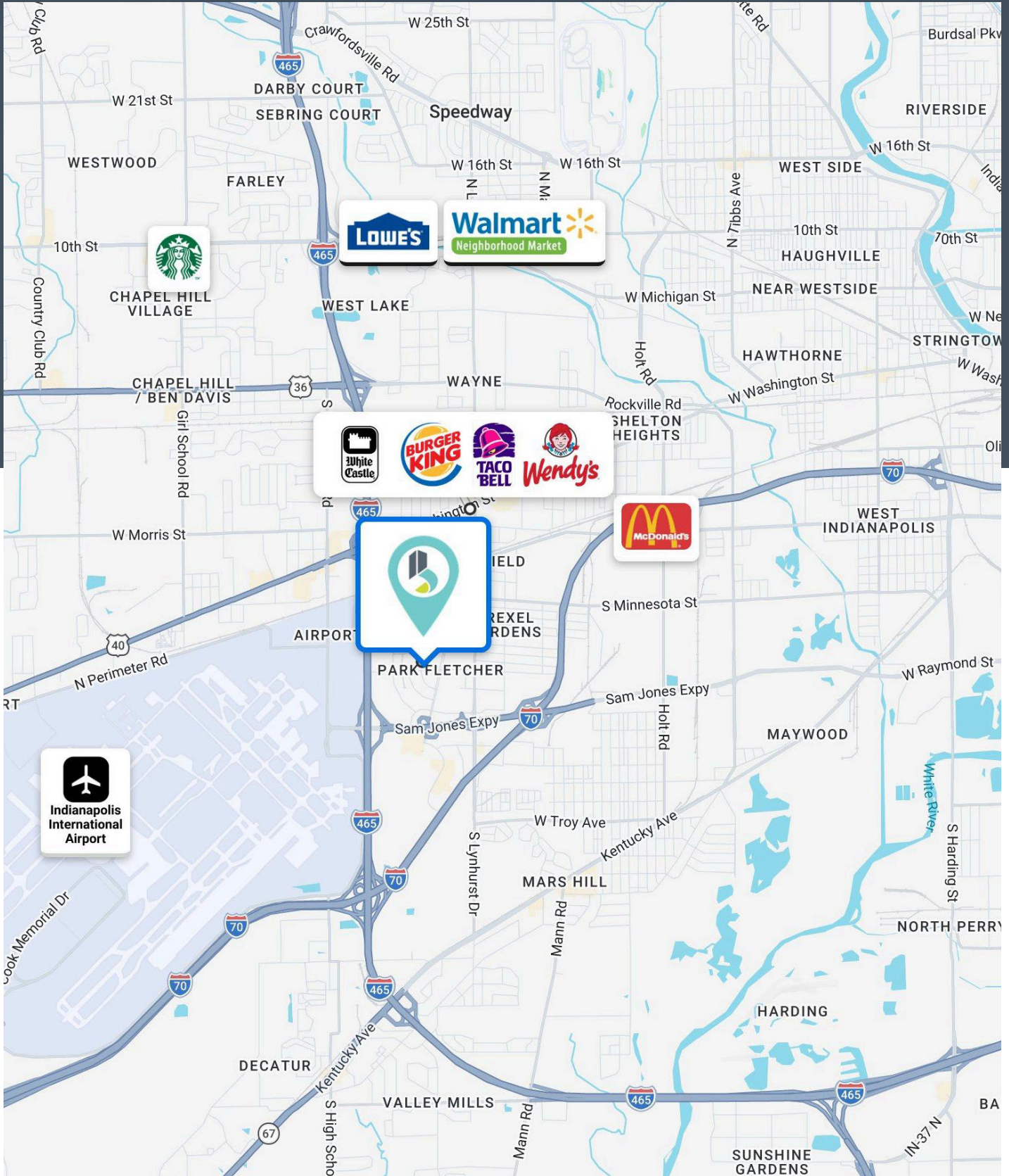
# Area Overview

5600 W Raymond Street, Indianapolis, IN 46241



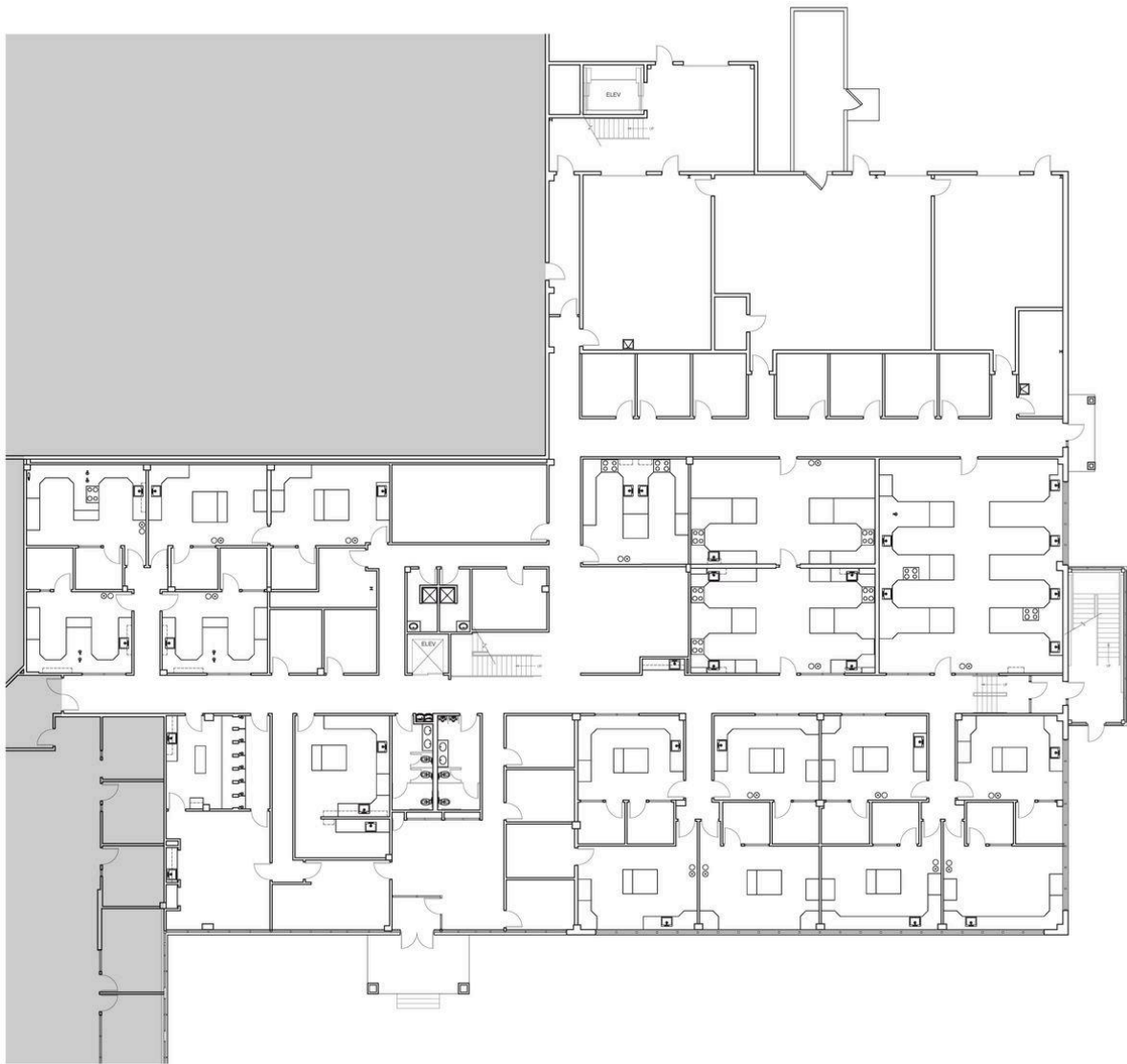
# Aerial Map

5600 W Raymond Street, Indianapolis, IN 46241



# Floorplan

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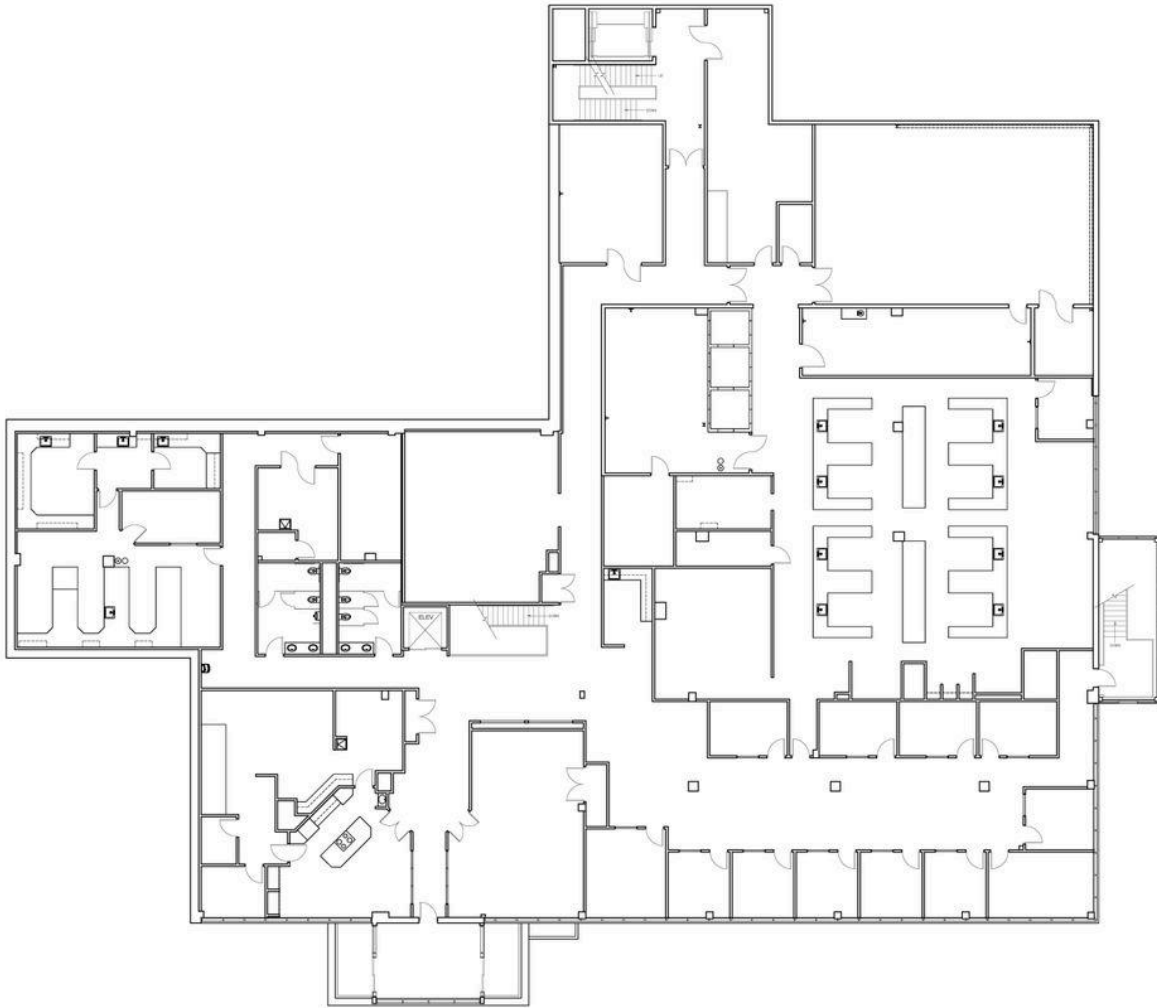
10H | FIRST FLOOR EXISTING PLAN  
1/8" = 1'-0"



**First Floor**  
**21,834 SF**

# Floorplan

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10H SECOND FLOOR EXISTING PLAN  
1/8" = 1'-0"



Second Floor  
21,195 SF



# Additional Photos

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