

NICKEL PLATE DISTRICT, FISHERS IN

OFFICE SHOWROOM FOR SUBLEASE

11634 Maple Street
Fishers, IN 46038

FOR MORE INFORMATION, CONTACT:

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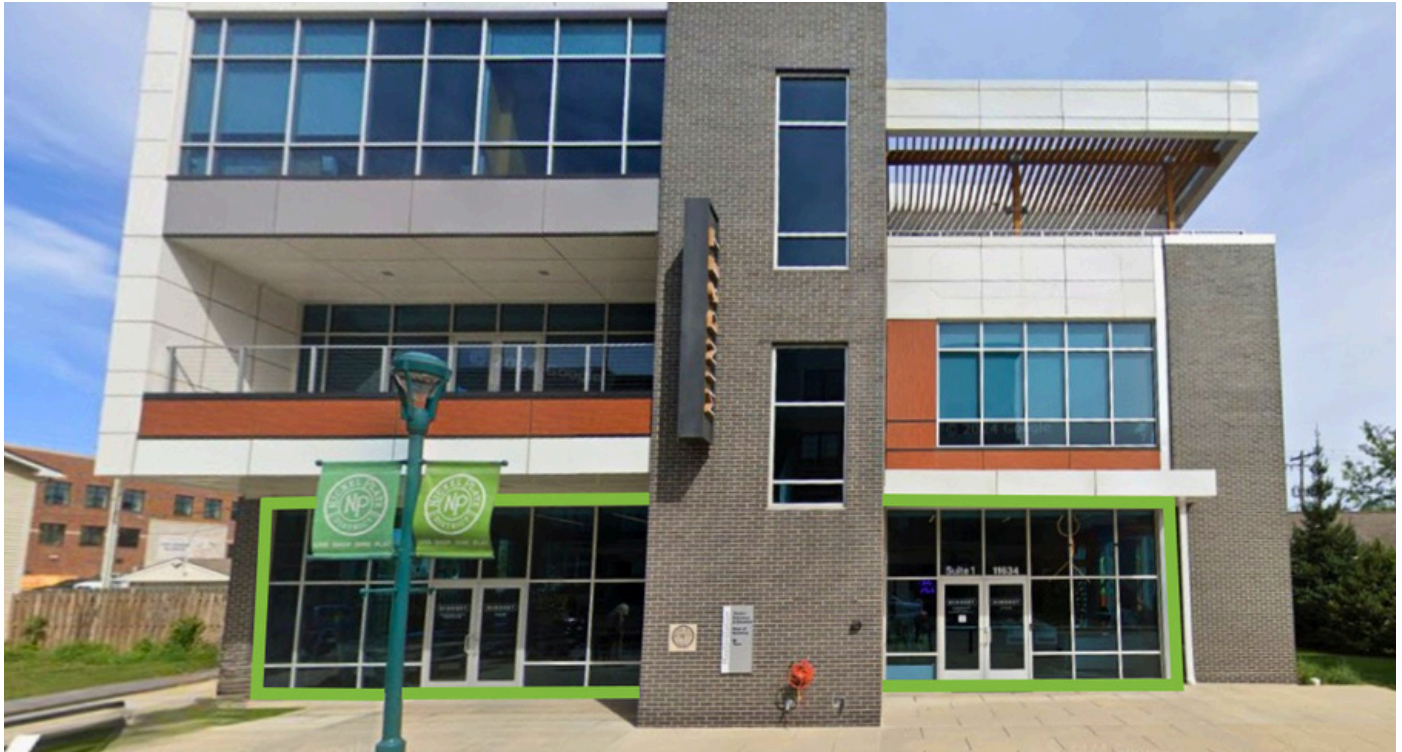
RALPH BALBER

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PROPERTY SUMMARY

For Sublease | Nickel Plate District, 11634 Maple St, Fishers, IN 46038



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Positioned in the vibrant and walkable core of Fishers' Nickel Plate District, this versatile sublease opportunity offers a rare blend of visibility, accessibility, and style. The space features abundant natural light, a beautiful kitchenette, and two private entrances, creating a highly functional layout suited for a variety of professional or creative uses.

With its open showroom configuration and modern finishes, Suite 100 provides an inviting atmosphere ideal for office, showroom, or light retail users seeking to join one of Central Indiana's most dynamic mixed-use environments. Surrounded by local restaurants, retailers, and amenities, and within walking distance of the Nickel Plate Trail, this location offers a premier setting to attract both clients and employees.

OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	3,751 SF
Sublease Expiration:	December 31, 2029

PROPERTY HIGHLIGHTS

- Contemporary showroom with upgraded kitchenette
- Expansive windows offering natural light throughout
- Two private entrances for easy access and branding
- Located in walkable, amenity-rich Nickel Plate District
- Convenient access to I-69, 116th Street, and downtown Fishers
- Ideal for office, creative studio, showroom, or light retail (no restaurant use)

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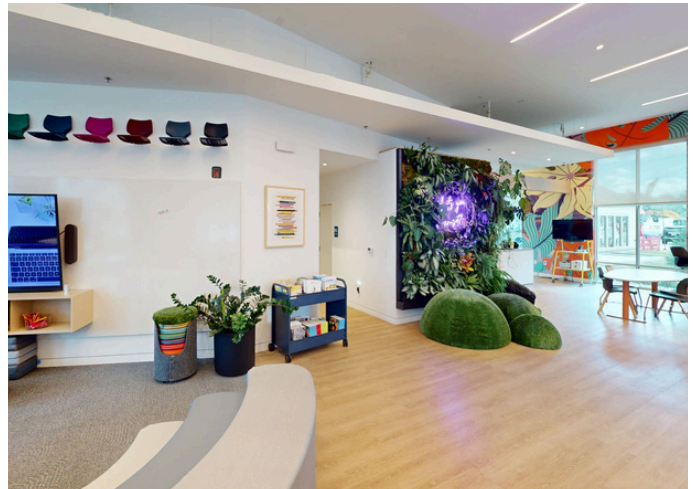
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SPACE PHOTOS

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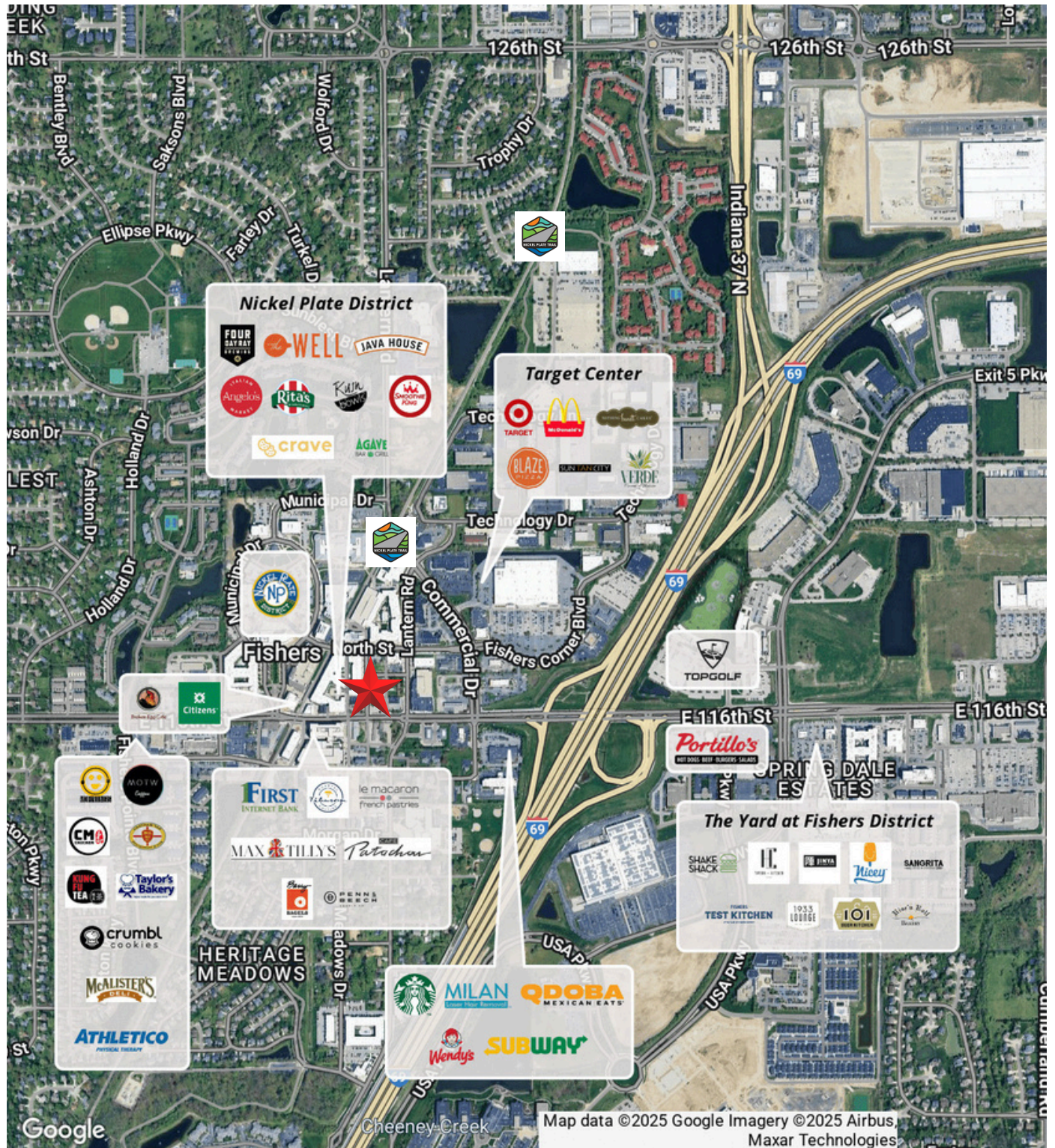
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RETAIL MAP

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