



FOR LEASE

Park Fletcher Building 17

1810 South Lynhurst Drive
Indianapolis, IN 46241



PROPERTY HIGHLIGHTS

- Clean flex space available
- Easy interstate access to I-70 and I-465
- Numerous amenities nearby
- Ample parking for employees and guests
- 7 miles from Indianapolis International Airport

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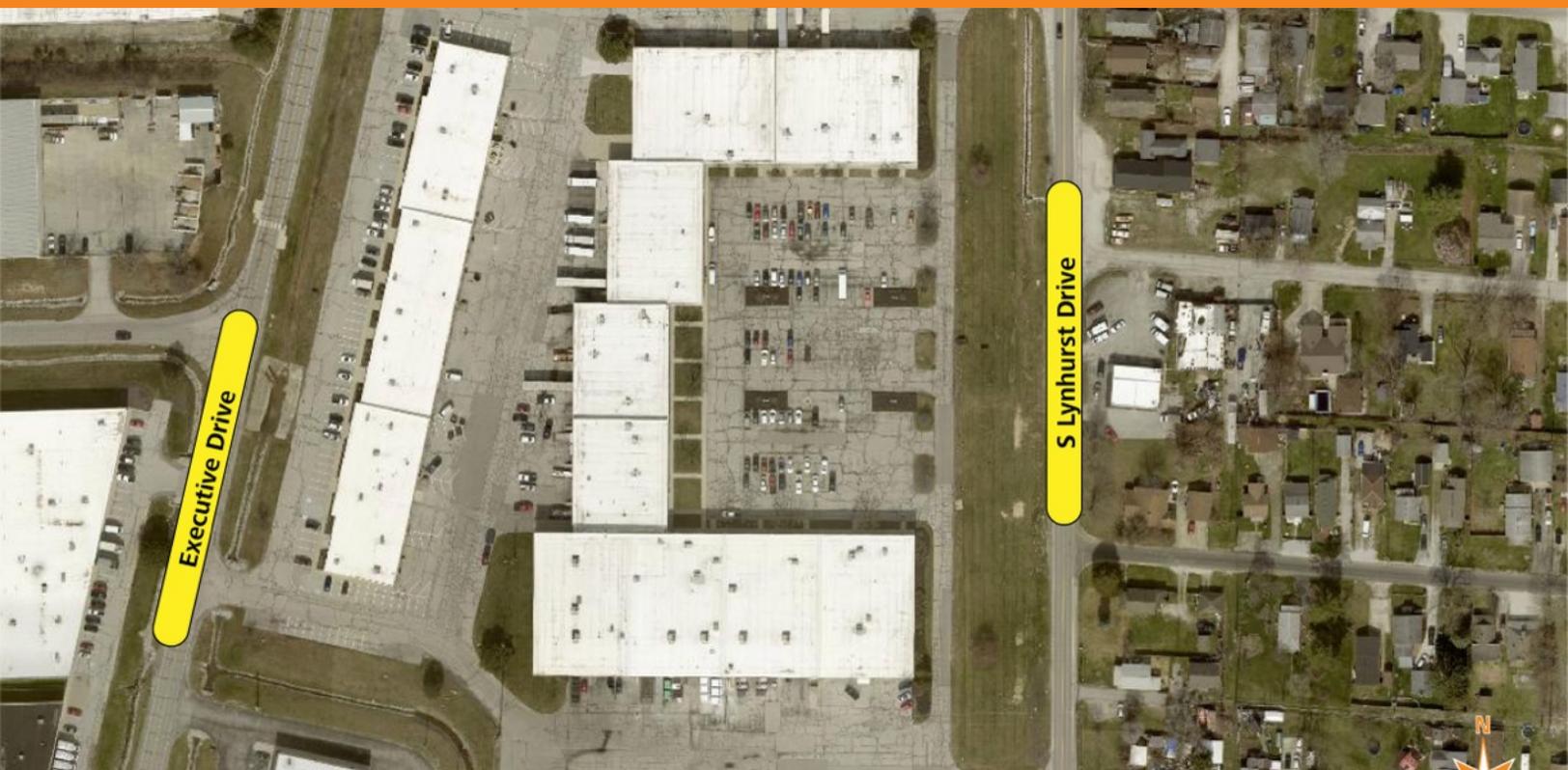
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Colton Snodgrass, CCIM | 317.536.0218 | csnodgrass@halakar.com
Joshua D. Abrams, CCIM | 317.324.1613 | Joshua@halakar.com

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FOR LEASE

CLEAN FLEX SPACE AVAILABLE



OFFERING SUMMARY

Lease Rate: Call for rates

Lease Type: NNN

Building Size: 135,000 SF

Available SF: 10,800 - 25,207 SF

Zoning: I3

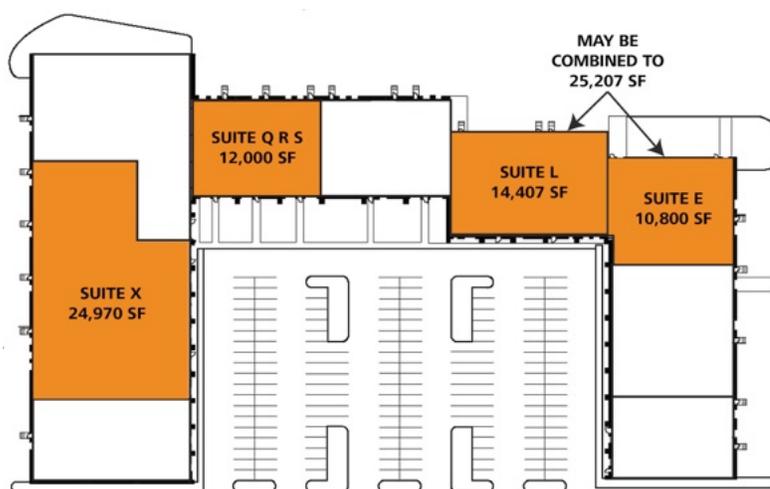
2026 OPEX: \$2.84

Clear Height: 18' - 22'

Market: Park Fletcher

PROPERTY OVERVIEW

Flex spaces in this location at Park Fletcher are appropriate for a variety of businesses. The suites have built out office space along with docks and drive in doors to fit your needs. Call today for more information and to schedule a private tour!



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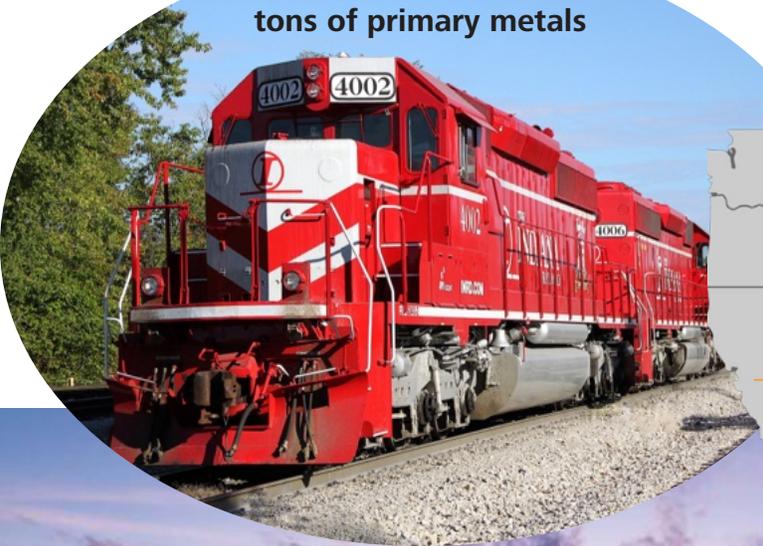
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Indianapolis:
Centrally located with
award-winning infrastructure
for maximum logistical
benefit

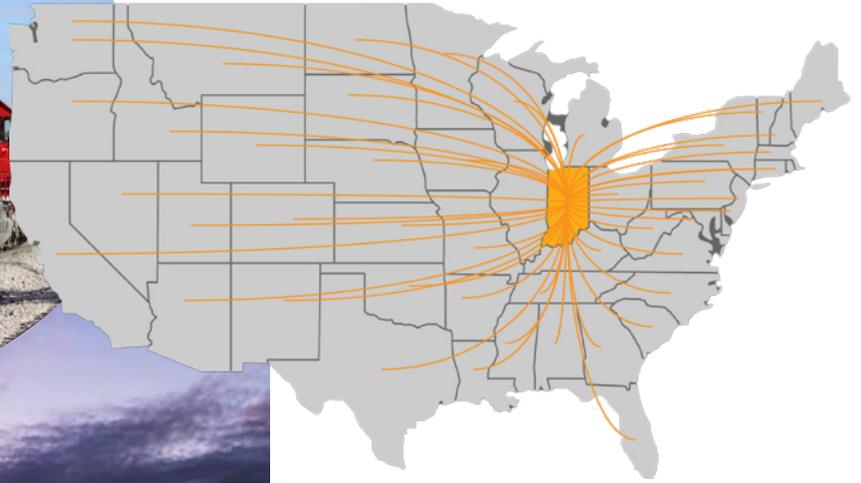


World's 2nd largest Fed Ex Air Hub

**Indiana is 1st in rail
tons of primary metals**



**Indiana is 1st in Shortest Distance to the
Median Center of the Entire US Population**



Indianapolis International Airport voted Best Airport
in North America 12 years in a row



Indiana ranks 1st in truck trailer production
and pass-through highways with four major
intersecting interstates

Indianapolis and the State of Indiana

- One of the largest export states in the nation
- 1st for cost of doing business in area development
- 2nd for best state to start a business
- \$650 billion in goods moves through Indiana annually
- With rail lines throughout America's steel belt and agricultural heartland, Indiana ranks highly in freight and class I railroads
- Indiana's Burns Harbor, Jeffersonville, and Mount Vernon ports provide access to Lake Michigan, the Ohio River, the Atlantic Ocean, and the Gulf of Mexico, as well as international access to Europe, the Middle East, Asia and South America



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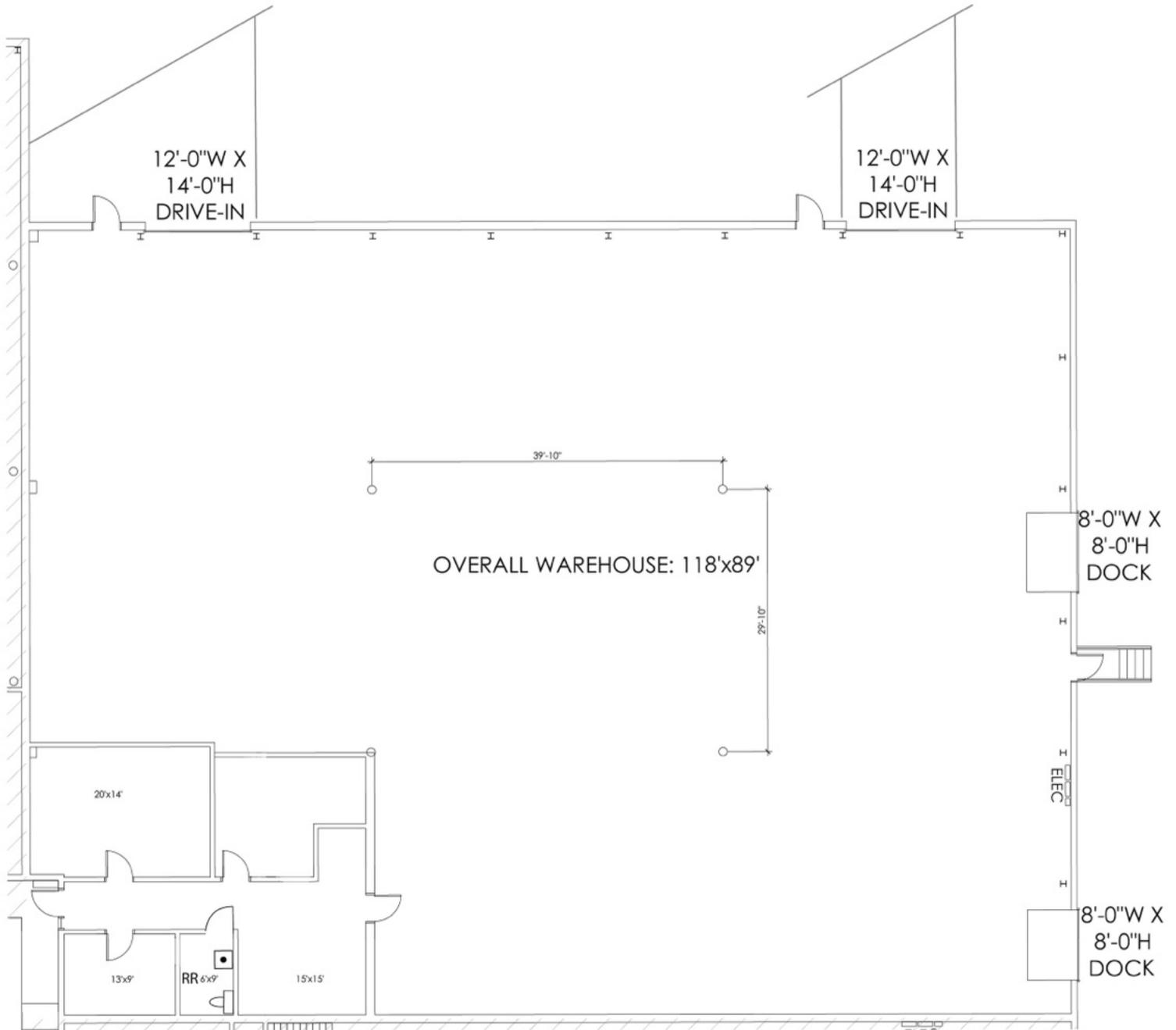
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Individual Spaces

TURN-KEY

SUITE	DATE AVAILABLE	AVAILABLE SF	OFFICE SF	DOCKS	DRIVE-INS	OPEX	CLEAR HEIGHT
1810 S Lynhurst Dr Suite E	Immediately	10,800 SF	1,068	2	2	\$2.84	18'



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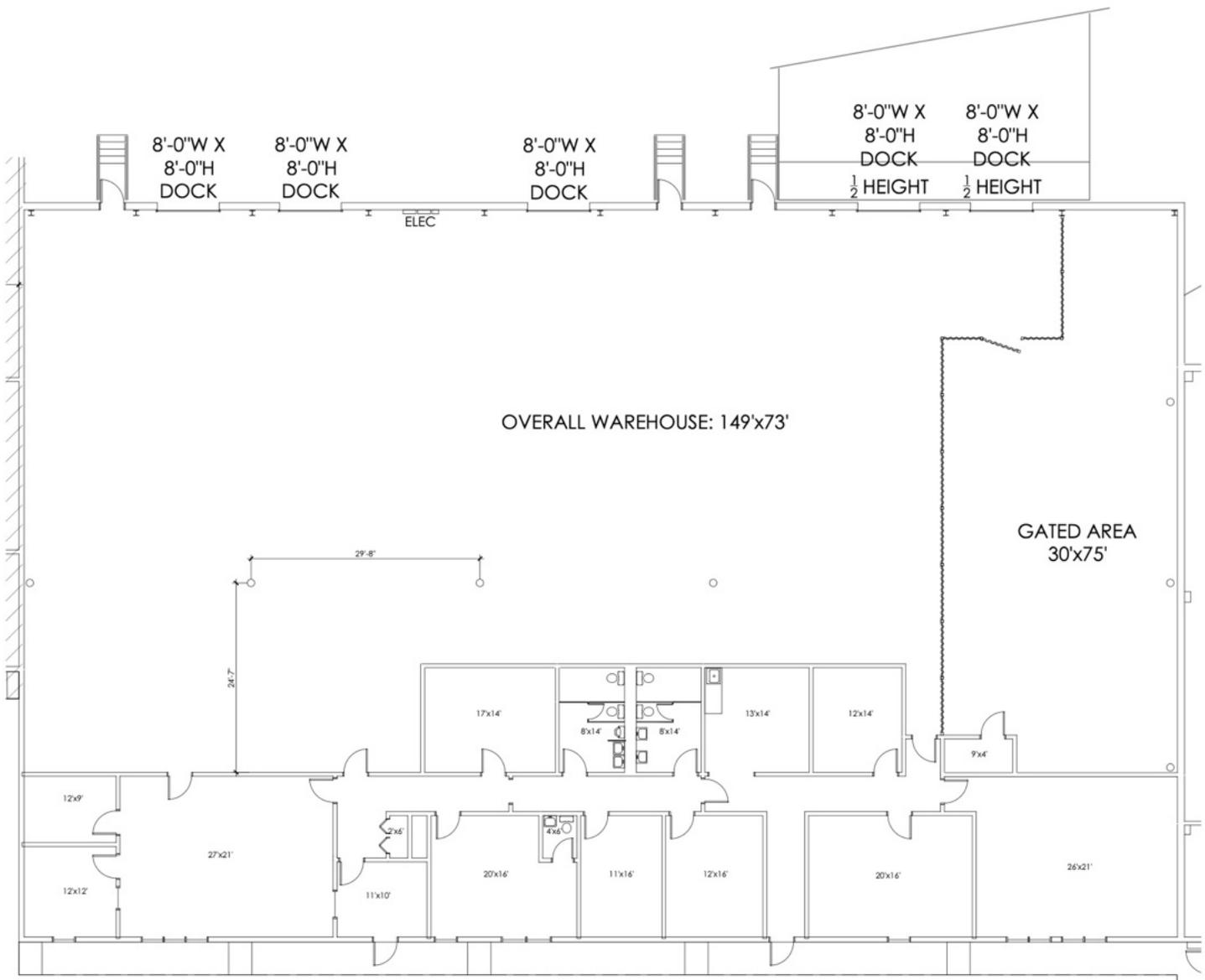
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SUITE	DATE AVAILABLE	AVAILABLE SF	OFFICE SF	DOCKS	DRIVE-INS	OPEX	CLEAR HEIGHT
1810 S Lynhurst Dr Suite L	2026-07-01	14,407 SF	4,219	5	-	\$2.84	18'



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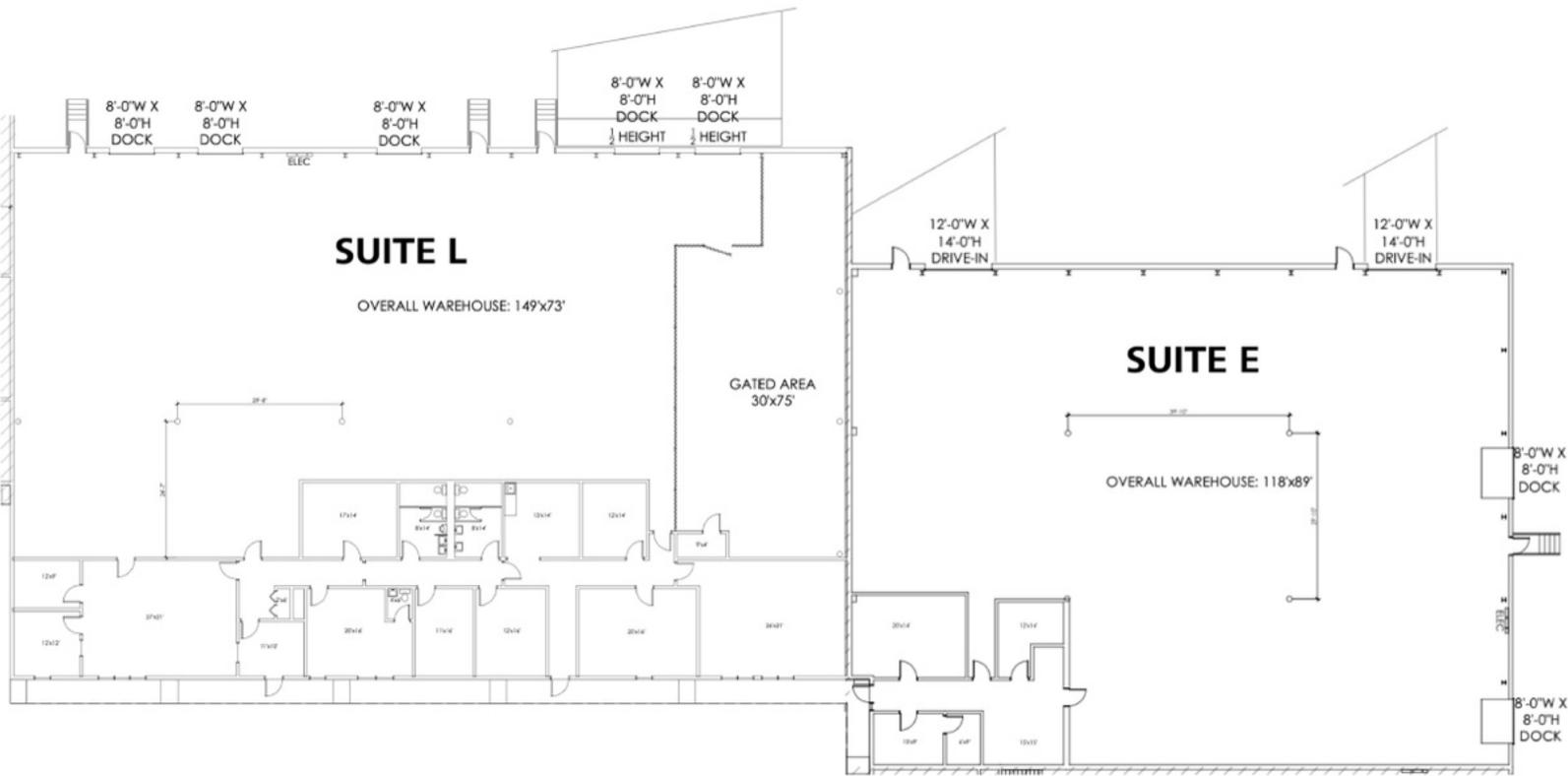
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SUITE	DATE AVAILABLE	AVAILABLE SF	OFFICE SF	DOCKS	DRIVE-INS	OPEX	CLEAR HEIGHT
1810 S Lynhurst Dr Suite E-L	2026-07-01	25,207 SF	5,287	7	2	\$2.84	18'



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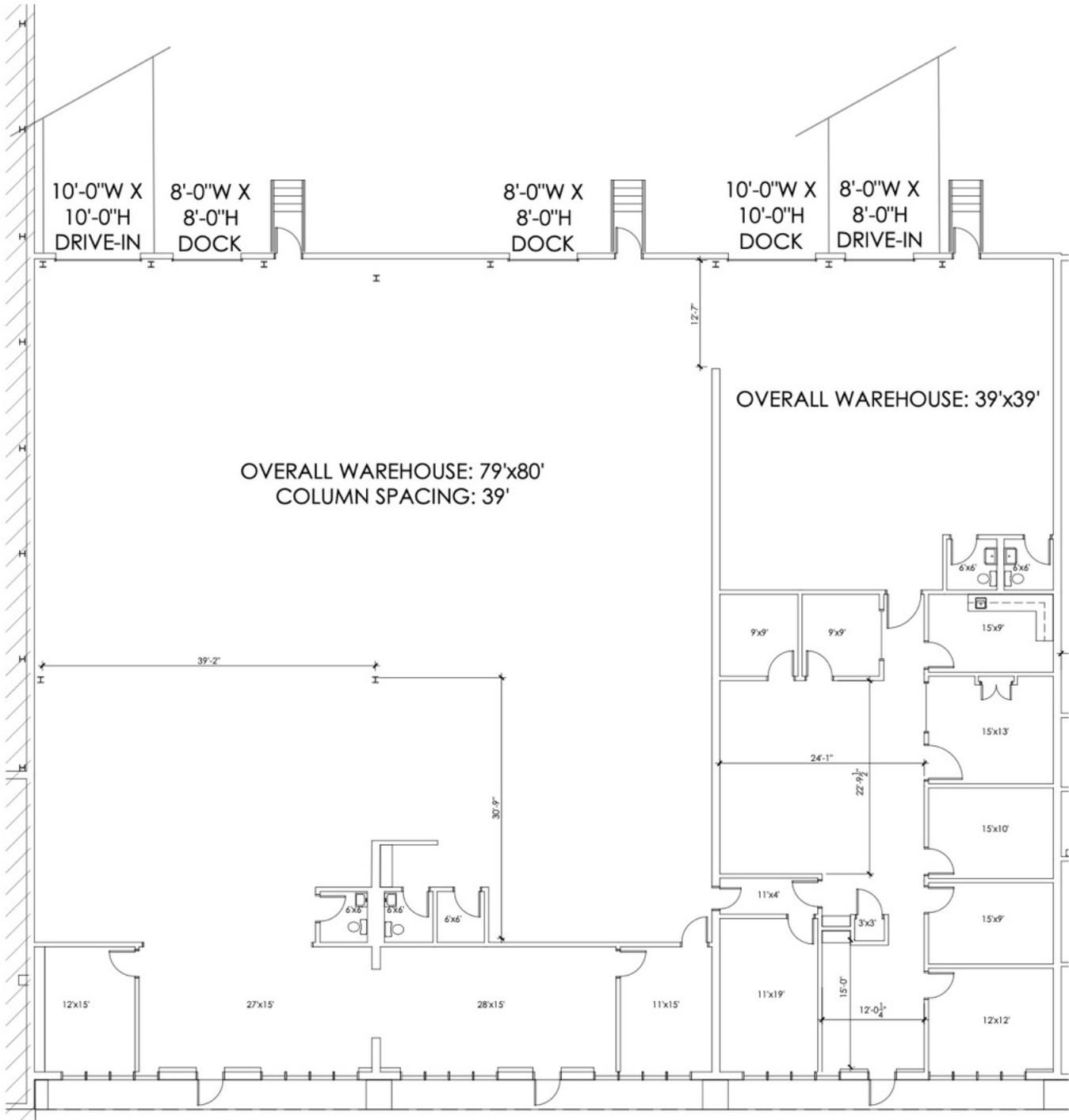
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SUITE	DATE AVAILABLE	AVAILABLE SF	OFFICE SF	DOCKS	DRIVE-INS	OPEX	CLEAR HEIGHT
1810 S Lynhurst Dr Suite Q R S	Immediately	12,000 SF	3,813	3	2	\$2.84	18'



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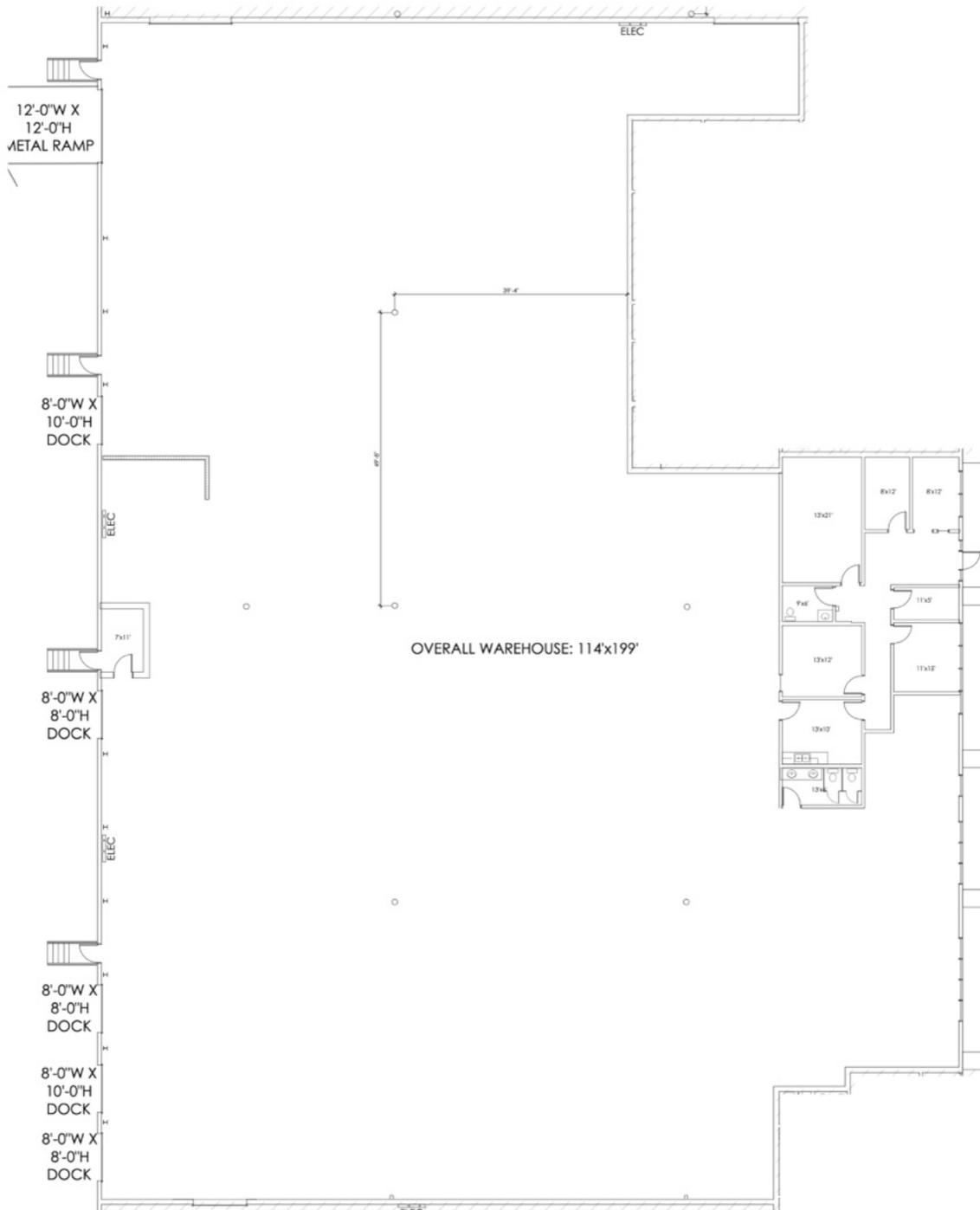
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TURN-KEY

SUITE	DATE AVAILABLE	AVAILABLE SF	OFFICE SF	DOCKS	DRIVE-INS	OPEX	CLEAR HEIGHT
1810 S Lynhurst Dr Suite X	Immediately	24,970 SF	1,647	5	1	\$2.84	22'



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