

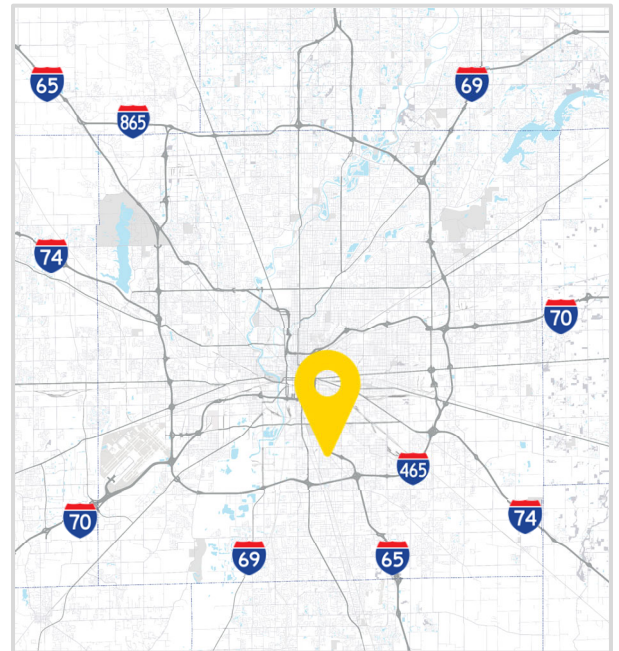


FOR LEASE

3000 Shelby St
Indianapolis, IN

Property Highlights

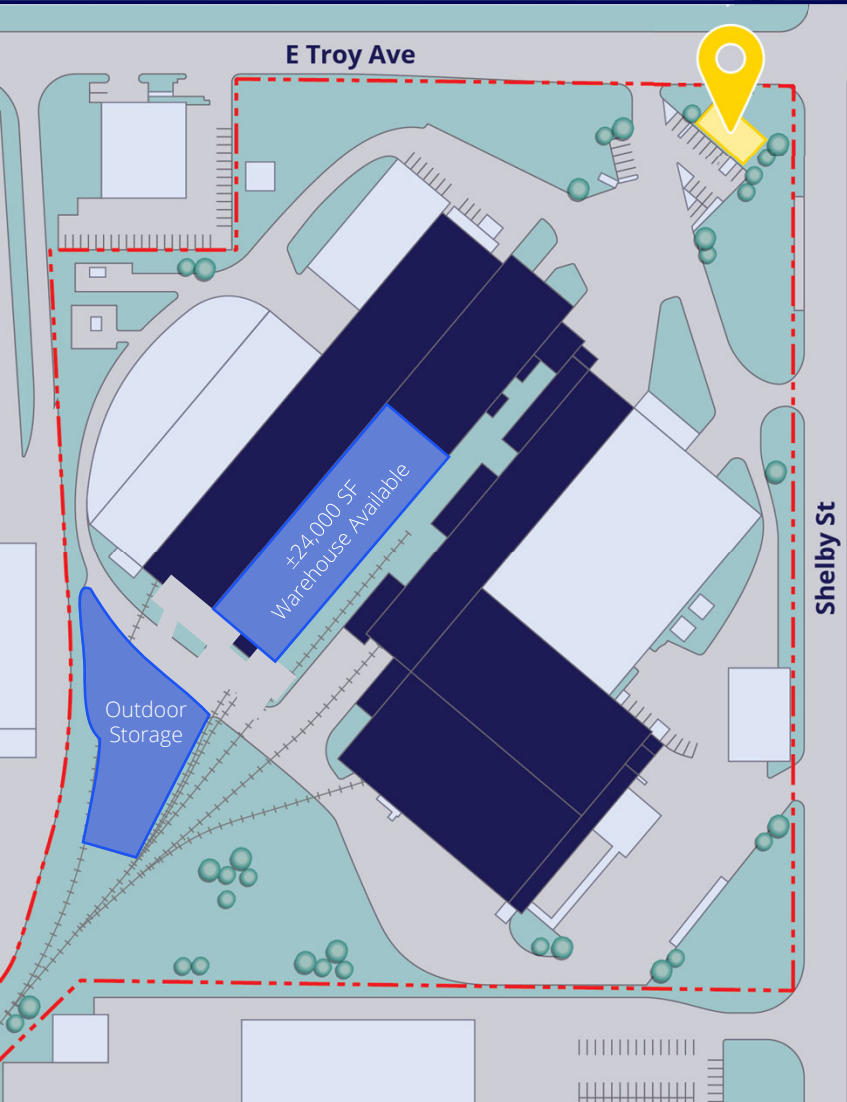
- Building 7: ±4,000 SF of 2-story office
- Quick access to I-65 via Raymond St. exit
- Steps from IndyGo's Troy Ave Red Line and Route 16 buslines stop
- Large offices and conference rooms on both floors
- 20 off-street Auto Parking Spots
- Zoned CS for office use; possible use in conjunction with available warehouse and outdoor storage spaces.
- On-site, full-time facility management
- High traffic area with great visibility
- Signage options available
- Available for occupancy March 1, 2026
- **Lease Incentive for fully executed lease by 12/31/25**
 - 36-month lease → 1 Month Free Base Rent
 - 60-month lease → 2 Months Free Base Rent



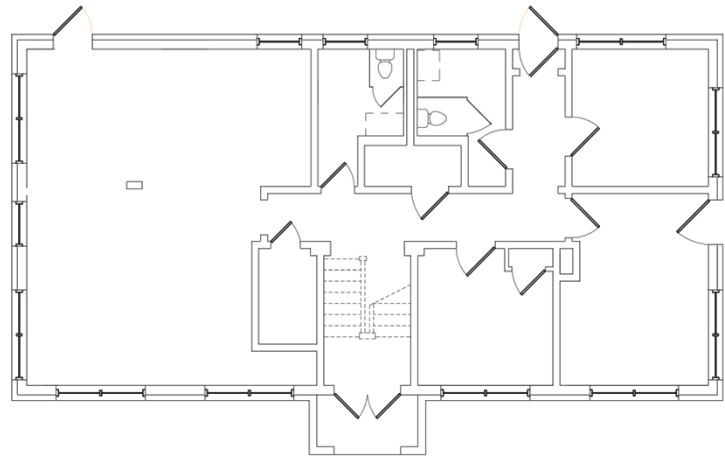
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Building 7



First Floor (±2,000 SF)



Second Floor (±2,000 SF)

