

# 6350 N. SHADELAND AVE.

6350 N. Shadeland Ave., Indianapolis, IN 46220

**FOR LEASE**



## PROPERTY HIGHLIGHTS

- High-visibility location, w/ convenient access to major highways
- Professional office space for lease
- Modern, updated interior
- Wooded park-like setting

## OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (MG)
Number of Units:	5
Available SF:	948 - 7,913 SF
Lot Size:	118,334 SF
Building Size:	7,972 SF

**MATT FERGUSON**

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## PROPERTY DESCRIPTION

This property offers a highly visible & accessible leasing opportunity in a prime northeast Indianapolis location. This well-positioned property boasts excellent frontage along N. Shadeland Ave., offering direct access to I-465 & providing convenient connectivity to downtown Indianapolis & the many surrounding communities. The interior is thoughtfully designed with modern updates, creating a polished & functional workspace. For businesses seeking an ideal combination of accessibility, aesthetics, & professionalism, this property's professional office space checks all the boxes.

## LOCATION DESCRIPTION

Located along the bustling North Shadeland Avenue corridor, 6350 N. Shadeland Ave. offers exceptional visibility & accessibility in one of Indianapolis' most active commercial areas. This prime location offers direct access to I-465, providing seamless connectivity to downtown Indianapolis, the surrounding busy suburbs, & key business districts. The property is surrounded by a mix of national retailers, restaurants, medical offices, & professional services, making it an ideal location for businesses seeking high traffic & strong demographics.



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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	948 - 7,913 SF	Lease Rate:	\$17.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	948 SF	Modified Gross	\$17.00 SF/yr	Can be combined with Suites 2 & 3 for a total of 3,509 SF.
Suite 2	Available	1,516 SF	Modified Gross	\$17.00 SF/yr	Can be combined with Suites 1 & 3 for a total of 3,509 SF.
Suite 3	Available	1,046 SF	Modified Gross	\$17.00 SF/yr	Can be combined with Suites 1 & 2 for a total of 3,509 SF.
Combined Suites 1-3	Available	3,509 SF	Modified Gross	\$17.00 SF/yr	-
Suite 4	Available	2,724 SF	Modified Gross	\$17.00 SF/yr	Can be combined with Suite 5 for 4,404 SF.
Suite 5	Available	1,680 SF	Modified Gross	\$17.00 SF/yr	Can be combined with Suite 4 for 4,404 SF.
Combined Suites 4-5	Available	4,404 SF	Modified Gross	\$17.00 SF/yr	-
Entire Building	Available	7,913 SF	Modified Gross	\$17.00 SF/yr	-

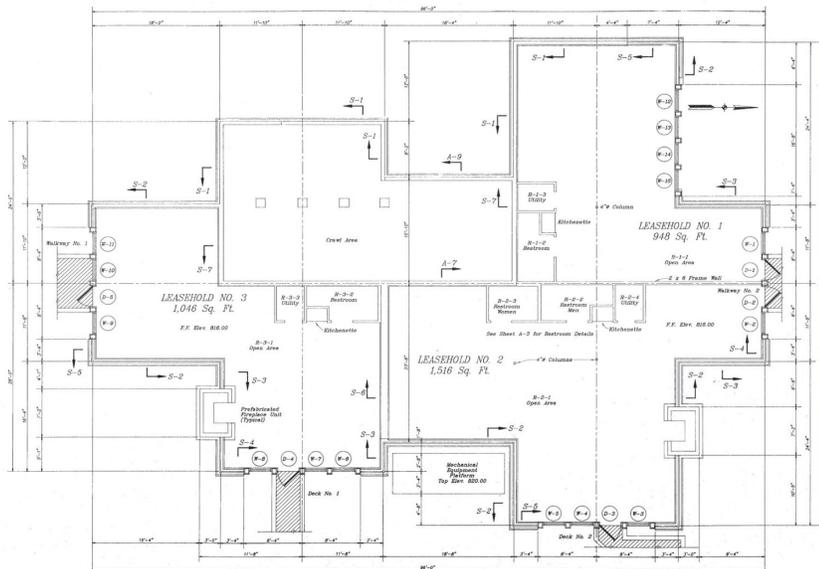
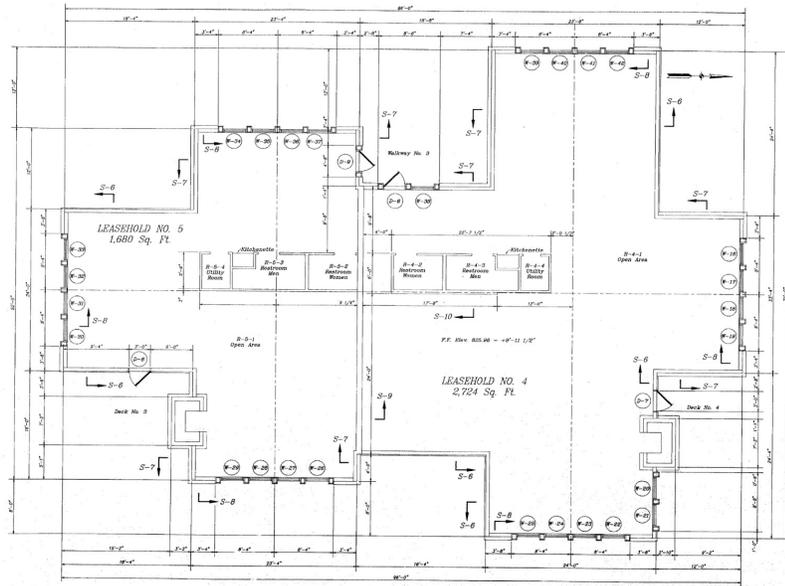
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