

**FOR SALE**

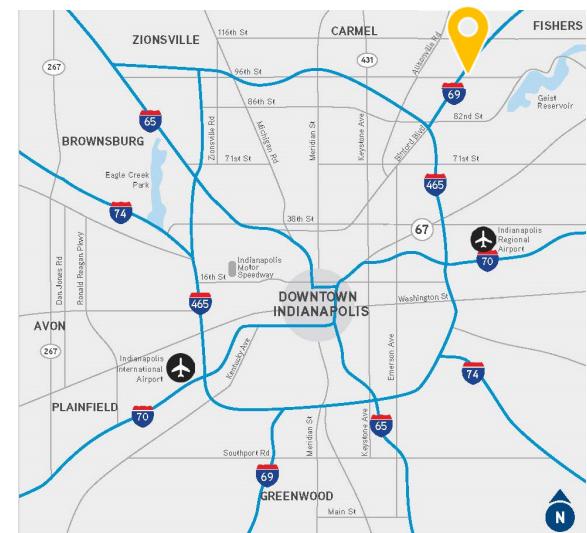
# 10022 Lantern Road

Fishers, IN

## Owner-Occupant Opportunity with Income

**Property Highlights:**

- ± 20,669 SF office flex building
- ± 7,100 SF available for immediate occupancy
- Prime location in the heart of one of the wealthiest & fastest growing suburbs in the USA
- Proximity to the highly-desirable Fishers District, numerous amenities, and easy access to I-69 & SR 37
- Abundance of natural light throughout the building
- High-end interior finish quality and three (3) drive-in doors
- ± 4.89 / 1,000 SF parking ratio
- Parking lot is fully repaired – new painted lines, sealed cracks & freshly paved
- Asking Price: \$3,300,000.00 (\$159.66 / SF)



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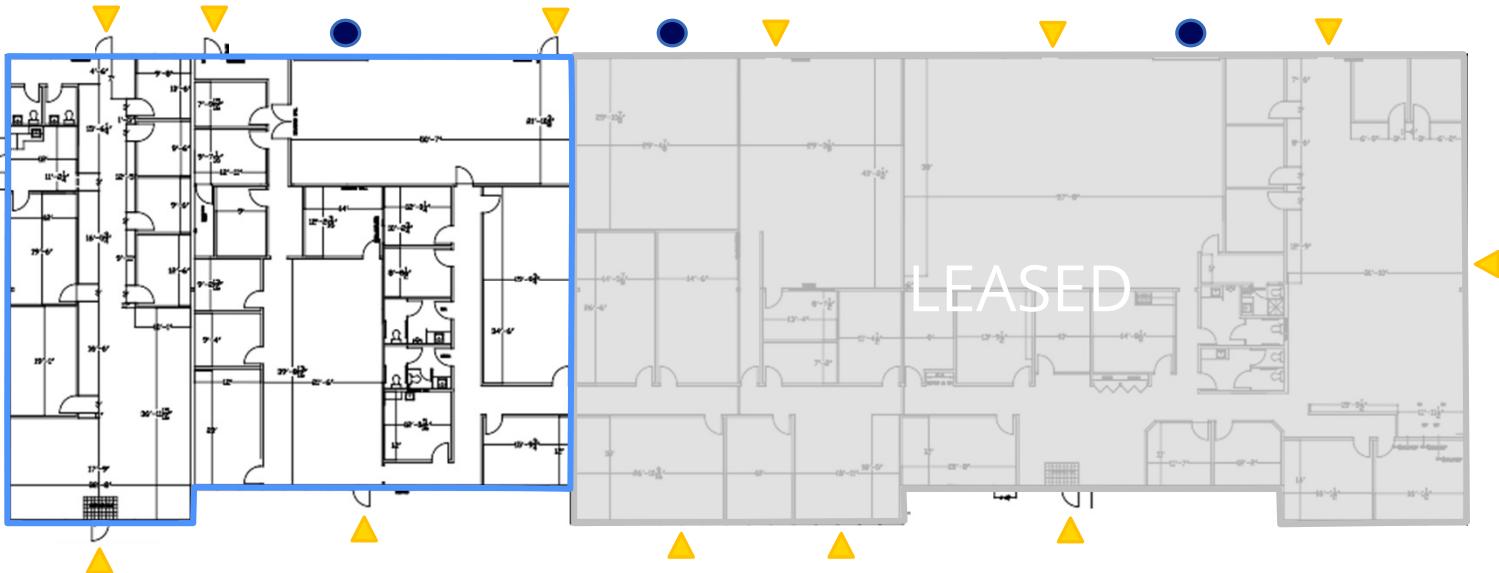
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# Floor Plan



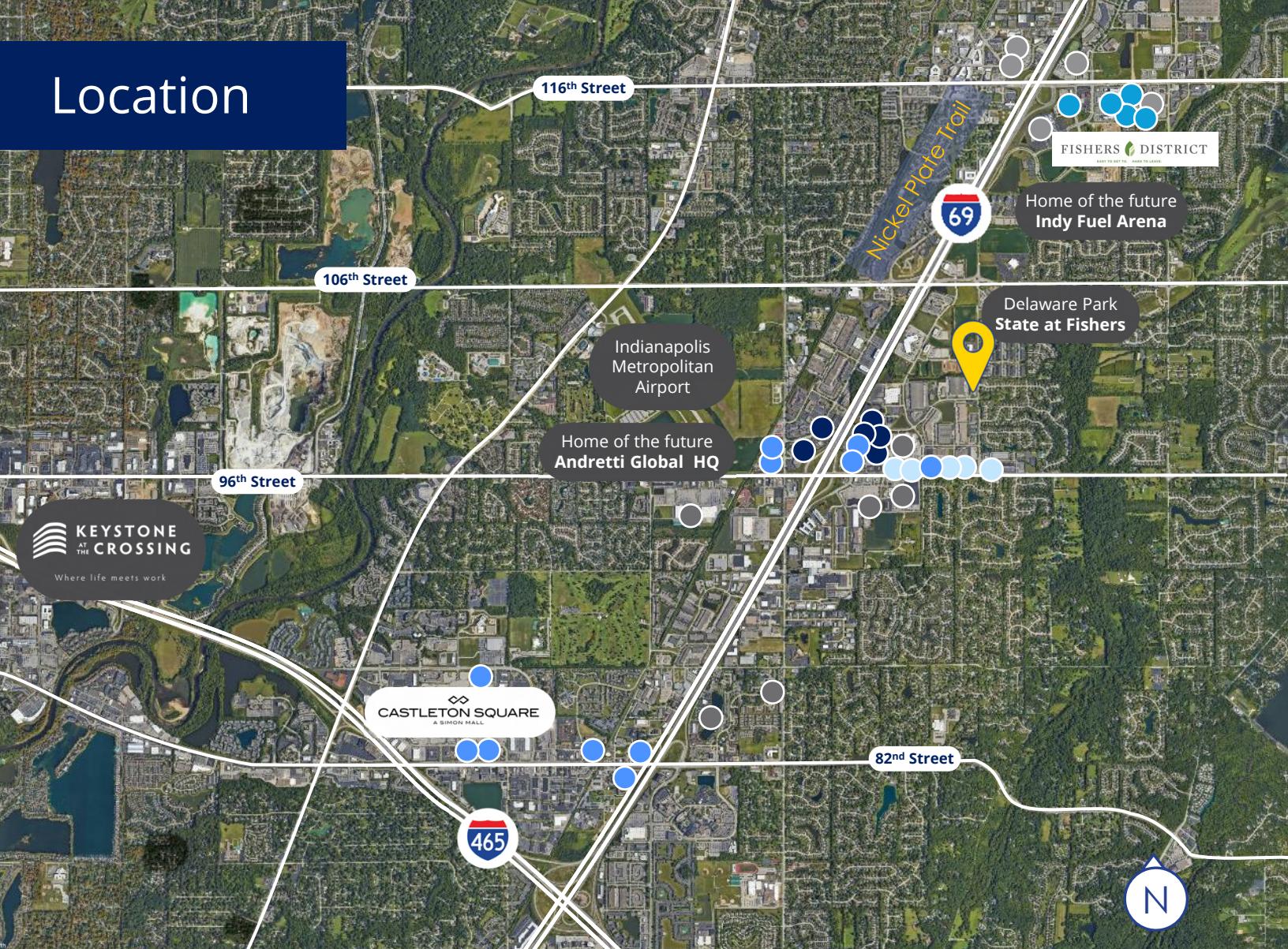
▲ Door ● Overhead Door



Well maintained  
flex-office building  
with excellent access



# Location



## Property Information

Total Area	± 20,669 SF
Land Area	± 1.95 acres
Parking	± 4.89 / 1,000 SF
Year Built	1993
Zoning	I-1 Industrial
Clear Height	14'5"
Drive-in Doors	Two (2)
County	Hamilton
Submarket	Northeast

## Banking

Chase  
Huntington  
PNC Bank  
Regions Bank  
Star Financial

## Lodging

Best Western Fishers  
Comfort In & Suites  
Hilton Garden  
Holiday Inn Express  
Residence Inn by Marriott  
Staybridge Suites

## Retail | Entertainment

Ikea  
Kohls  
Kroger's  
Lifetime Fitness  
Meijer's  
Menards  
Sam's Club  
Target  
Top-Golf  
Wal-Mart

## Restaurants

1933 Lounge by St Elmo  
Applebee's Grill + Bar  
Bubba's 33  
Buca di Beppo  
Charleston  
Chicken Salad Chick  
Cracker Barrel  
La Peep  
Olive Garden  
Panera Bread  
Peterson's  
Portillo's  
Sangrita Grill + Cantina  
Starbucks  
Sun King  
Wolfies Grill  
The HC Tavern +Kitchen  
Twin Peaks

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