



FOR SALE

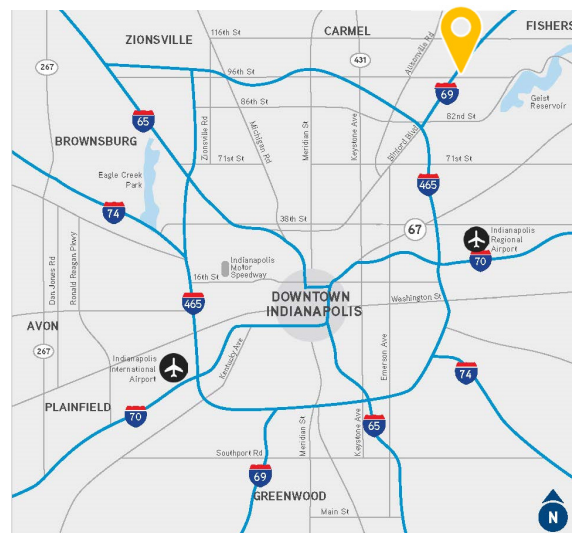
10022 Lantern Road

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)

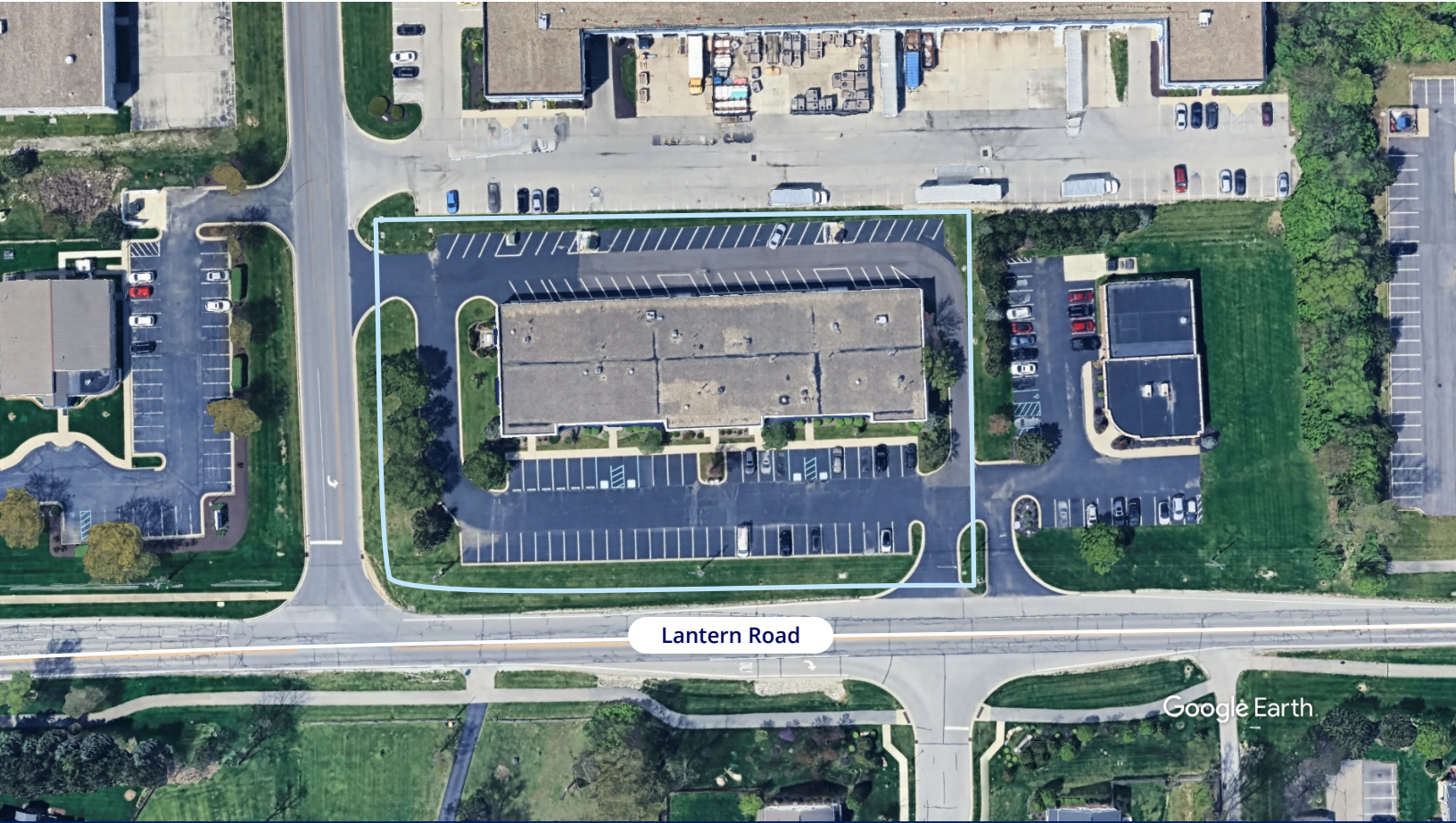


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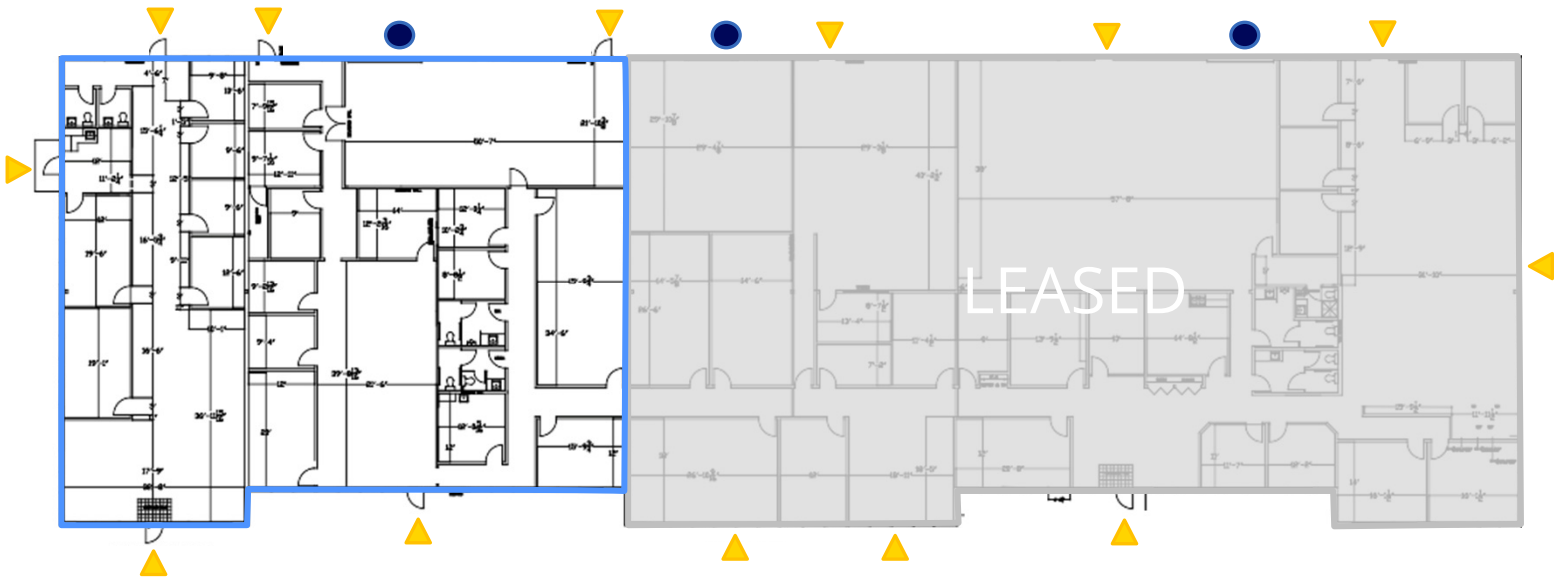
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Floor Plan



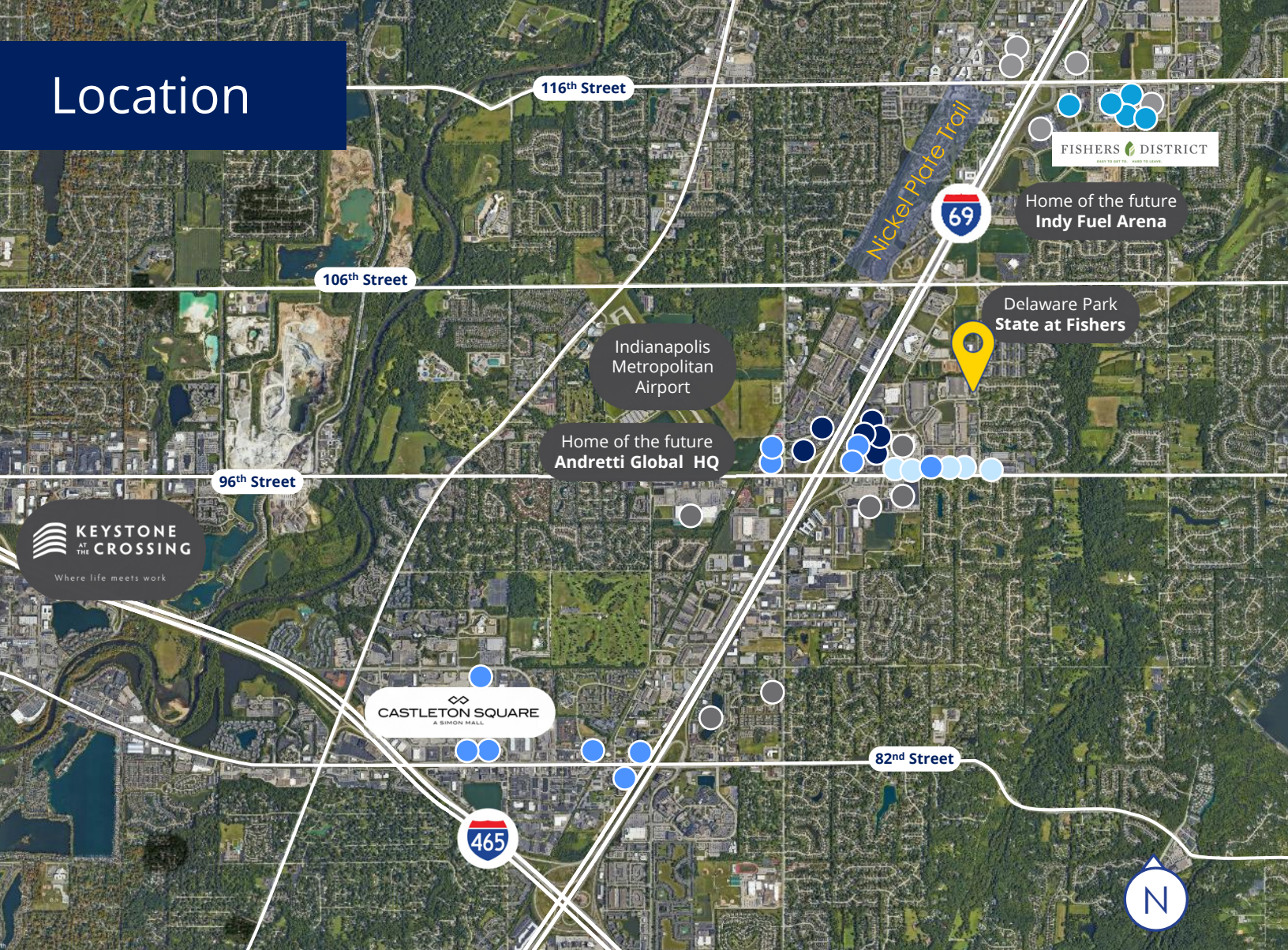
▲ Door ● Overhead Door



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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