

# FOR LEASE



8890 E 116th St.  
Fishers, IN 46038

## PROPERTY HIGHLIGHTS

- 61,000 SF mixed-use, office, retail & medical office building anchored by Community Health
- Available Medical Office Suites: 280 & 290 - 3,861 SF
  - Suite 150 - 4,362 SF & Suite 250 - 2,805 SF
- Convenient, attached parking garage with 332 spaces
- Situated on the highly sought-after Downtown Fishers corridor at the signalized intersection of 116th Street & Lantern Road
- Excellent exposure with approximately 36,000 VPD on 116th Street
- Immediate access to I-69
- Surrounded by numerous, walkable dining, retail, and entertainment amenities
- Direct connection to the Nickle Plate Trail via Lantern Road
- Approximately 6 miles from major area hospitals, including Community Health Hospital North, IU Health Saxony Hospital, and Ascension St. Vincent Fishers

## THE EDGE

8890 E 116th St.  
Fishers, IN 46038



## CONTACT

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jmcallister@cciin.com

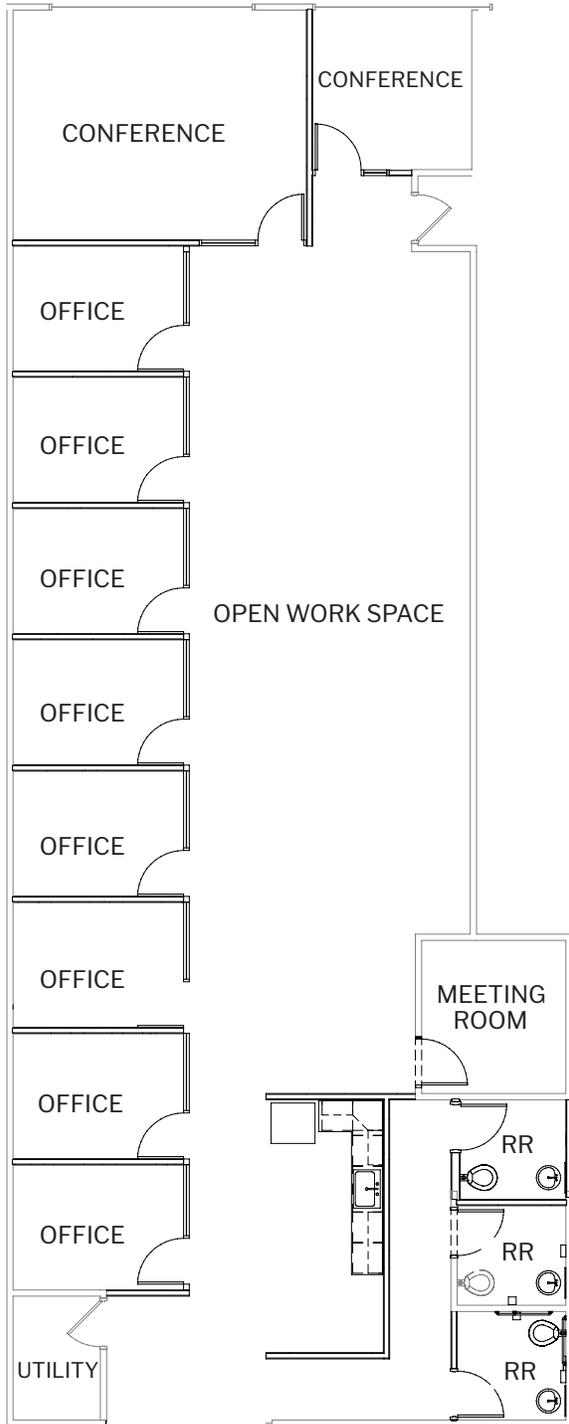
Cornerstone Companies, Inc.  
8902 N Meridian Street, Suite 205  
Indianapolis, IN, 46260

# FLOOR PLAN

## 1st Floor

Suite 150 - 4,362 SF

Medical Office



KEY PLAN **SUITE 150**

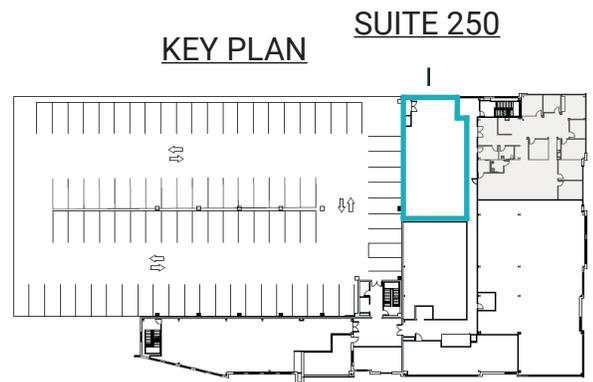
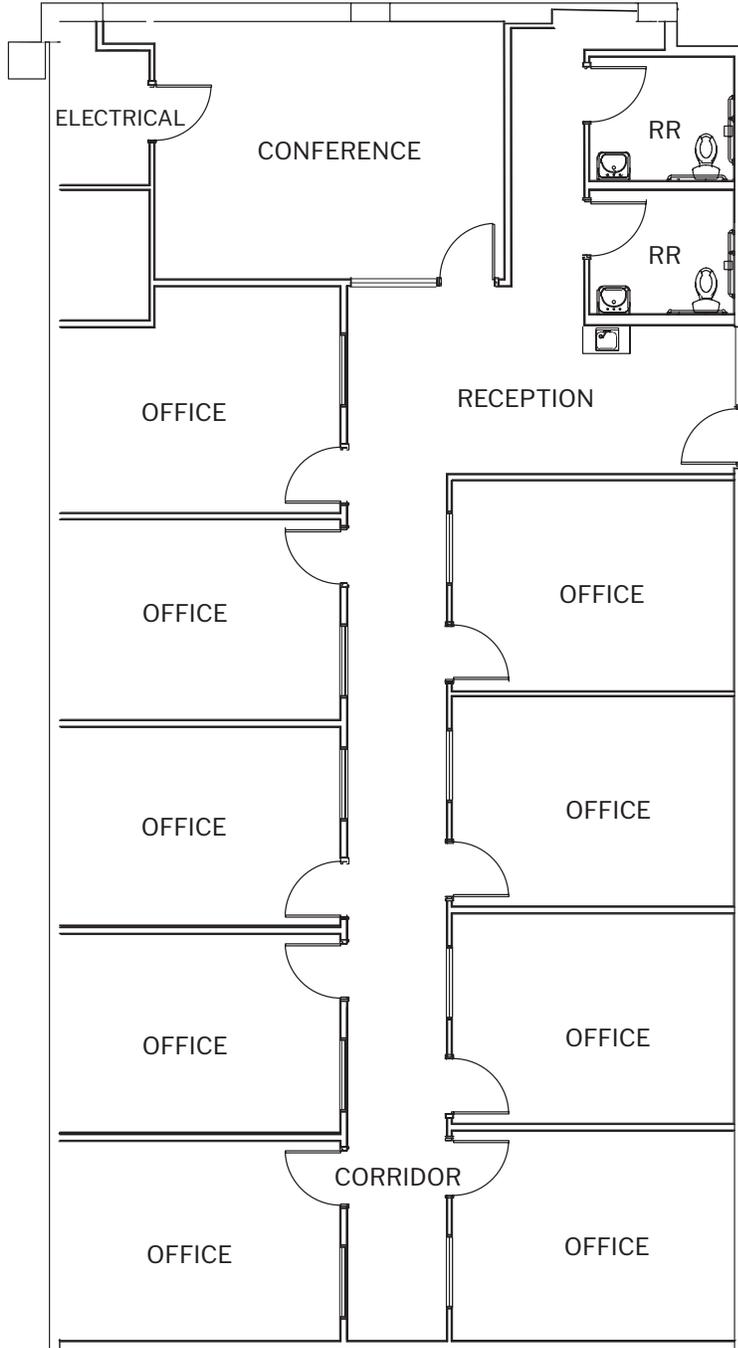


# FLOOR PLAN

## 2nd Floor

Suite 250 - 2,805 SF

Medical Office

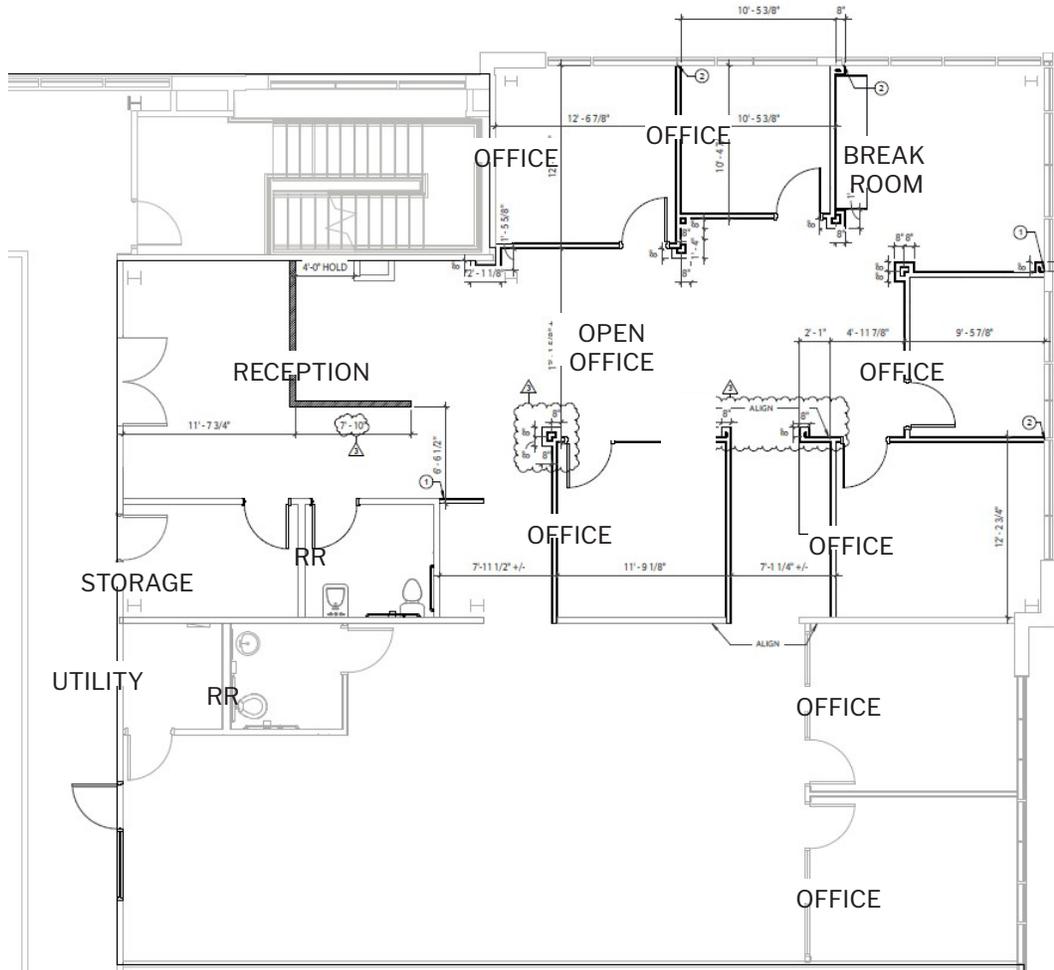


# FLOOR PLAN

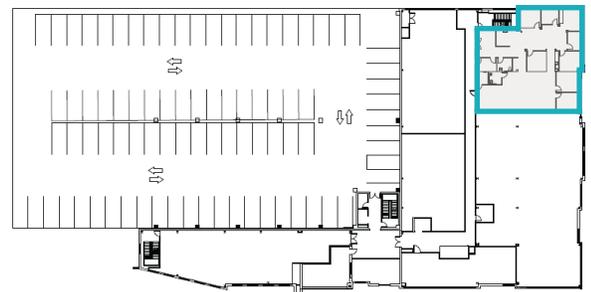
## 2nd Floor

Suite 280 & 290 - 3,861 SF

Medical Office



KEY PLAN SUITES 280 & 290





# TRAFFIC COUNT

35,967 vehicles per day on East 116th Street

6,000 vehicles per day on Lantern Road

# DEMOGRAPHICS (5 - mile radius)

 168,749  
Population

 38.1  
Median Age

 65,479  
Households

 \$125,733  
Average Household Income

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