

LEASE

OFFICE



PREMIER 86TH STREET VISIBILITY & SIGNAGE



3901 WEST 86TH STREET, INDIANAPOLIS, IN 46268

PROPERTY OVERVIEW

Situated on 86th Street, this property offers small-to-medium sized businesses the opportunity to be in an amenity rich area with close proximity to I-465. With several first floor spaces available, private entrances, and a drive-up lane, any quasi retail user would have ease of access for its customers and clients. Additionally, the building provides its tenants with two amenity centers containing extensive seating, vending options, ping pong, and foosball!

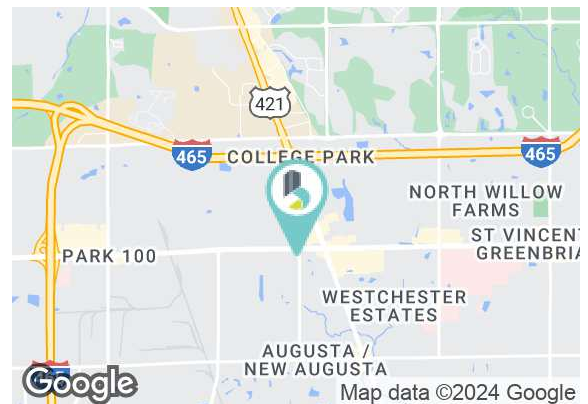
PROPERTY HIGHLIGHTS

- Generous Tenant Improvement package available
- 86th Street monument and building signage available
- First floor spaces with additional private entrances available
- Floor to ceiling windows
- Ten foot ceilings

SPACES	LEASE RATE	SPACE SIZE
Suite 111	Negotiable	3,466 SF
Suite 128 & 130	Negotiable	4,848 SF
Suite 320	Negotiable	1,720 SF
Suite 400	Negotiable	7,891 SF

LEASE RATE NEGOTIABLE

Available SF:	1,720 - 7,891 SF
Building Size:	78,200 SF



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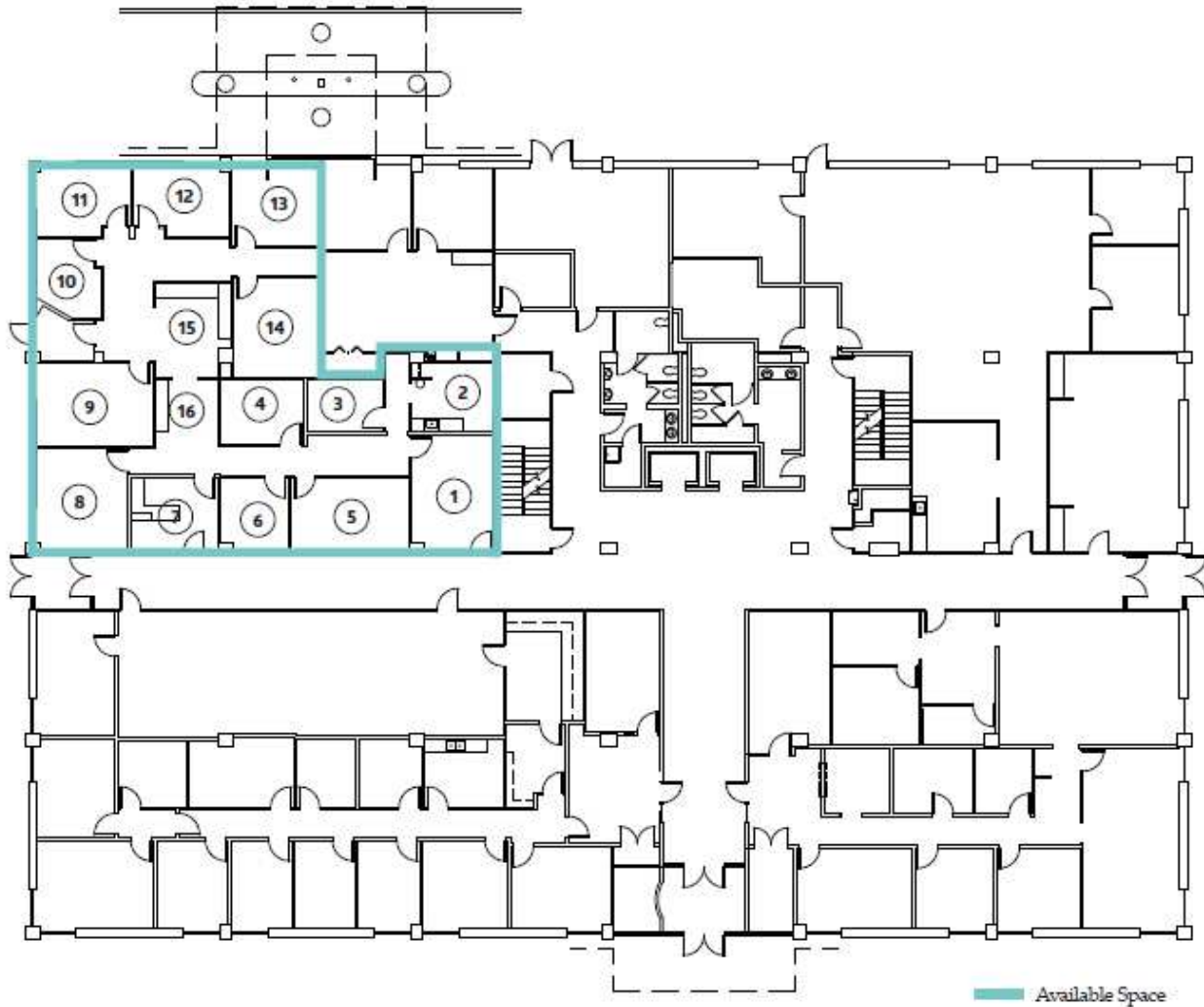
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1st Floor - 3901 W. 86th Street, Indianapolis

1. .... 17'2" x 11'10"	9. .... 11'10" x 16'10"
2. .... 9'10" x 11'10"	10. .... 11'0" x 9'2"
3. .... 7'6" x 11'0"	11. .... 9'8" x 13'10"
4. .... 9'3" x 12'3"	12. .... 9'9" x 13'2"
5. .... 10'9" x 17'3"	13. .... 11'0" x 12'10"
6. .... 10'9" x 10'0"	14. .... 14'6" x 12'3"
7. .... 10'10" x 12'9"	15. .... 19'9" x 18'5"
8. .... 15'3" x 13'0"	16. .... 12'0" x 8'7"

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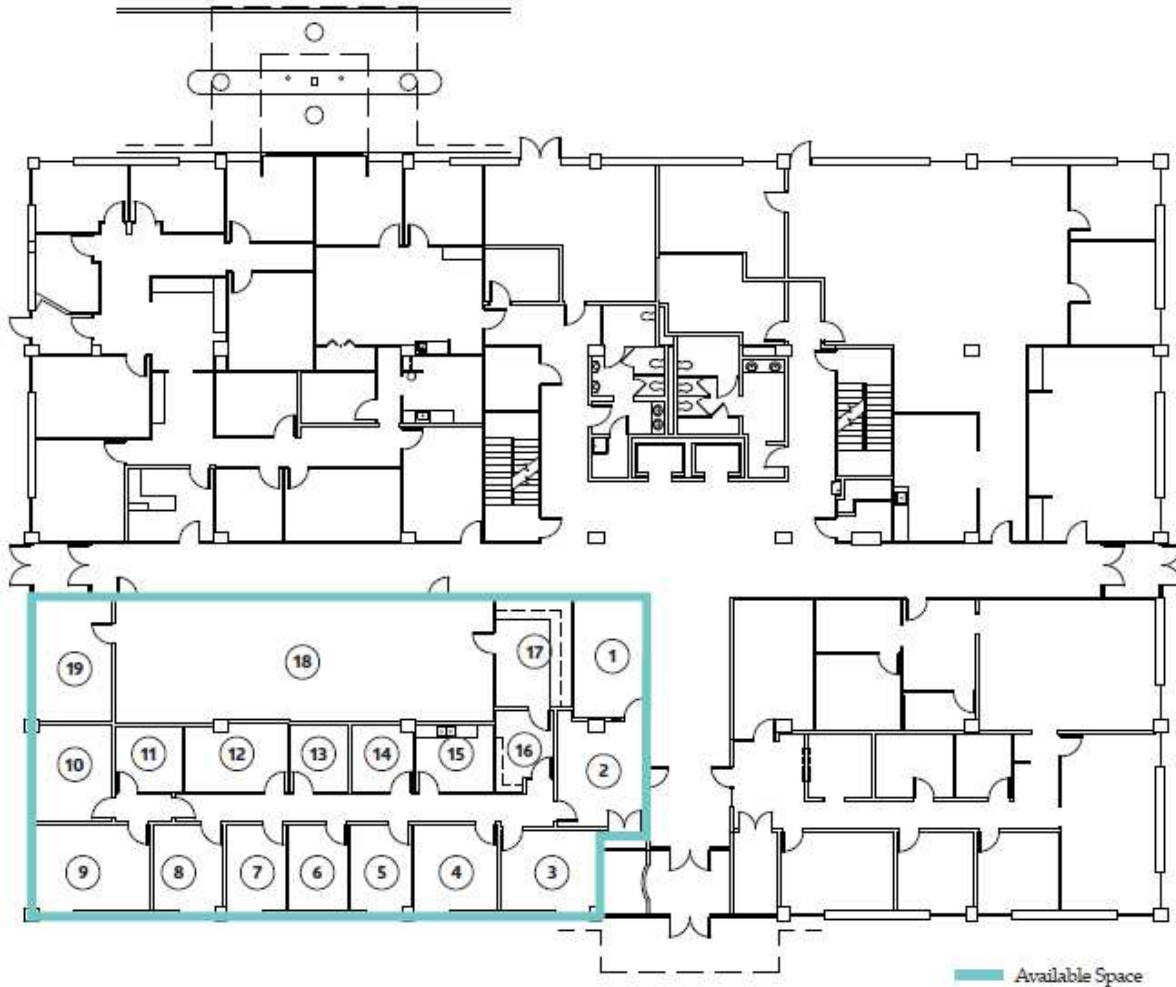
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### 1st Floor - 3901 W. 86th Street, Indianapolis

1. ....	17'8" x 11'0"	11. ....	9'9" x 10'0"
2. ....	15'0" x 13'6"	12. ....	10'4" x 15'4"
3. ....	12'0" x 14'6"	13. ....	10'0" x 8'8"
4. ....	12'10" x 12'6"	14. ....	10'0" x 8'10"
5. ....	13'0" x 9'0"	15. ....	10'0" x 11'6"
6. ....	12'10" x 8'10"	16. ....	11'6" x 8'6"
7. ....	12'10" x 9'0"	17. ....	16'0" x 11'0"
8. ....	13'0" x 10'3"	18. ....	17'4" x 56'0"
9. ....	12'10" x 16'9"	19. ....	8'0" x 11'4"
10. ....	13'10" x 11'4"		

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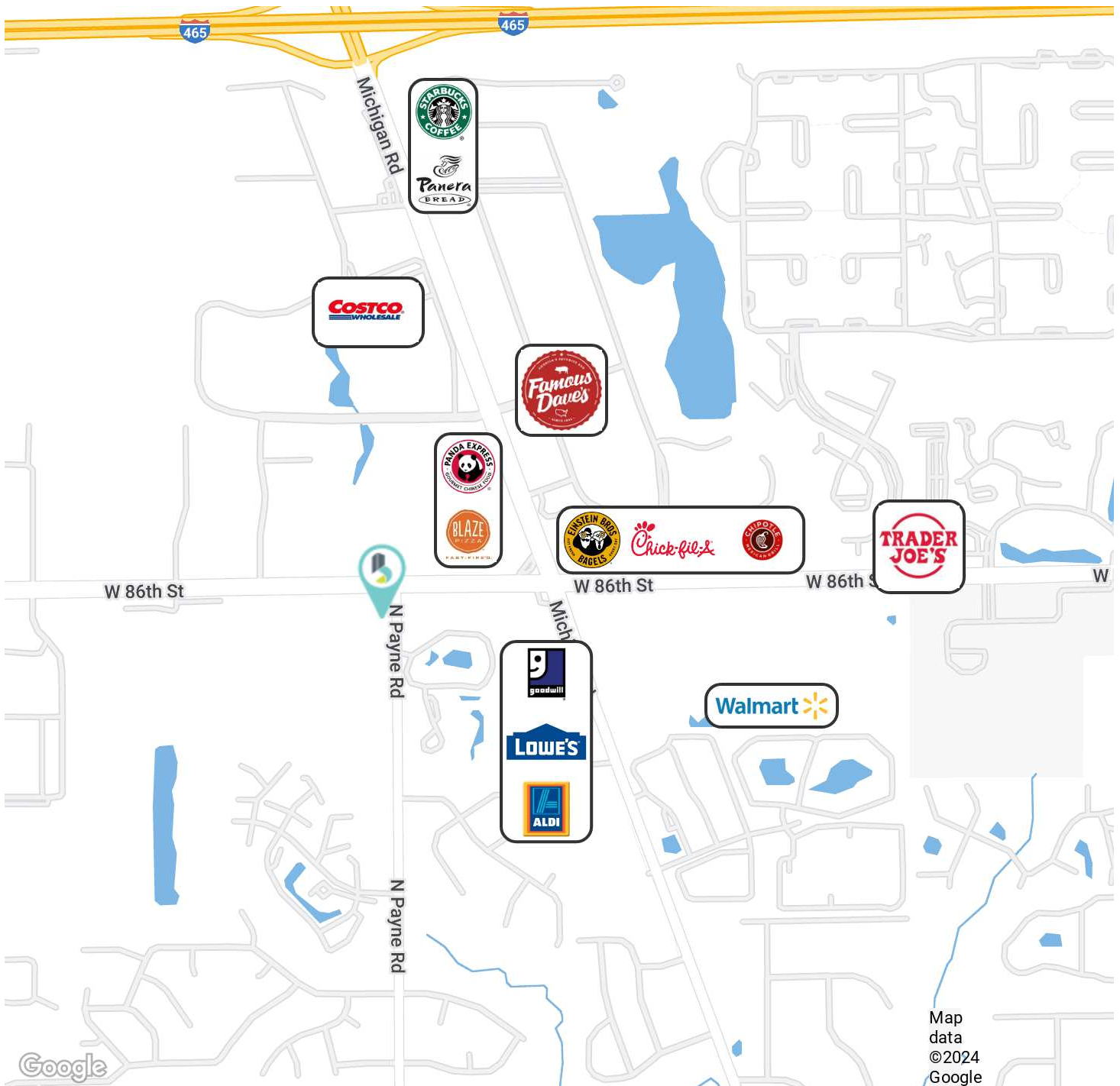


# RETAILER MAP

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