



**FOR LEASE**

# Park 100 Building 2

8533-8535 Zionsville Rd  
Indianapolis, IN 46268



## **PROPERTY HIGHLIGHTS**

- Turn-key availability
- Easy interstate access
- Numerous amenities nearby
- Ample parking for employees and guests

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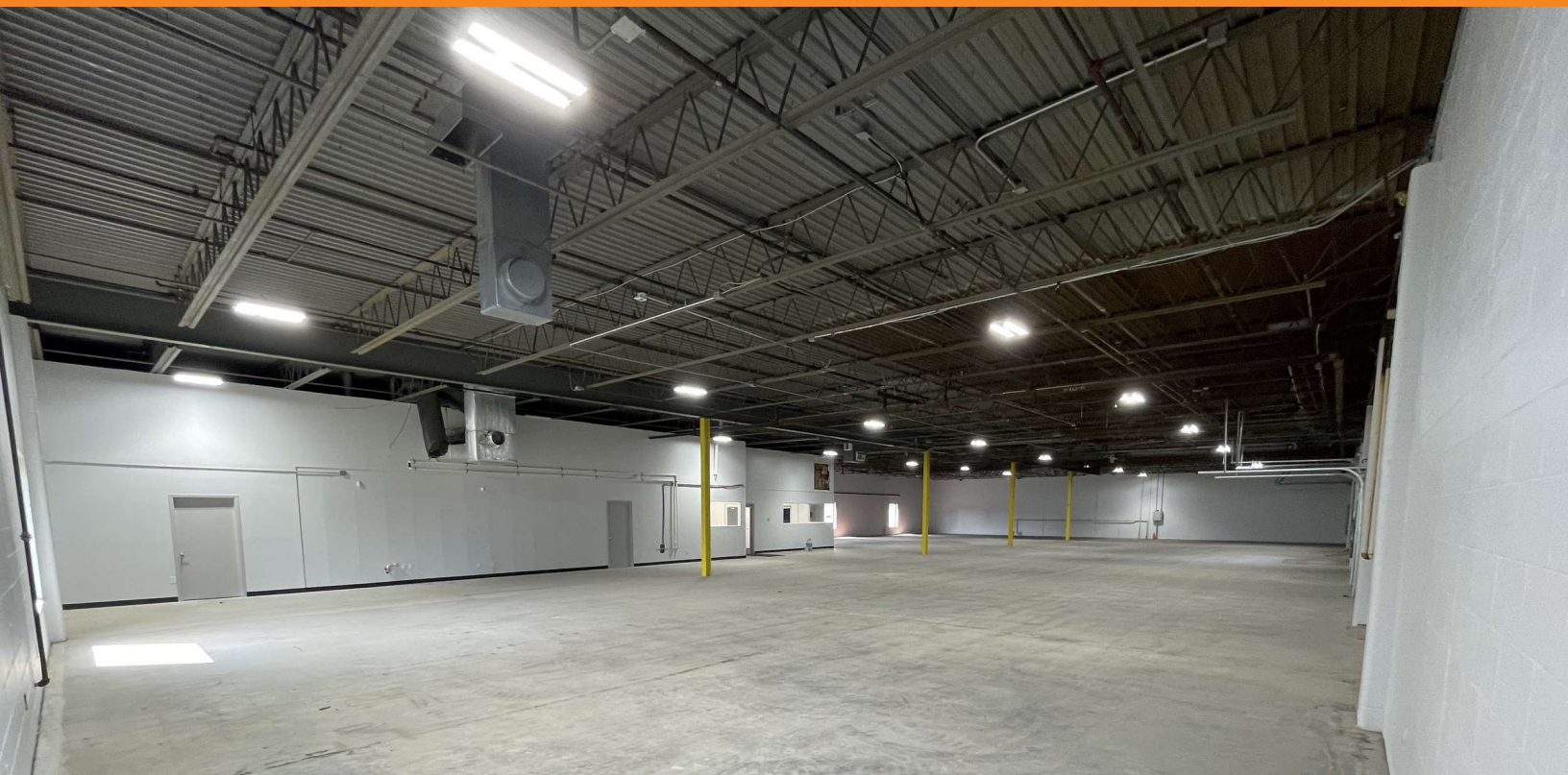
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## FOR LEASE

IMMEDIATE AVAILABILITY



### OFFERING SUMMARY

Lease Rate:	Call for rates
Lease Type:	NNN
Building Size:	63,000 SF
Available SF:	14,762 SF
Year Built:	1973
Zoning:	I-4
2025 OPEX:	\$2.08
Clear Height:	14'
Sprinklered:	Yes
Market:	Park 100

### PROPERTY OVERVIEW

Turn-key availability in Park 100 boasting newly completed office/warehouse renovations including new paint, carpet, LED lighting, etc. Great accessibility with 3 docks and 1 drive-in. Wet sprinklered. Call today for more information and to schedule a private tour!

#### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,714	13,961	49,328
Total Population	3,550	32,791	121,854
Average HH Income	\$61,022	\$78,615	\$80,168



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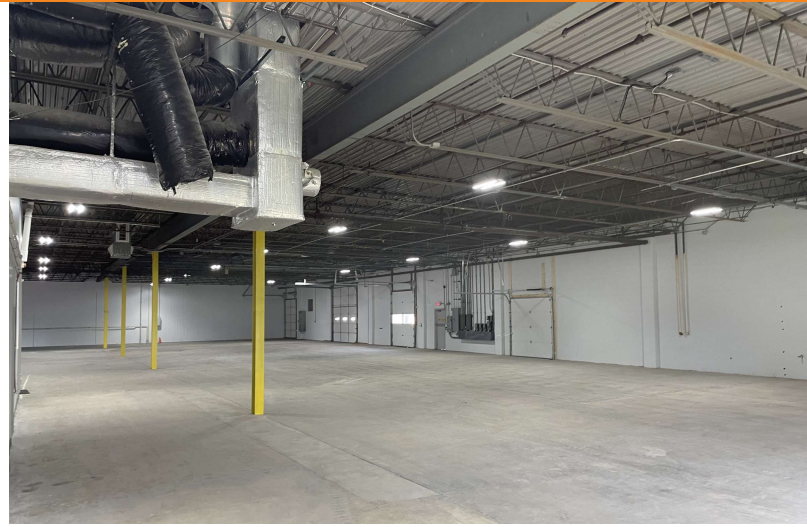


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### TURN-KEY RENOVATIONS



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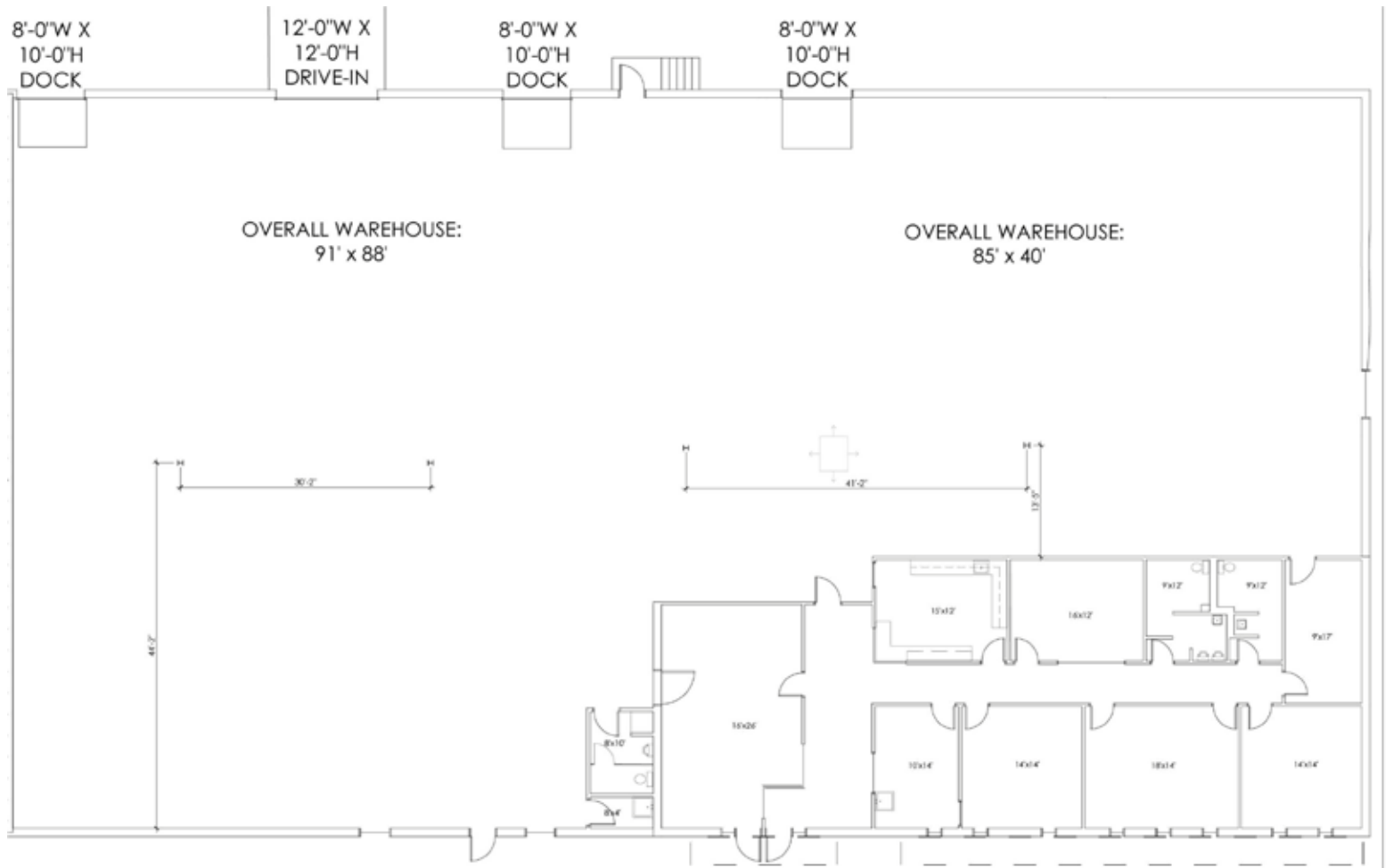
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## FOR LEASE

### SPACE PLAN

### TURN-KEY

SUITE	DATE AVAILABLE	AVAILABLE SF	OFFICE SF	DOCKS	DRIVE-INS	OPEX	CLEAR HEIGHT
8533-8535 Zionsville Rd	Immediately	14,762 SF	3,258	3	1	\$2.08	14'



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