

FISHERS TECHWAY BUILDING

8935 Technology Dr., Fishers, IN 46038

FOR LEASE



PROPERTY HIGHLIGHTS

- Newly remodeled office &/or medical space for lease
- Located less than a mile to the booming Downtown Fishers
- Adjacent to the Nickel Plate Trail
- Close to major thoroughfares & interstates, like 116th St. & I-69
- Surrounded by amenities of all types, including Top Golf & Fishers District, an 18-acre mixed-use development w/ various dining, shopping, & housing options
- Available 12/31/2026

OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Number of Units:	2
Available SF:	1,840 - 2,750 SF
Building Size:	8,290 SF

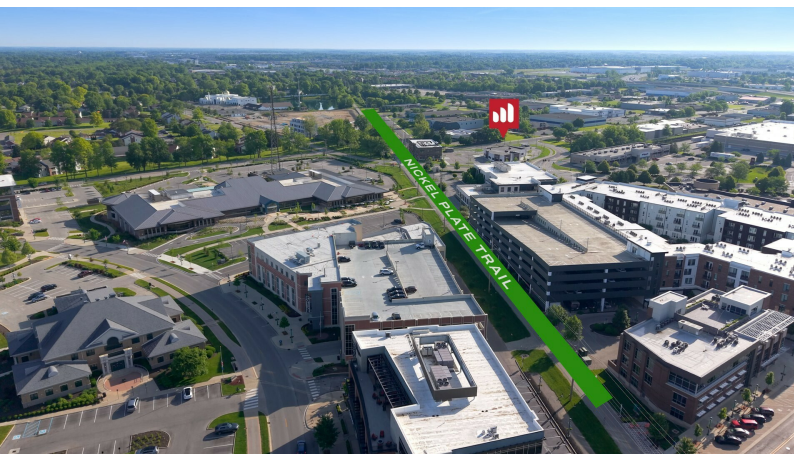
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PROPERTY DESCRIPTION

Uncover a prime leasing opportunity at this distinguished property, located at 8935 Technology Drive, Fishers. This well-appointed property offers a versatile space in a thriving commercial hub, ideal for a range of businesses seeking a strategic location. With flexible lease options & a modern 8,290 SF building, tenants can benefit from impressive features & its optimal visibility & accessibility. The property's coveted location within the Fishers area provides a compelling opportunity for businesses to establish or expand their presence in a high-demand market.

LOCATION DESCRIPTION

Known for its dynamic business environment, Fishers offers a strategic location for office & MOB tenants. This thriving area is home to a diverse mix of amenities, including popular dining options, recreational facilities, & natural attractions. Nearby points of interest such as the Fishers District, the Nickel Plate District, & the Fishers Farmers Market provide unique experiences for area visitors & employees alike. With its strategic location & diverse offerings, Fishers presents an enticing opportunity for tenants in a thriving community that continues to grow.



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LEASE INFORMATION

Lease Type: NNN

Lease Term: Negotiable

Total Space: 1,840 - 2,750 SF

Lease Rate: \$26.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite C	Available	1,840 SF	NNN	\$26.00 SF/yr
Suite D	Available	2,750 SF	NNN	\$26.00 SF/yr

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