

LEASE

OFFICE



EXECUTIVE OFFICE SUITES ON EMERGING WEST SIDE



8355 ROCKVILLE ROAD, INDIANAPOLIS, IN 46234-2722

PROPERTY OVERVIEW

Situated at the southwest corner of Rockville Road & Country Club Road, the Cloverleaf Building offers simple and elegant office space with fantastic visibility and access.

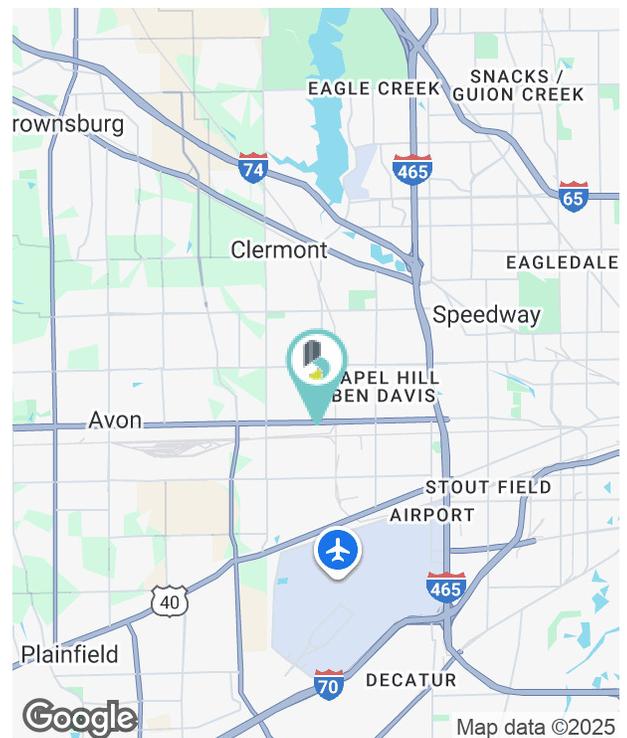
PROPERTY HIGHLIGHTS

- Excellent visibility along a major traffic thoroughfare
- Line-list of building amenities, including: Tranquil wooded setting, ample parking, EV chargers, geothermal HVAC, solar energy, and shared conference room/kitchen

LEASE RATE

NEGOTIABLE

Available SF:	± 215 - 1,881 SF
Building Size:	± 33,800 SF



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ADDITIONAL PHOTOGRAPHS

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ADDITIONAL PHOTOGRAPHS

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	215 - 1,881 SF	Lease Rate:	\$17.50 - \$27.91 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	-	2,445 SF	Full Service	\$17.50 SF/yr	-
Suite 110	-	1,859 SF	Full Service	\$17.50 SF/yr	-
Suite 120	-	2,812 SF	Full Service	\$17.50 SF/yr	-
Suite 130	Available	1,881 SF	Full Service	\$17.50 SF/yr	Available Immediately
Suite 200	-	4,045 SF	Full Service	\$17.50 SF/yr	-
Suite 210	-	4,045 SF	Full Service	Negotiable	-
Suite 10	-	1,700 SF	Full Service	Negotiable	-
Suite 20	-	3,300 SF	Full Service	Negotiable	-
Suite 31	-	128 SF	Full Service	Negotiable	-
Suite 32	-	860 SF	Full Service	Negotiable	-
Suite 33	-	719 SF	Full Service	Negotiable	-
Suite 34	Available	215 SF	Full Service	\$500 per month	Available Immediately
Suite 35	-	541 SF	Full Service	Negotiable	-
Suite 36	-	395 SF	Full Service	Negotiable	-
Suite 37	-	164 SF	Full Service	Negotiable	-
Suite 40	-	214 SF	Full Service	Negotiable	-

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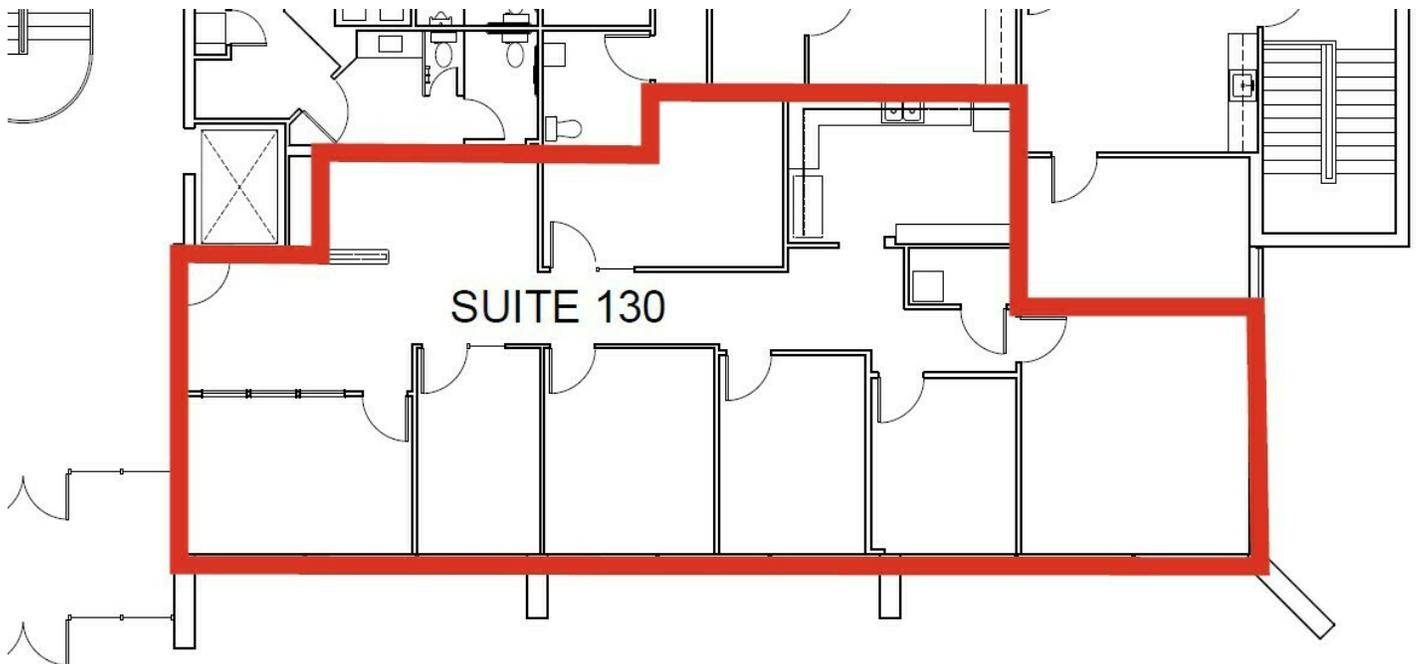
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,238	56,306	150,110
Average Age	36.8	35.0	34.1
Average Age (Male)	33.2	33.5	32.7
Average Age (Female)	38.8	36.1	35.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,957	20,972	59,982
# of Persons per HH	2.4	2.7	2.5
Average HH Income	\$59,990	\$62,418	\$56,587
Average House Value	\$137,542	\$137,483	\$137,997

* Demographic data derived from 2020 ACS - US Census

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