

Premier Office Building

8475 Nightfall Lane, Fishers, IN 46037

FOR LEASE



Class A Office Space

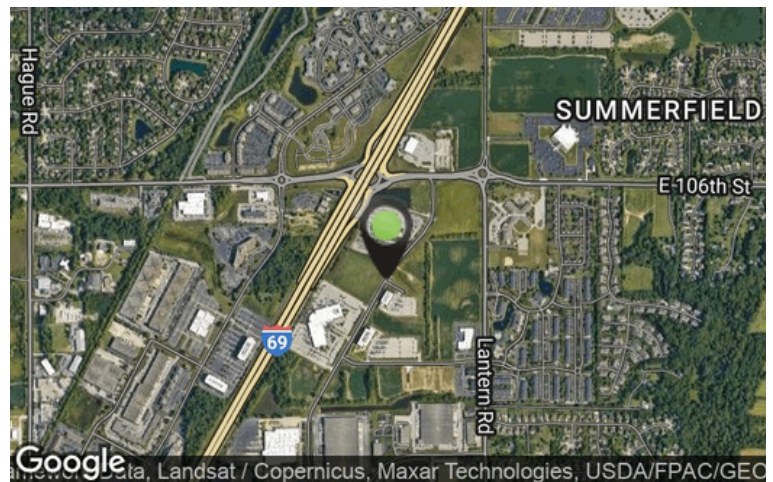
2,063 - 10,672 SF

[VIEW WEBSITE](#)

PROPERTY OVERVIEW

Freestanding, elegant, and finely finished - CEDIA's International Headquarters, is a distinguished office building in Fishers, Indiana. The building boasts state-of-the-art finishes, building fixtures and a chic terrace.

The building presents an ideal location for growing tech companies, marketing agencies, or any innovative business looking to be at the center of Fishers' rapid growth.



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	26,110	70,150	247,427
Total Population	60,045	169,146	577,410
Average HH Income	\$105,743	\$114,629	\$96,758

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Property Highlights

- Superior views and abundant daylight on all sides
- Abundant parking
- Quick commute from northern suburbs
- Technology focused construction
- Immediate access to I-69
- Join an impressive list of businesses - Round Room, Roche Diagnostics, Stanley Security, and many more

Property Details

Location	8475 Nightfall Lane
Rentable Square Feet	40,891 RSF
Sub-market	Fishers
Year Built	2018
Occupancy	Immediate
Parking Type / # Spaces	Surface / 162
Parking Ratio	4.05 / 1,000 SF

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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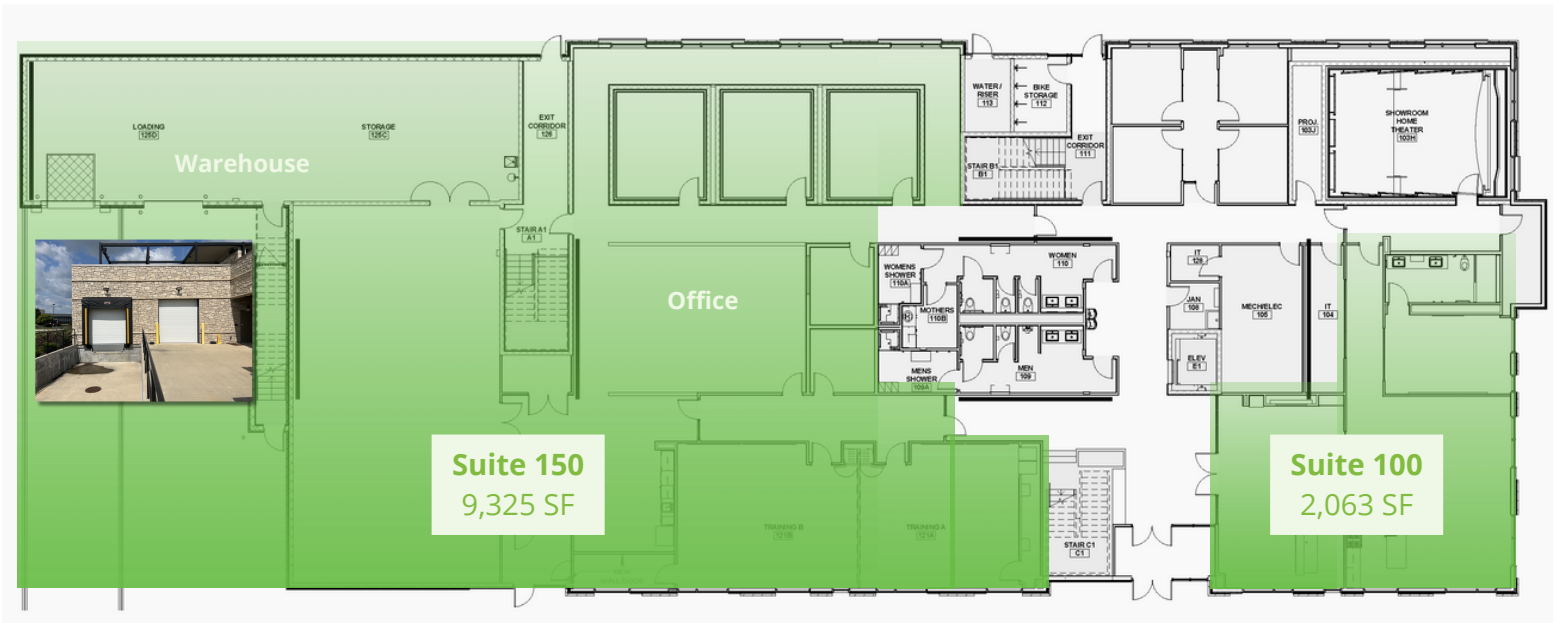
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FIRST FLOOR



THIRD FLOOR



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AREA AMENITIES

The map shows the location of the Premiere Office Building (marked with a green dot and arrow) in Fishers, Indiana. It highlights various amenities within a 5-mile radius, including dining, attractions, office spaces, hotels, and apartments. Major roads like I-69 and I-37 are also shown.

DINING

- 1. Four Day Ray
- 2. Wolfie's Grill
- 3. Pure Eatery
- 4. Five Guys
- 5. Portillo's
- 6. Handel's
- 7. Shake Shack
- 8. Patachou
- 9. Sun King
- 10. The Well
- 11. Verde

ATTRACTIONS

- 1. The Yard
- 2. Top Golf
- 3. Target
- 4. IKEA
- 5. Nickel Plate District
- 6. Penn & Beech
- 7. The Union

OFFICE

- 1. First Internet Bank HQ
- 2. Flexware HQ
- 3. Braden HQ
- 4. Freedom Mortgage
- 5. Meyer Najem
- 6. RQAW Office

HOTELS

- 1. Hilton Garden Inn
- 2. Spring Hill Suites
- 3. Residence Inn
- 4. Hampton Inn
- 5. Hyatt House
- 6. Hyatt Place

APARTMENTS

- 1. Nickel Plate Station
- 2. The Mark

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