

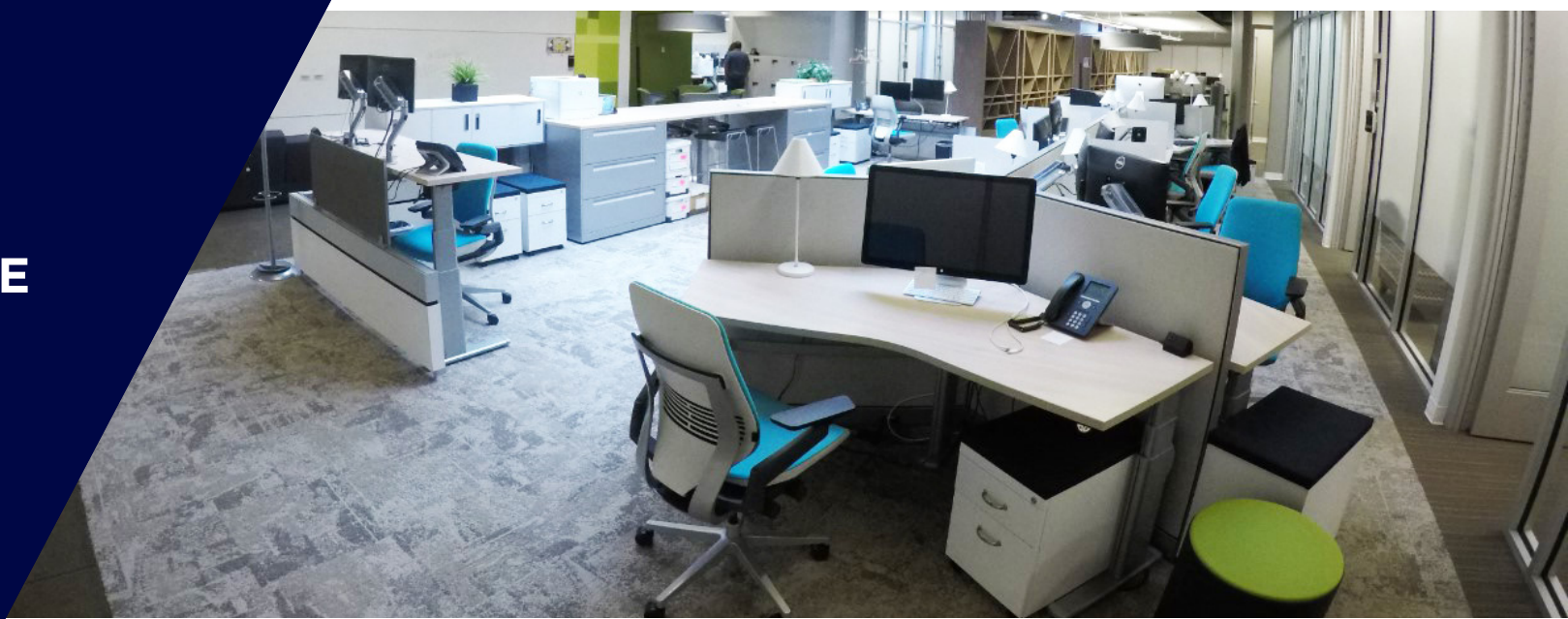


FOR LEASE

**9999 EAST 121st
STREET**

Fishers, IN 46037

**42,000 SF
CLASS A OFFICE**



HOME

LOCATION

SITE PLAN

FLOOR PLAN

FEATURES

CONTACT US

For more information, please contact:

David A. Moore, SIOR, CCIM

Managing Director

+1 317 639 0490

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+1 317 985 2693

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cushmanwakefield.com

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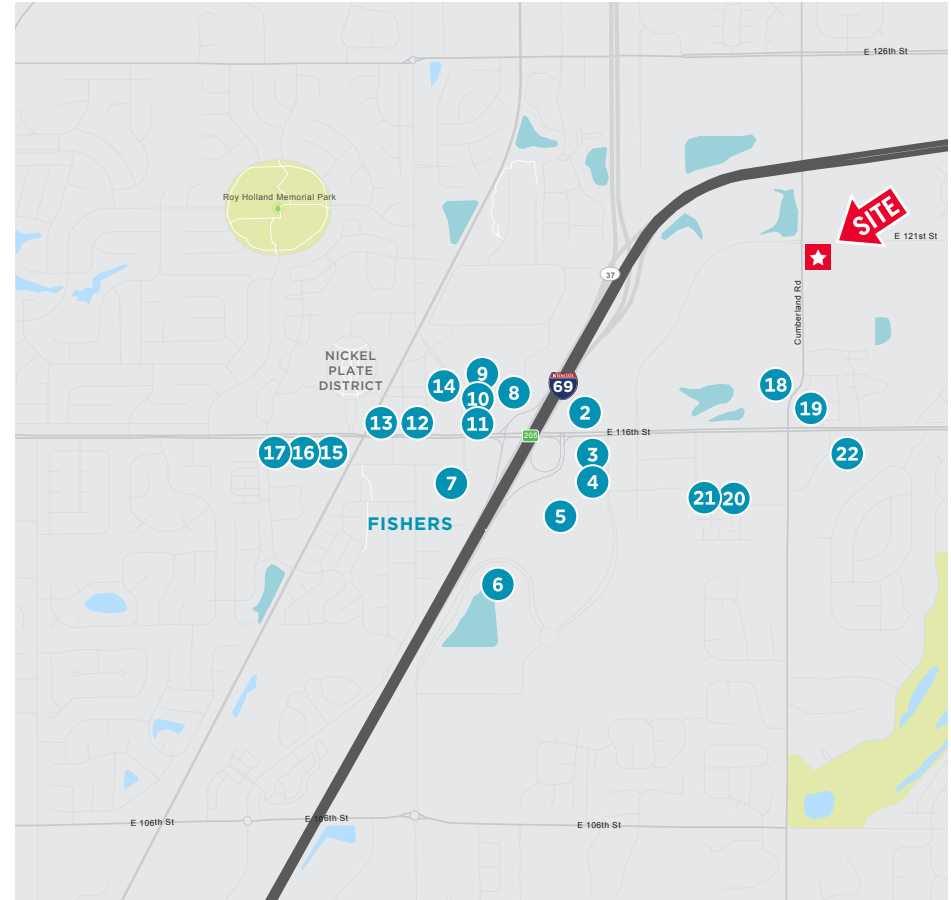
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Area Amenities

- ★ **9999 East 121st Street**
- 2. Top Golf
- 3. IKEA
- 4. Portillo's Hot Dogs
- 5. Forum Credit Union
- 6. First Internet Bank
- 7. Hampton Inn & Suites
- 8. O'Charley's
- 9. Target
- 10. Steak 'n Shake
- 11. McDonalds
- 12. Greek's Pizzeria
- 13. Nickel Plate Bar & Grill
- 14. Five Guys Burgers & Fries
- 15. Original Pancake House
- 16. McAlister's
- 17. Chatham Tap
- 18. LA Fitness
- 19. Chase Bank
- 20. Kroger
- 21. Sunrise Cafe
- 22. Boombozz Pizza



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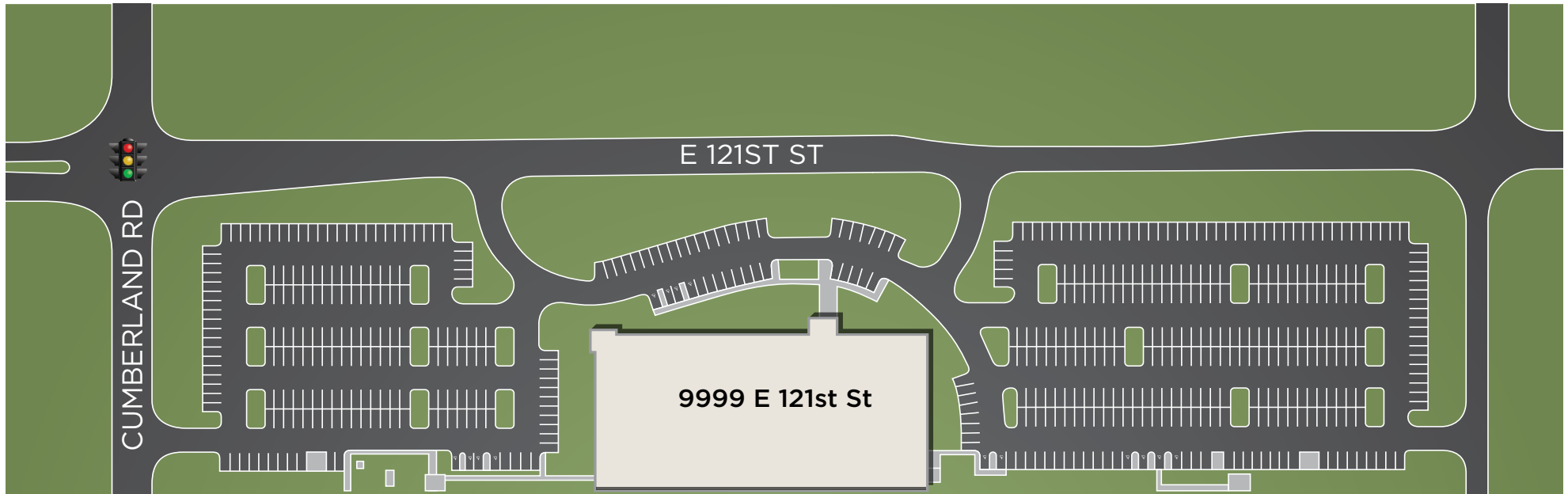
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Site Plan



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Existing Floor Plan

42,000 SF

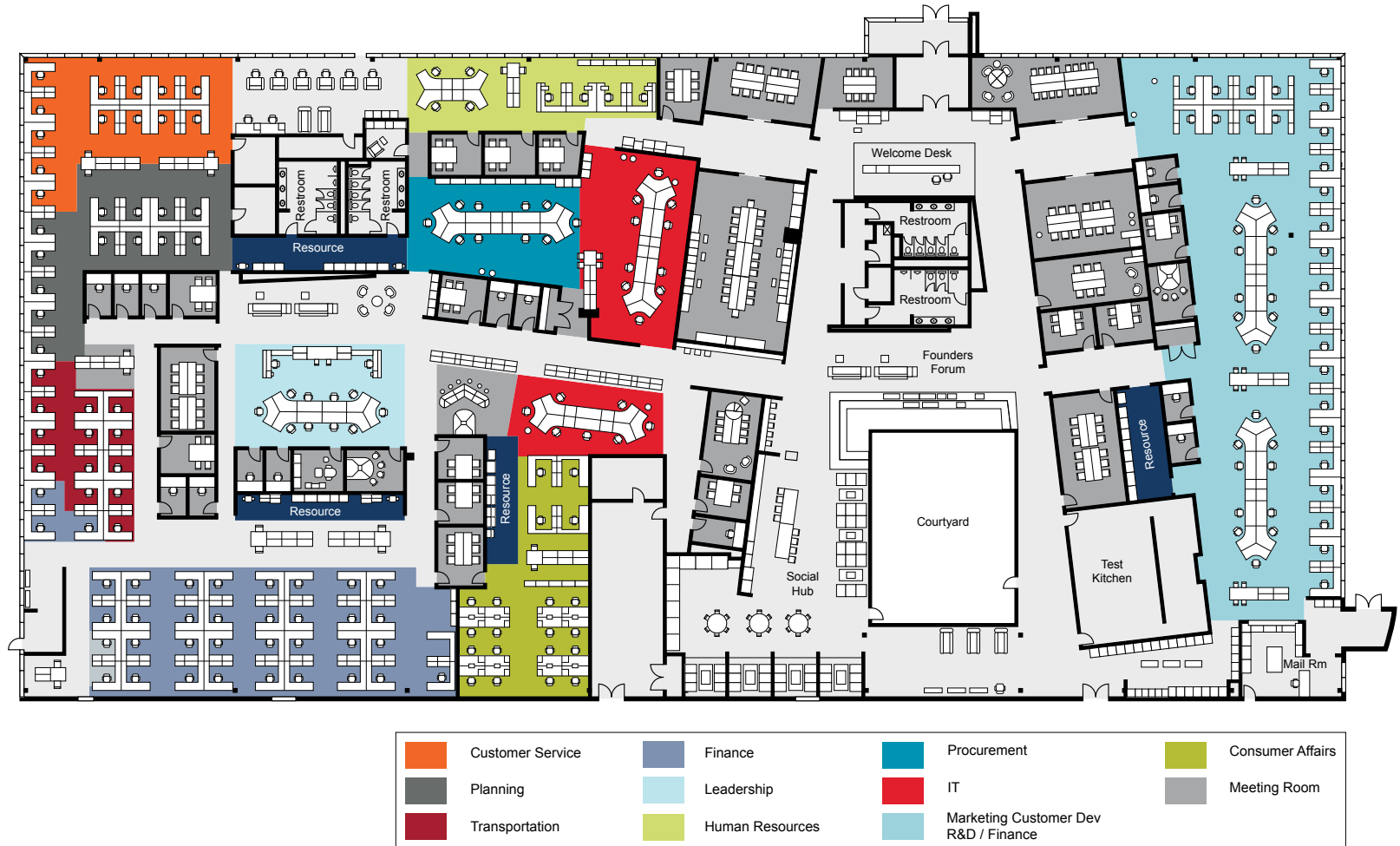
187 work stations

22 offices

19 conference rooms

6 break out areas

2 restroom sets



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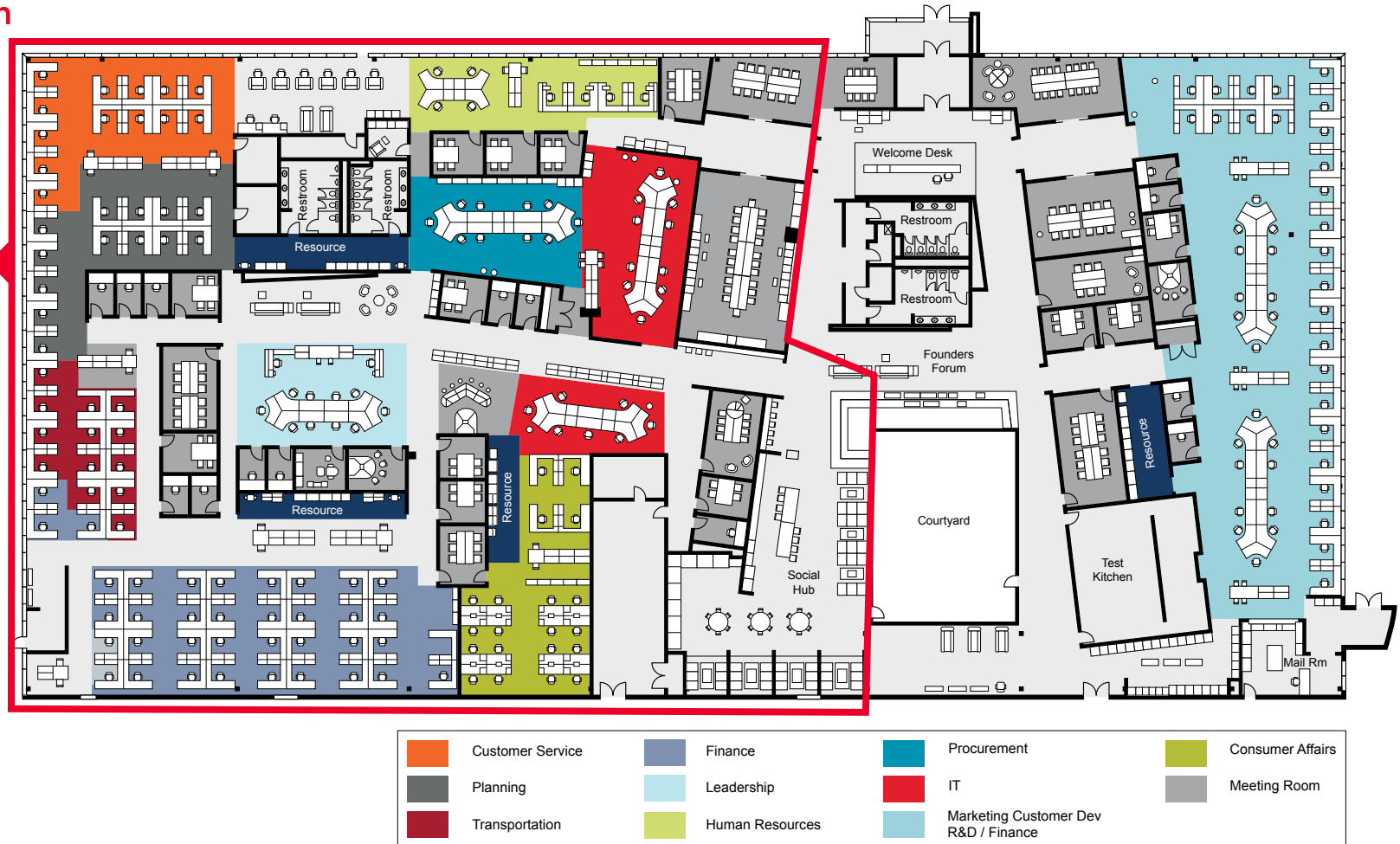
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Divisible Floor Plan

25,000 - 26,000 SF



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Features

- Award-winning renovation in 2015
- Large 42,000 SF floor plate
- Large exterior signage & monument available
- Quick access to I-69/I-465 via 116th Street & new 106th Street interchange
- New furniture & fixtures in place & available for tenant use
- 5 parking spaces per 1,000 SF (expandable)
- Property professionally owned & maintained by Newell Brands (NYSE: NWL)

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Fishers, IN

- #1 City to Live (MONEY Magazine, 2017)
- Award winning Hamilton Southeastern Schools
- I-69 connectivity & improvements
- High profile retail: Top Golf, IKEA
- Extreme focus on amenities & quality of life
- Pro-business governance & incentives

Fishers, IN Demographics

	1 Mi	3 Mi
Population	8,140	73,231
Households	3,177	27,160
Median Age	36	37.3
Meridian HH Income	\$102,788	\$108,326
Daytime Employees	5,222	31,764
Population Growth '24-'29	2.4%	2.3%%
Household Growth '24-'29	2.4%	2.3%



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