

FOR LEASE / Fort Harrison Office Suites

9165 Otis Avenue, Indianapolis, IN 46216



Property Summary



PROPERTY DESCRIPTION

Modified Gross lease with 3 year term preferable.

LOCATION DESCRIPTION

In the heart of Lawrence and Fort Harrison Village! This space is attached to the Fort Harrison Office Suites and Jockamo's Pizza. Across the street is the new national brand hotel and the public library is to the East. Many other features and amenities within the Fort Harrison area that draw traffic.

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (MG)		
Available SF:	3,663 SF		
Building Size:	3,663 SF		
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,618	33,408	81,800
Total Population	5,577	77,637	184,884
Average HH Income	\$53,250	\$56,503	\$65,404

Brad Untrauer

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ENVOYCRE.COM

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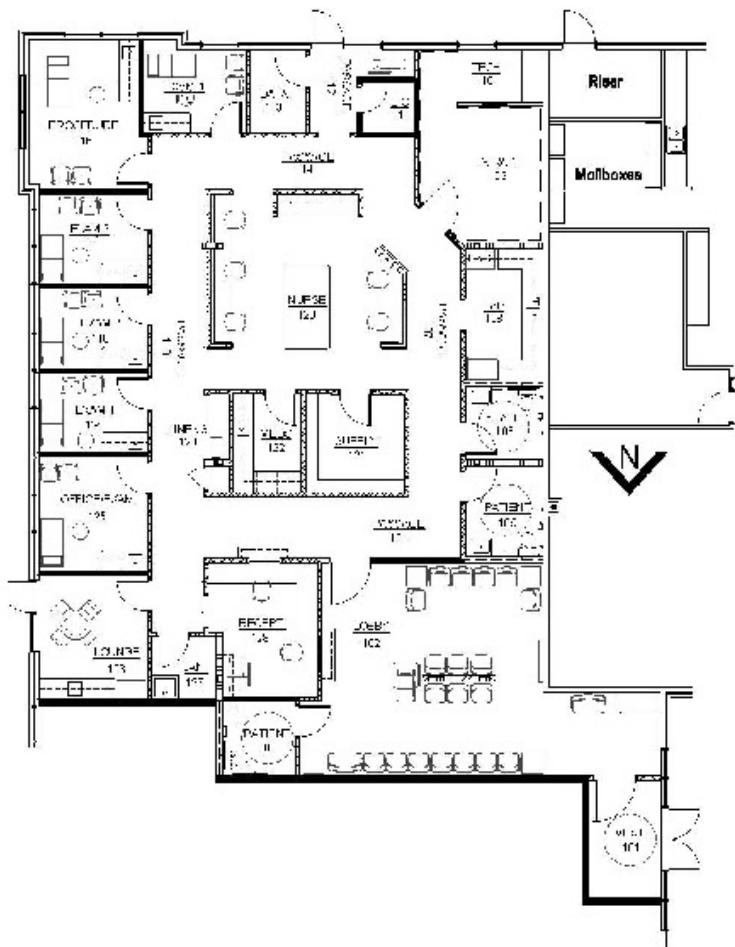
9165 Otis Avenue, Indianapolis, IN 46216

The logo for Envoy Real Estate. The word "envoy" is written in a lowercase, sans-serif font, with the "o" replaced by a blue circular arrow icon. Below "envoy" is the word "Real Estate" in a smaller, blue, sans-serif font.

Additional Photos



EXHIBIT A



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Location Map



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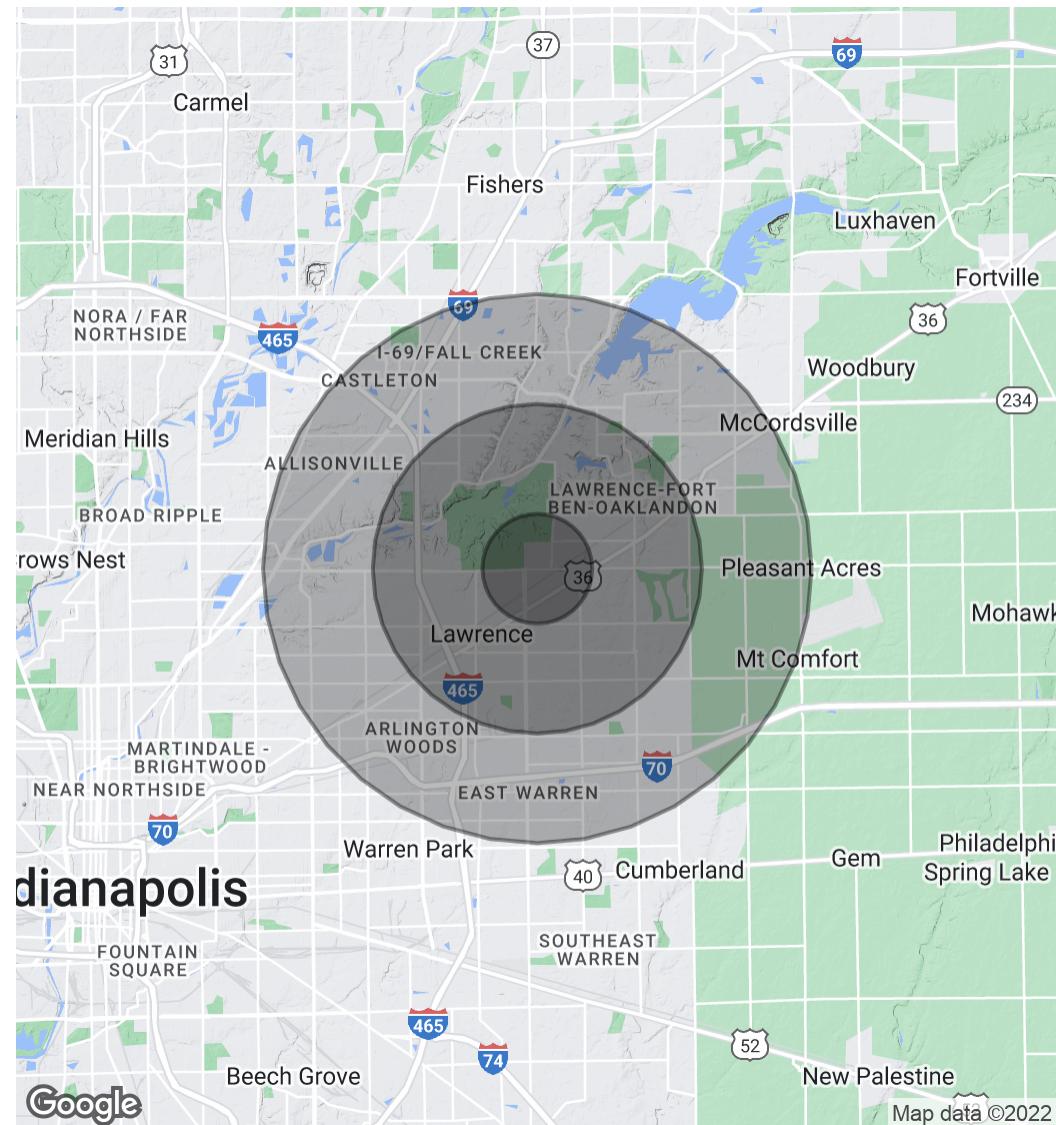


Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,577	77,637	184,884
Average Age	39.4	33.0	36.1
Average Age (Male)	31.1	31.4	34.8
Average Age (Female)	47.0	35.0	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,618	33,408	81,800
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$53,250	\$56,503	\$65,404
Average House Value	\$99,426	\$146,280	\$151,255

* Demographic data derived from 2020 ACS - US Census



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