

**NEW RATE \$9.50/SF**

**\$20K BROKER BONUS COMMISSION!**

*\*See conditions inside*

# CORPORATE CENTER NORTH

6026 LAKESIDE BLVD. INDIANAPOLIS, IN 46278



## WAREHOUSE/FLEX SPACE

**FOR SUBLEASE – 31,654 SF**  
CONVENIENTLY LOCATED AT I-465 & 71ST STREET



**CUSHMAN &  
WAKEFIELD**

# PROPERTY HIGHLIGHTS



- 31,654 RSF AVAILABLE
- Divisible down to 10,000 SF
- Asking Rate: \$10.00 Modified Gross
- Term through 2028
- Office demo considered
- One Drive-in Door
- Additional Drive-in(s)/Dock door loading considered
- Above Standard Parking Ratio
- Tenant Improvement available

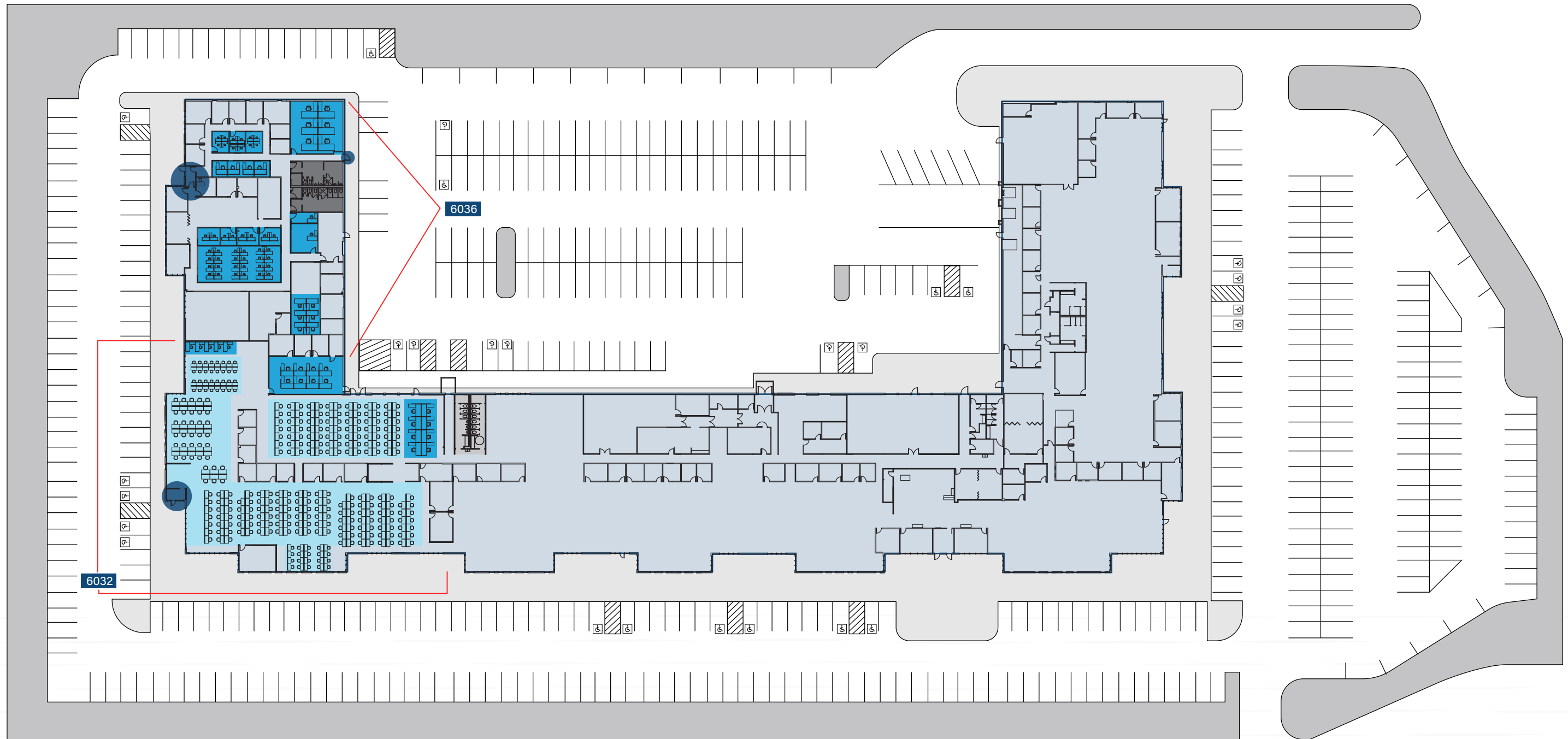
- Furniture available
- Exterior Signage Facing I-465

*The following rules will apply for \$20K commission:*

- *Term must be for remaining sublease*
- *Must sublease the entire available space*
- *Must be a licensed broker in Indiana*

# FLOOR PLAN

MATTERPORT LINK



- 78 Admin cubicles
- 303 Agent & Supervisor cubicles
- Front and back entrances

# AMENITY-RICH LOCATION

## EAT

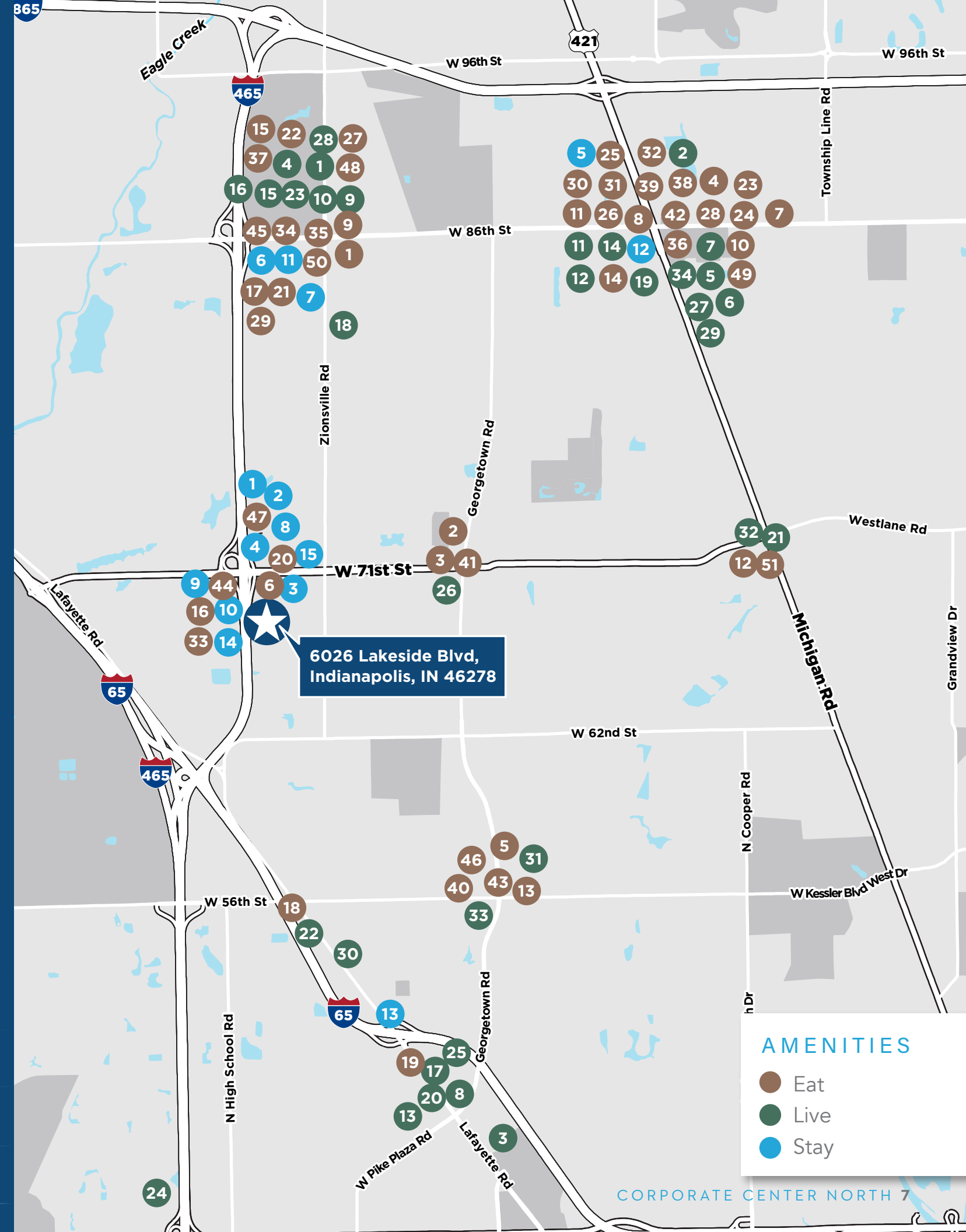
- |                              |                        |                        |
|------------------------------|------------------------|------------------------|
| 1 Traders Brewing Company    | 18 Starbucks           | 35 Noodles & Company   |
| 2 Burger King                | 19 Circle K Stores     | 36 Skyline Chili       |
| 3 Culver's                   | 20 GetGo Cafe + Market | 37 Ted's Montana Grill |
| 4 Five Guys                  | 21 GetGo Cafe + Market | 38 Zaxby's             |
| 5 McDonald's                 | 22 Cold Stone Creamery | 39 Blaze Pizza         |
| 6 McDonald's                 | 23 Chicken Salad Chick | 40 Donatos Pizzeria    |
| 7 McDonald's                 | 24 Einstein Brothers   | 41 Marco's Pizza       |
| 8 Steak 'n Shake             | 25 McAlister's Deli    | 42 Firehouse Subs      |
| 9 Wendy's                    | 26 Panda Express       | 43 Jimmy John's        |
| 10 Wendy's                   | 27 Qdoba               | 44 Jimmy John's        |
| 11 White Castle              | 28 Qdoba               | 45 Panera Bread        |
| 12 Dairy Queen               | 29 Chili's Grill & Bar | 46 Penn Station        |
| 13 KFC                       | 30 Crafty Crab         | 47 Subway              |
| 14 Popeyes Louisiana Kitchen | 31 Denny's             | 48 Subway              |
| 15 Costa Coffee              | 32 Famous Dave's       | 49 Subway              |
| 16 Starbucks                 | 33 Le Peep             | 50 Taco Bell           |
| 17 Starbucks                 | 34 LongHorn Steakhouse | 51 Taco Bell           |

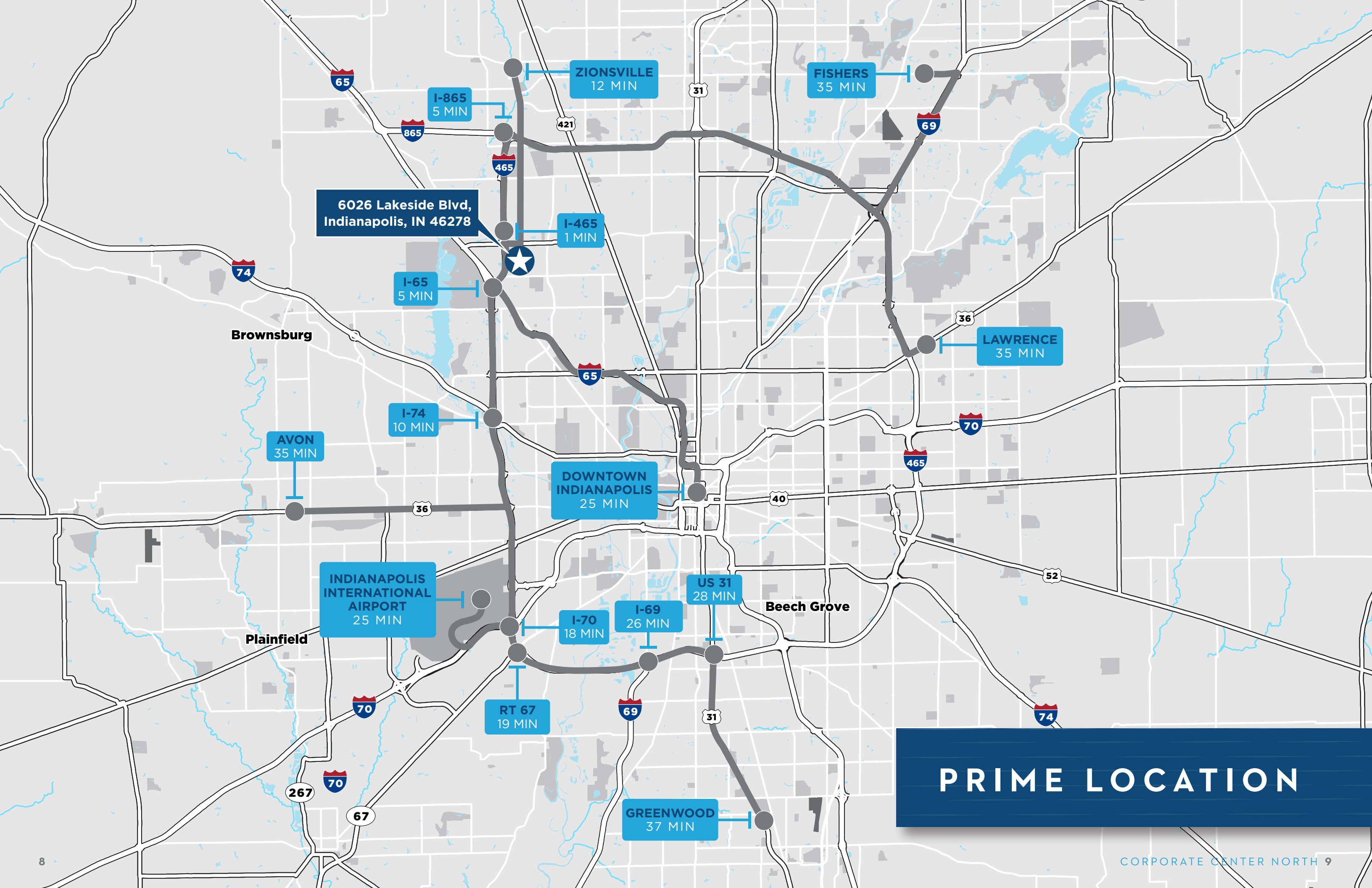
## LIVE

- |                          |                       |
|--------------------------|-----------------------|
| 1 Books-A-Million        | 18 Do It Best         |
| 2 Party City             | 19 ALDI               |
| 3 Shoppers World         | 20 ALDI               |
| 4 Old Navy               | 21 Save-A-Lot         |
| 5 Ross Stores            | 22 Anytime Fitness    |
| 6 Big Lots Stores        | 23 CycleBar           |
| 7 Five Below             | 24 LA Fitness         |
| 8 Batteries Plus Bulbs   | 25 Shoe Carnival      |
| 9 Mattress Firm          | 26 Kroger             |
| 10 Michaels              | 27 The RoomPlace      |
| 11 Lowe's                | 28 AMC Theaters       |
| 12 Goodwill              | 29 Studio Movie Grill |
| 13 Goodwill              | 30 YMCA               |
| 14 Office Depot          | 31 CVS                |
| 15 PetSmart              | 32 CVS                |
| 16 Dick's Sporting Goods | 33 Walgreens          |
| 17 rue21                 | 34 Walgreens          |

## STAY

- |                                      |
|--------------------------------------|
| 1 Best Western                       |
| 2 Candlewood Suites                  |
| 3 Clarion                            |
| 4 Courtyard by Marriott              |
| 5 Embassy Suites Hotels              |
| 6 Extended Stay America              |
| 7 Fairfield Inn & Suites by Marriott |
| 8 Hampton                            |
| 9 Hilton Garden Inn                  |
| 10 Holiday Inn Express               |
| 11 InTown Suites                     |
| 12 InTown Suites                     |
| 13 Quality Inn                       |
| 14 Residence Inn by Marriott         |
| 15 TownePlace Suites by Marriott     |





6026 Lakeside Blvd,  
Indianapolis, IN 46278

ZIONSVILLE  
12 MIN

FISHERS  
35 MIN

I-865  
5 MIN

I-465  
1 MIN

I-65  
5 MIN

LAWRENCE  
35 MIN

Brownsburg

AVON  
35 MIN

I-74  
10 MIN

DOWNTOWN  
INDIANAPOLIS  
25 MIN

Beech Grove

INDIANAPOLIS  
INTERNATIONAL  
AIRPORT  
25 MIN

US 31  
28 MIN

I-70  
18 MIN

I-69  
26 MIN

Plainfield

RT 67  
19 MIN

GREENWOOD  
37 MIN

**PRIME LOCATION**

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For More  
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