



9130 Otis Ave, Indianapolis, IN 46216

\$18 - \$19.50/SF/YR

\$1.50 - \$1.63/SF/MO

Fort Harrison Flex Space

Office/Flex | 336 sq. ft. - 10,282 sq. ft.



Rob Sorrell
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Listing Added: 08/12/2024

Listing Updated: 11/27/2024

kw INDY METRO
NORTHEAST
KELLERWILLIAMS.

Building Details

Property Type	Office, Industrial	Subtype	Flex, Traditional Office, Executive Office, Coworking
Tenancy	Multiple	Total Building SQFT	16,840
Minimum Divisible SQFT	336	Max Contiguous SQFT	4,102
Total Building Suites	5	Vacant SQFT	10,282
Land Acres	1.14	Class	C
Year Built	1908	Buildings	1
Stories	2	Loading Docks	0
Dock High Doors	0	Drive Ins	0
Elevators	No	Cross Street	56th Street
Zoning	D-P	Submarket	Lawrence

Building Description

9130 Otis Avenue is a +/- 16840 SF, multi-tenant industrial/office/flex space conveniently located in Lawrence Village at Fort Harrison just 2 miles from I-465 and offering easy access to I-69, I-74, I-70, I-65. A total of ~10,282 available square footage is being offered and can be utilized by a single tenant or leased to multiple tenants depending on needs. This gem of Indianapolis history sits on over an acre of developed land with plenty of common parking and has served the community well in its past capacities as a horse stable, army barracks and now a beautifully renovated multi-use complex providing its clients with professionally managed space to meet a variety of tenant needs. The surrounding developed community provides plenty of dining choices within safe walking distance and Fort Harrison State Park is less than a mile away for a quick lunchtime retreat or a scenic trail excursion after work to wind down. This property offers attentive management and is an ideal space for a wide variety of clientele in need of well-maintained, quality office/industrial/flex space. Suites range from \$18/SF/YR to \$19.50/SF/YR (Gross Lease).

Building Highlights

There's +/- 10,282 total available square footage consisting of five to six individualized spaces that can be separately leased or combined: 1) +/- 4102 SF of office/warehouse/flex space whose tenant is currently moving out and can be available within ~45 days; 2) Suite 2 (No Longer Available); 3) +/- 336 SF that could be either office or storage and is available now; 4) +/- 816 SF of office/conference space (available Feb 2025); 5) +/- 1200 SF of office/co-working space (available Feb 2025); 6) +/- 3828 SF office/co-working space (available Feb 2025).

Building Location (1 Location)



Available Space 1 Details

Available space in this suite ranging from 720-4102 SF offers a mix of beautifully finished office/conference room space as well as industrial/whse storage flexibility. Avail Dec '24. 9130 Otis Avenue is a +/- 16840 SF, multi-tenant industrial/office/flex space conveniently located in Lawrence Village at Fort Harrison just 2 miles from I-465 and offering easy access to I-69, I-74, I-70, I-65. Plenty of common parking, easy access to restaurants, Fort Harrison State Park, and more.

Listing Type	Direct	Space Subtype	Flex
RSF Range	720 - 4102 SF	USF	4,102 SF
Min Contiguous SF	720 SF	Max Contiguous SF	4,102 SF
Space Available	12/1/24	Loading Docks	0
Dock High Doors	0	Drive-in Doors	0
Rate (Per SF)	\$18 / SF / YR	Lease Type	Gross
Lease term	Negotiable	Total CAM (Per SF/YR)	\$0
Expense Rate (Per SF/YR)	\$0	Total Rate (Per SF/YR)	\$18
Days on Market	97 days		

Available Space 2 Details

9130 Otis Avenue is a +/- 16840 SF, multi-tenant industrial/office/flex space conveniently located in Lawrence Village at Fort Harrison just 2 miles from I-465 and offering easy access to I-69, I-74, I-70, I-65. This suite offers 985 SF of nicely finished office/flex space. Plenty of common parking surrounds the building with easy access to restaurants, Fort Harrison State Park, and more. Available ~Oct 2024. Gross Lease.

Listing Type	Direct	Space Subtype	Flex
RSF	985 SF	USF	985 SF
Space Available	10/31/24	Loading Docks	0
Dock High Doors	0	Drive-in Doors	0
Rate (Per SF)	\$18 / SF / YR	Lease Type	Gross
Lease term	Negotiable	Total CAM (Per SF/YR)	\$0

Expense Rate (Per SF/YR)	\$0	Total Rate (Per SF/YR)	\$18
Total Monthly Rent	\$1,477.5	Days on Market	97 days

Available Space 3 Details

This suite offers 336 SF of office/storage space. Available now. 9130 Otis Avenue is a +/- 16840 SF, multi-tenant industrial/office/flex space conveniently located in Lawrence Village at Fort Harrison just 2 miles from I-465 and offering easy access to I-69, I-74, I-70, I-65. Plenty of common parking surrounds the building with easy access to restaurants, Fort Harrison State Park, and more.

Listing Type	Direct	Space Subtype	Traditional Office
RSF	336 SF	USF	336 SF
Space Available	8/19/24	Rate (Per SF)	\$18 / SF / YR
Lease Type	Gross	Lease term	Negotiable
Total CAM (Per SF/YR)	\$0	Expense Rate (Per SF/YR)	\$0
Total Rate (Per SF/YR)	\$18	Total Monthly Rent	\$504
Days on Market	97 days		

Available Space 4 Details

Completely updated space with two separate but adjoining rooms plus a kitchenette and an adjacent, in suite, private bathroom. Avail Feb '25. 9130 Otis Avenue is a +/- 16840 SF, multi-tenant industrial/office/flex space conveniently located in Lawrence Village at Fort Harrison just 2 miles from I-465 and offering easy access to I-69, I-74, I-70, I-65. Plenty of common parking surrounds the building with easy access to restaurants, Fort Harrison State Park, and more.

Listing Type	Direct	Space Subtype	Traditional Office
RSF	816 SF	USF	816 SF
Space Available	2/1/25	Rate (Per SF)	\$19.5 / SF / YR
Lease Type	Gross	Lease term	Negotiable
Total CAM (Per SF/YR)	\$0	Expense Rate (Per SF/YR)	\$0
Total Rate (Per SF/YR)	\$19.5	Total Monthly Rent	\$1,326
Days on Market	0 days		

Available Space 5 Details

Beautifully renovated with 4 offices, natural light and adjoining private bathroom. Avail Feb '25. 9130 Otis Avenue is a +/- 16840 SF, multi-tenant industrial/office/flex space conveniently located in Lawrence Village at Fort Harrison just 2 miles from I-465 and offering easy access to I-69, I-74, I-70, I-65. Plenty of common parking surrounds the building with easy access to restaurants, Fort Harrison State Park, and more.

Listing Type	Direct	Space Subtype	Traditional Office
RSF	1,200 SF	USF	1,200 SF
Space Available	2/1/25	Rate (Per SF)	\$19.5 / SF / YR
Lease Type	Gross	Lease term	Negotiable
Total CAM (Per SF/YR)	\$0	Expense Rate (Per SF/YR)	\$0
Total Rate (Per SF/YR)	\$19.5	Total Monthly Rent	\$1,950
Days on Market	0 days		

Available Space 6 Details

Large second-level office/flex space with conference room, spacious co-working "bull pen" area, full kitchen, private offices and his/her restrooms. Avail Feb '25. 9130 Otis Avenue is a +/- 16840 SF, multi-tenant industrial/office/flex space conveniently located in Lawrence Village at Fort Harrison just 2 miles from I-465 and offering easy access to I-69, I-74, I-70, I-65. Plenty of common parking surrounds the building with easy access to restaurants, Fort Harrison State Park, and more.

Listing Type	Direct	Space Subtype	Traditional Office,Executive Office,Coworking
RSF	3,828 SF	USF	3,828 SF

Space Available	2/1/25	Rate (Per SF)	\$19.5 / SF / YR
Lease Type	Gross	Lease term	Negotiable
Total CAM (Per SF/YR)	\$0	Expense Rate (Per SF/YR)	\$0
Total Rate (Per SF/YR)	\$19.5	Total Monthly Rent	\$6,220.5
Days on Market	0 days		