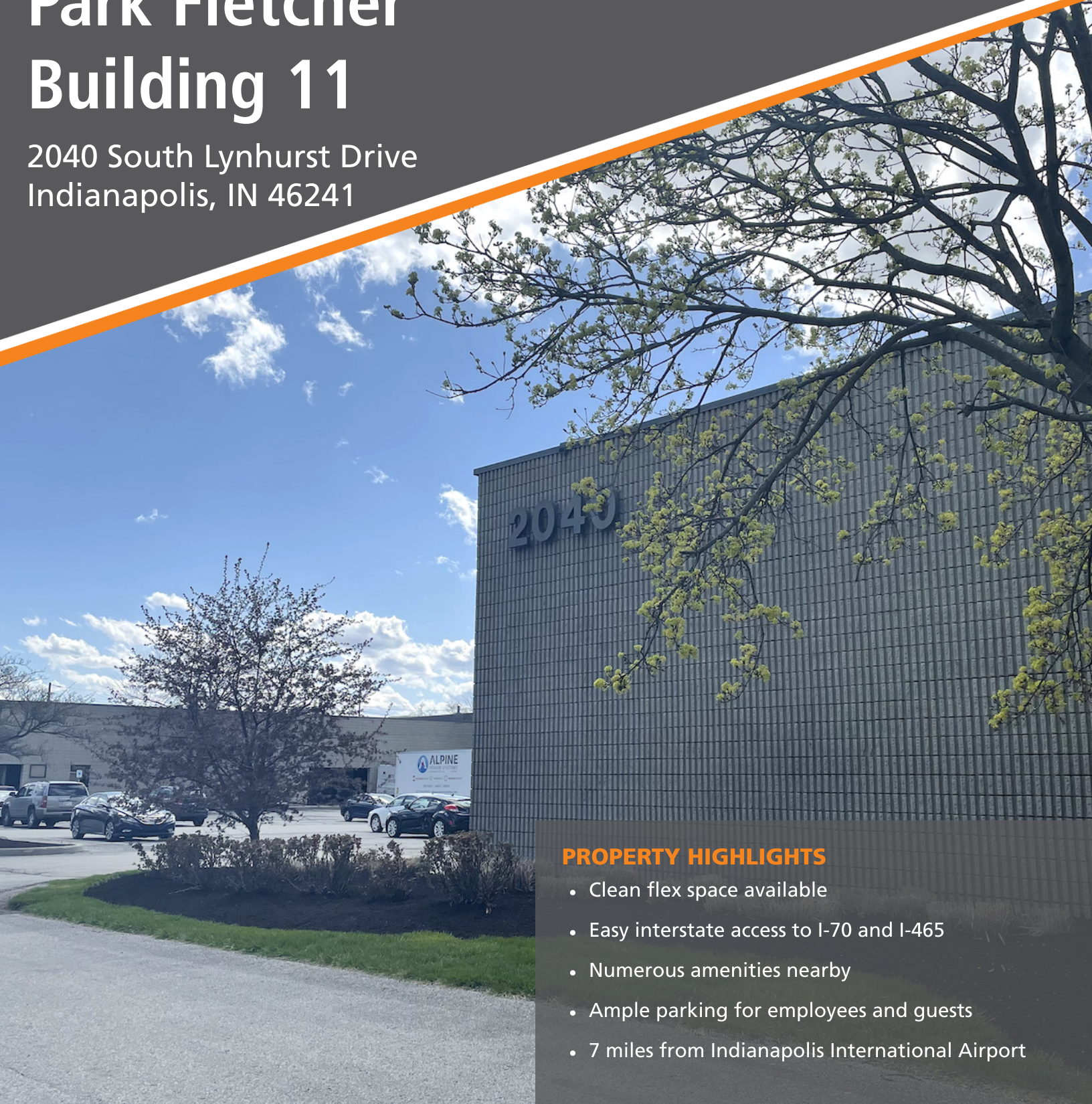




FOR LEASE

Park Fletcher Building 11

2040 South Lynhurst Drive
Indianapolis, IN 46241



PROPERTY HIGHLIGHTS

- Clean flex space available
- Easy interstate access to I-70 and I-465
- Numerous amenities nearby
- Ample parking for employees and guests
- 7 miles from Indianapolis International Airport

Park Fletcher Building 11

2040 South Lynhurst Drive Indianapolis, IN 46241

FOR LEASE

Executive Summary

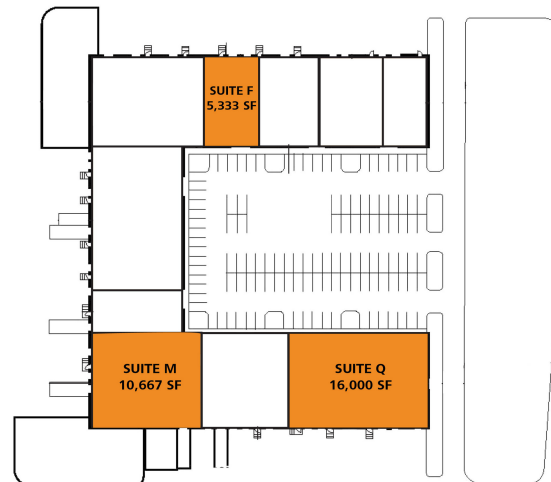


OFFERING SUMMARY

Lease Rate:	Call for rates
Lease Type:	NNN
Building Size:	92,000 SF
Available SF:	5,333 - 16,000 SF
Year Built:	1976
Zoning:	I3
2026 OPEX:	\$2.66
Clear Height:	17"
Market:	Park Fletcher

PROPERTY OVERVIEW

Flex spaces in this location at Park Fletcher are appropriate for a variety of businesses. The suites have built out office space along with docks and drive-in doors to fit your needs. The property is also less than one mile from I-465 and I-70 and 7 miles from the Indianapolis International Airport. Call today for more details!



Liz DeKoning | 765.516.4709 | liz@halakar.com

Colton Snodgrass, CCIM | 317.796.7377 | csnodgrass@halakar.com



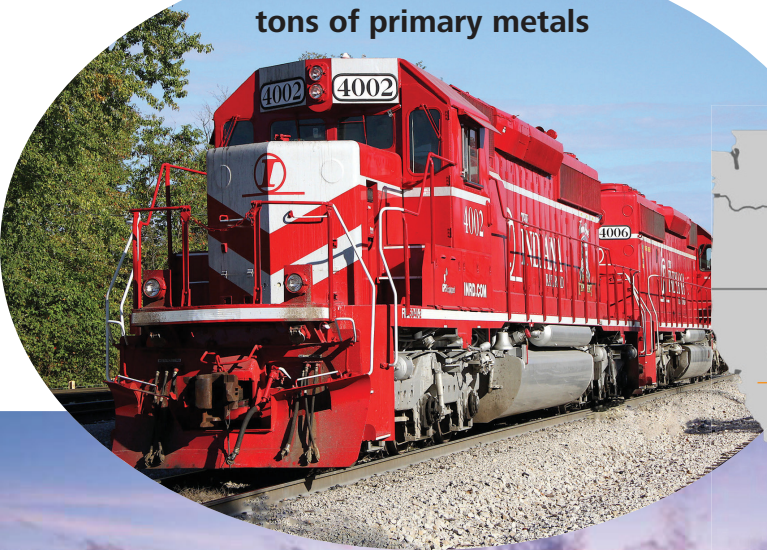
www.Halakar.com

Indianapolis:
Centrally located with
award-winning infrastructure
for maximum logistical
benefit

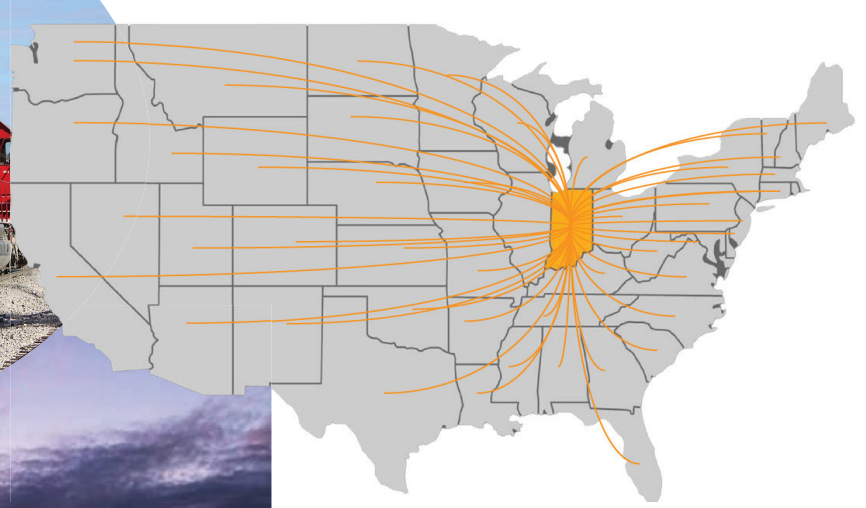


World's 2nd largest Fed Ex Air Hub

**Indiana is 1st in rail
tons of primary metals**



**Indiana is 1st in Shortest Distance to the
Median Center of the Entire US Population**



Indianapolis International Airport voted Best Airport
in North America 12 years in a row



Indiana ranks 1st in truck trailer production
and pass-through highways with four major
intersecting interstates

Indianapolis and the State of Indiana

- One of the largest export states in the nation
- 1st for cost of doing business in area development
- 2nd for best state to start a business
- \$650 billion in goods moves through Indiana annually
- With rail lines throughout America's steel belt and agricultural heartland, Indiana ranks highly in freight and class I railroads
- Indiana's Burns Harbor, Jeffersonville, and Mount Vernon ports provide access to Lake Michigan, the Ohio River, the Atlantic Ocean, and the Gulf of Mexico, as well as international access to Europe, the Middle East, Asia and South America



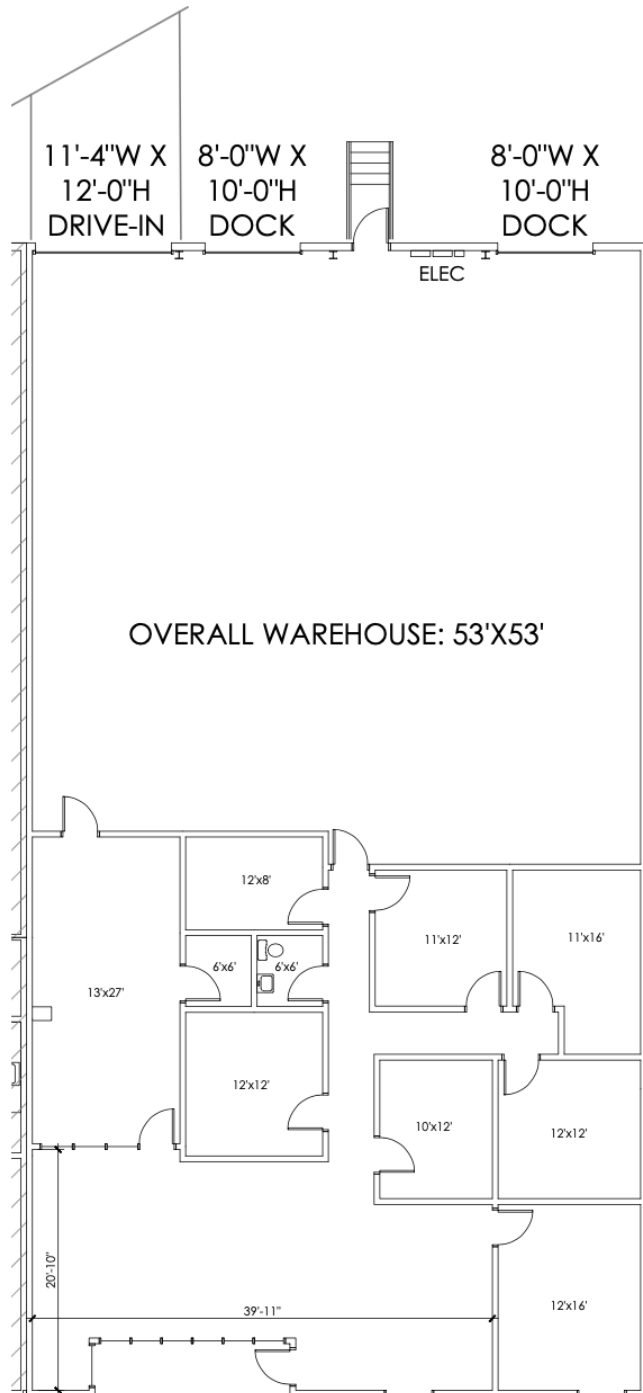
Park Fletcher Building 11

2040 South Lynhurst Drive Indianapolis, IN 46241

FOR LEASE

Individual Spaces

SUITE	DATE AVAILABLE	AVAILABLE SF	OFFICE SF	DOCKS	DRIVE-INS	OPEX	CLEAR HEIGHT
Suite F	Immediately	5,333 SF	2,469	2	1	\$2.66	17'



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Park Fletcher Building 11

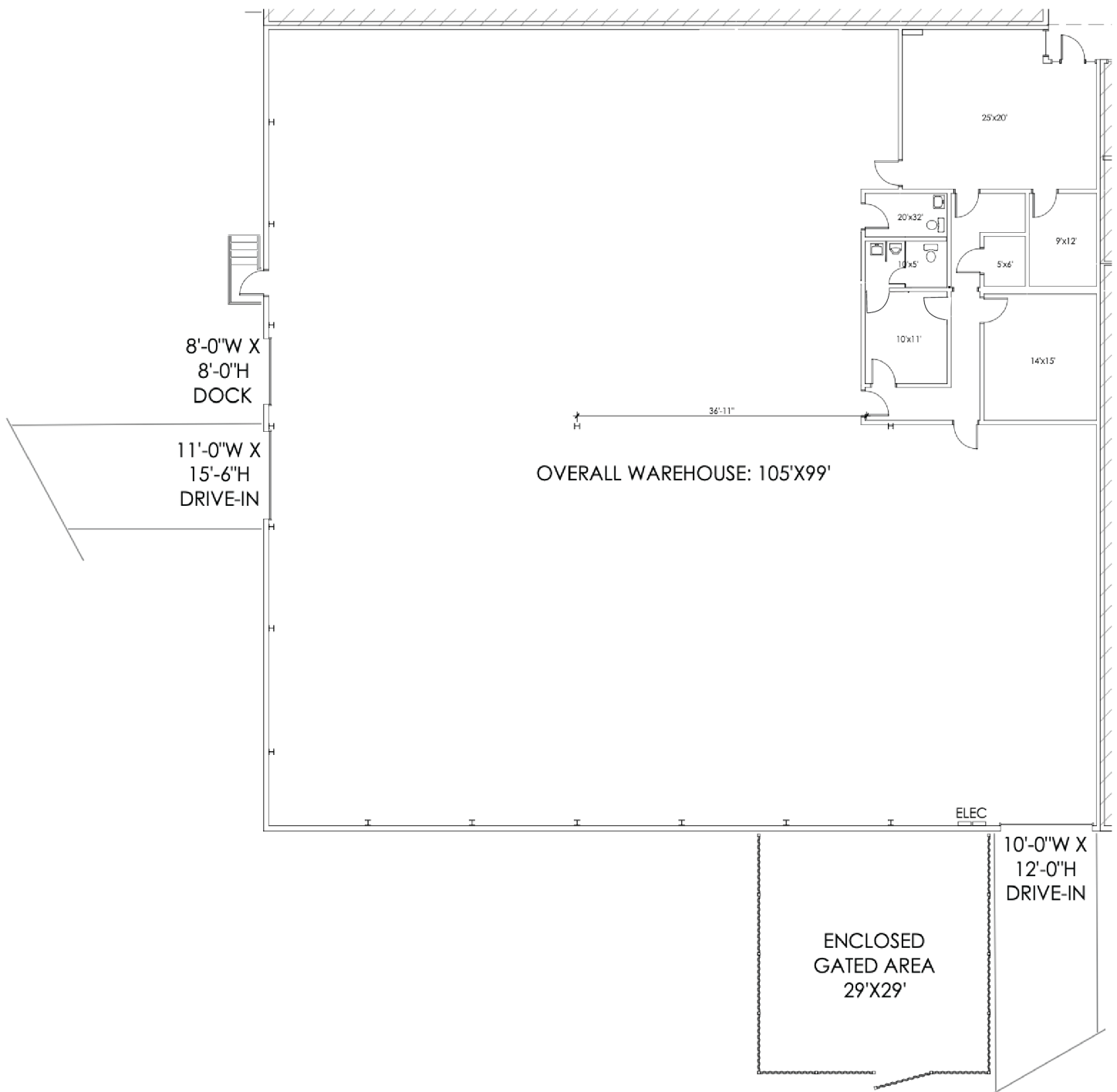
2040 South Lynhurst Drive Indianapolis, IN 46241

FOR LEASE

Individual Spaces

TURN-KEY

SUITE	DATE AVAILABLE	AVAILABLE SF	OFFICE SF	DOCKS	DRIVE-INS	OPEX	CLEAR HEIGHT
Suite M	Immediately	10,667 SF	1,970	1	2	\$2.66	17'



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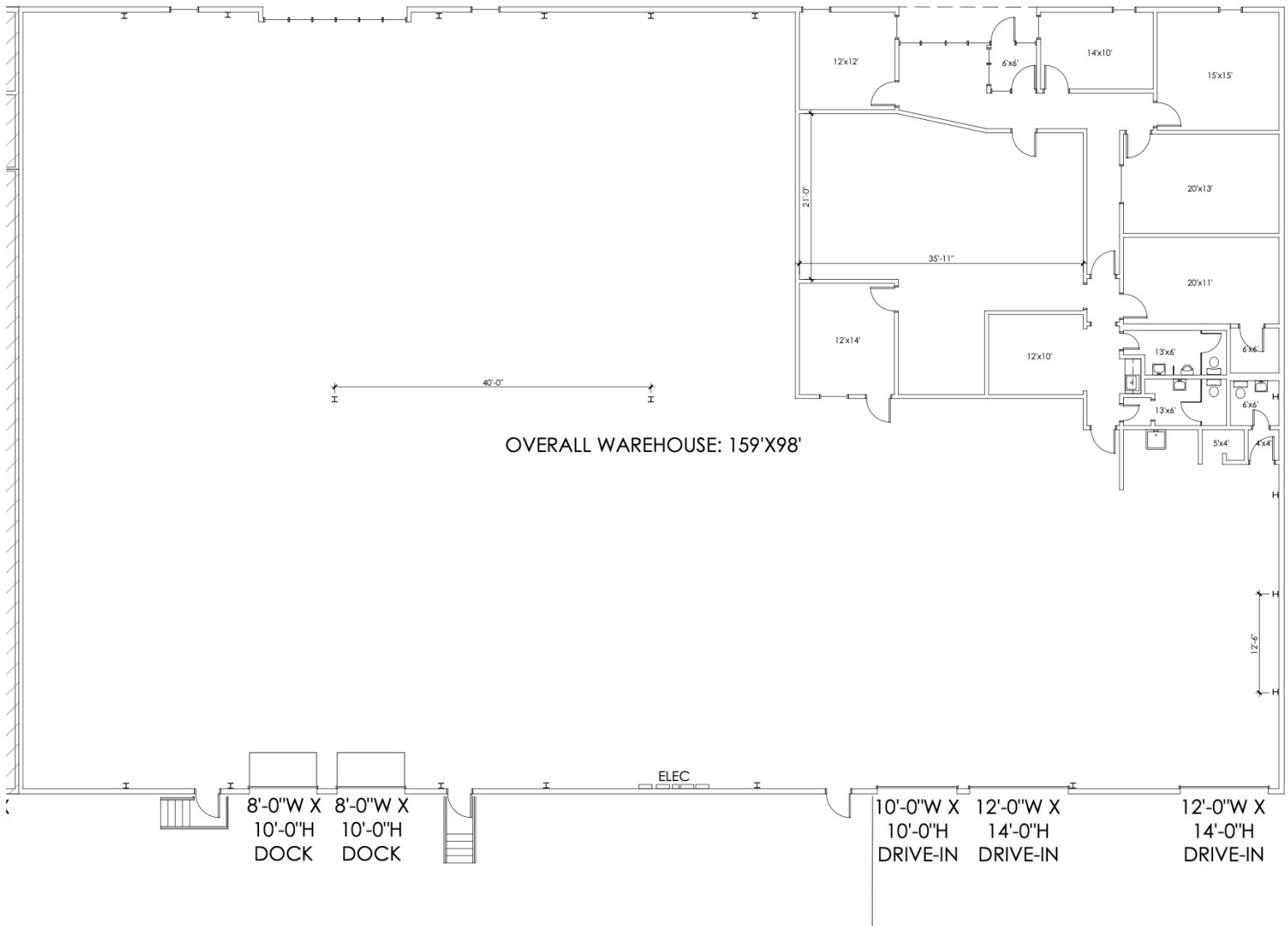
Park Fletcher Building 11

2040 South Lynhurst Drive Indianapolis, IN 46241

FOR LEASE

Individual Spaces

SUITE	DATE AVAILABLE	AVAILABLE SF	OFFICE SF	DOCKS	DRIVE-INS	OPEX	CLEAR HEIGHT
Suite Q	2026-06-01	16,000 SF	3,113	2	3	\$2.66	17'



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