

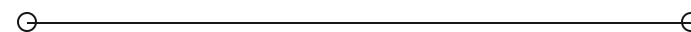


**FOR LEASE**

# 8977 Technology Dr

**SUITE A-1 & SUITE C**

Fishers, IN 46038



**PRESENTED BY:**

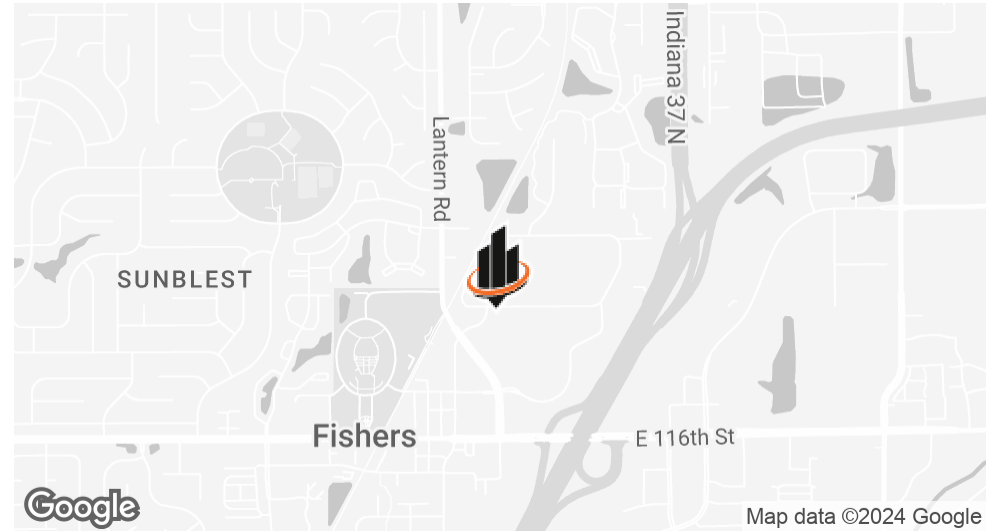
**JESS LAWHEAD, CCIM**

O: 317.843.8448

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IN #RB14047741

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$18.00 SF/yr (MG)
<b>NUMBER OF AVAILABLE UNITS:</b>	2
<b>AVAILABLE SF:</b>	1,095 - 1,200 SF
<b>LOT SIZE:</b>	0.977 Acres
<b>ZONING:</b>	TC

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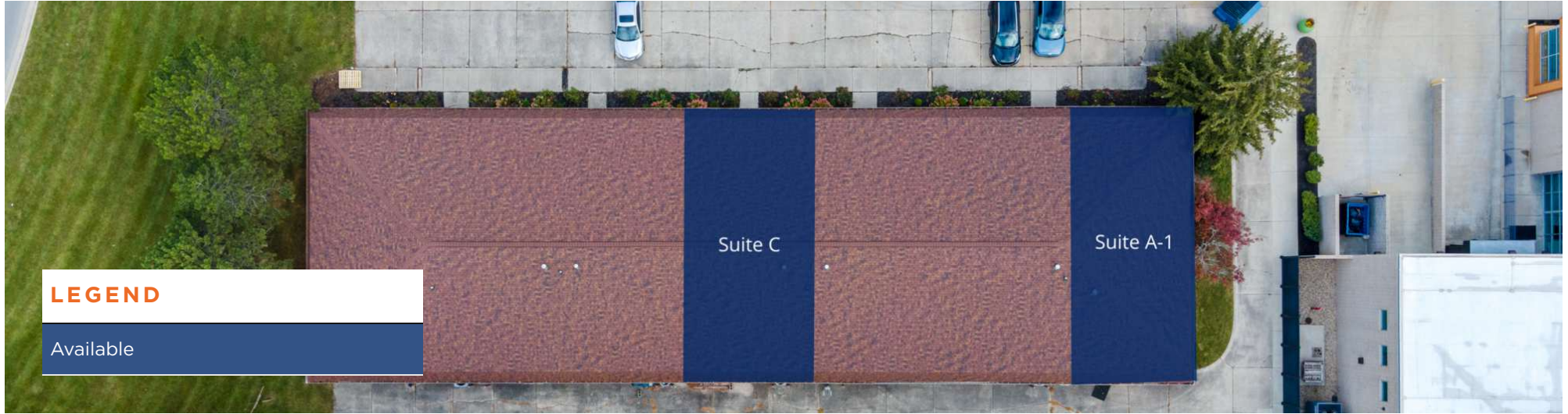
## PROPERTY DESCRIPTION

SVN | Northern Commercial is pleased to present two centrally located office suites for lease.

## PROPERTY HIGHLIGHTS

- Downtown Fishers Location
- Ample Parking
- Multi-office Use
- Front & Back Door Access
- Traditional or Creative Office Suites

# PLANS



## LEASE INFORMATION

**LEASE TYPE:** MG

**LEASE TERM:** Negotiable

**TOTAL SPACE:** 1,095 - 1,200 SF

**LEASE RATE:** \$18.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite A-1	Available	1,200 SF	Modified Gross	\$18.00 SF/yr	-
Suite C	Available	1,095 SF	Modified Gross	\$18.00 SF/yr	-

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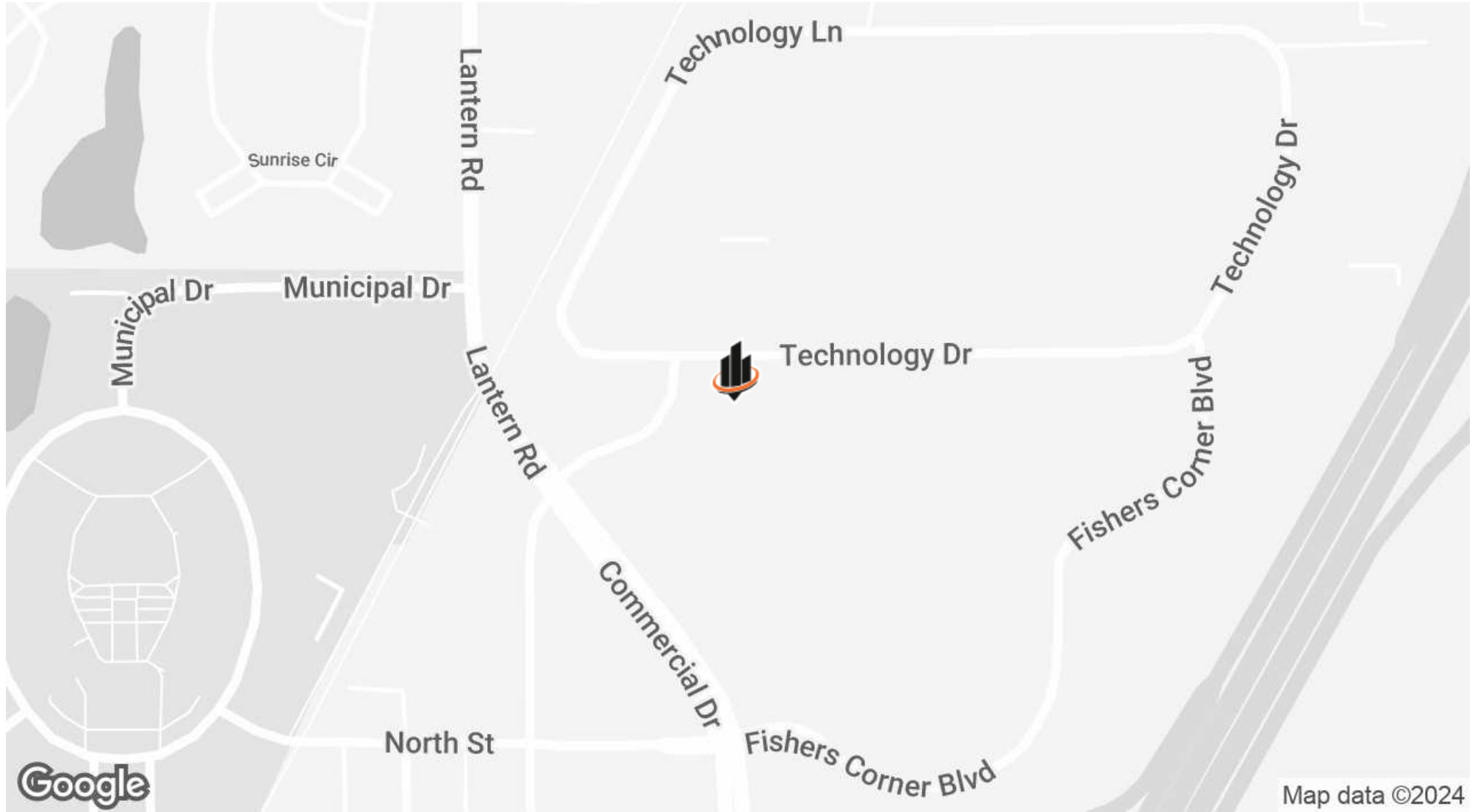
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**ADDITIONAL PHOTOS**



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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

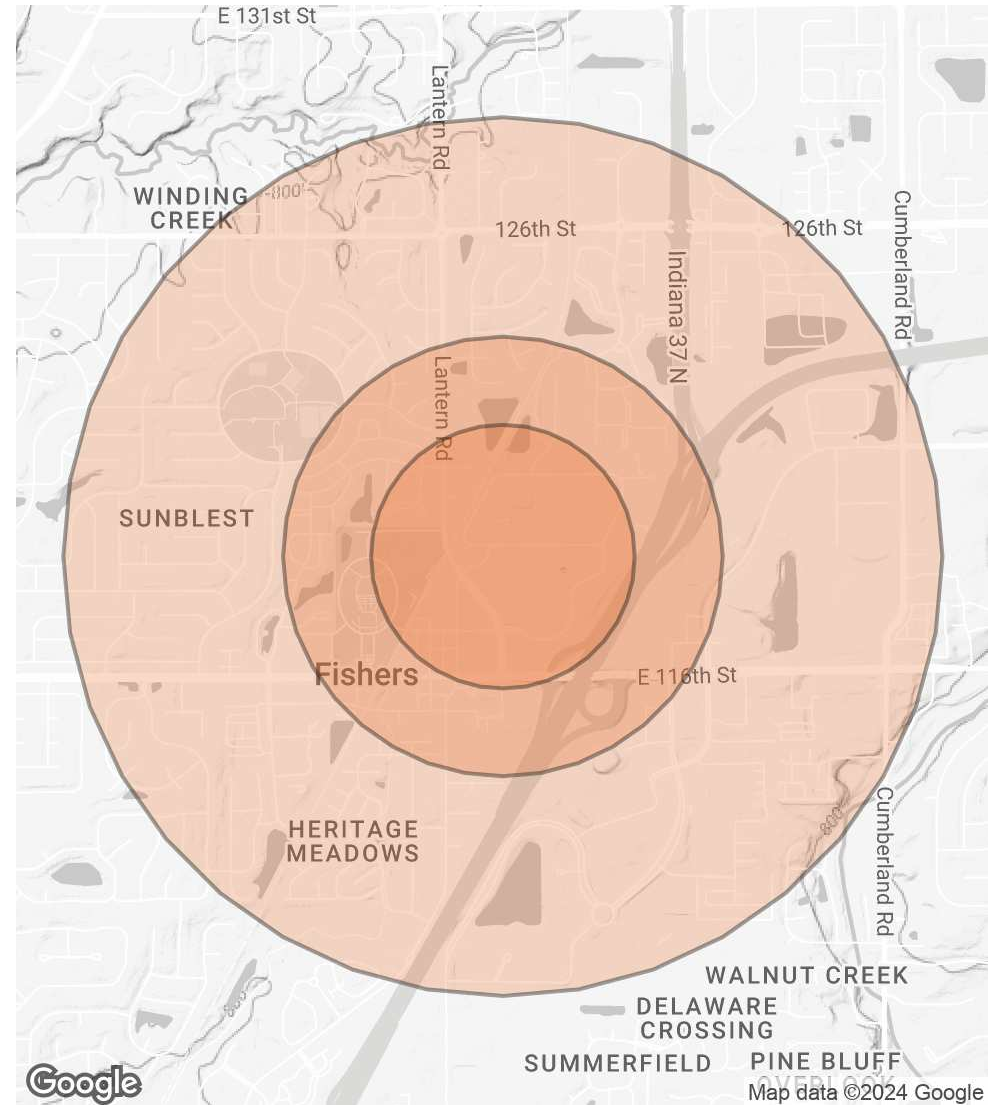
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	462	2,998	9,605
AVERAGE AGE	34	35	36
AVERAGE AGE (MALE)	33	34	36
AVERAGE AGE (FEMALE)	34	35	37

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	215	1,448	4,169
# OF PERSONS PER HH	2.1	2.1	2.3
AVERAGE HH INCOME	\$112,515	\$112,990	\$127,263
AVERAGE HOUSE VALUE	\$318,783	\$277,711	\$309,239

Demographics data derived from AlphaMap



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