

5151 E. US HIGHWAY 36

AVON, IN 46123

±9,327 SF TWO-STORY OFFICE BUILDING
FOR SALE OR LEASE



PROPERTY DETAILS

PROPERTY OVERVIEW

5151 E US Highway 36 is a well-located, two-story office building totaling $\pm 9,327$ SF, positioned along one of Avon's primary commercial corridors. The property can be delivered vacant, providing immediate flexibility for an owner-user to establish a long-term headquarters or for a tenant seeking a standalone office facility with signage presence and convenient access.

Built in 1988, the building presents a professional profile and functional layout opportunities suitable for a range of office users, including financial services, legal, insurance, engineering, and medical office conversion.

BUILDING HIGHLIGHTS

- $\pm 9,327$ SF two-story office building
- Immediate availability
- Built in 1988
- Ample on-site parking (up to 35 spaces)
- Strong visibility and access along the US-36 corridor
- Flexible configuration supporting a wide range of professional office layouts
- Lease Rate: \$16.50/SF NNN
- Sale price: Available Upon Request

WELL-SUITED FOR

- Corporate or regional office headquarters
- Professional services: legal, accounting, financial services, insurance
- Engineering, architecture, consulting
- Medical office / outpatient conversion
- Administrative, training, or client-facing office operations

OPPORTUNITY FOR AN OWNER-USER

Owner-users benefit from a dedicated facility that supports brand presence, operational control, and long-term occupancy stability. 5151 E US Highway 36 offers the scale and flexibility to support a single-user headquarters or a multi-department configuration with client-facing and back-office functionality.

KEY OWNER-USER ADVANTAGES

- Establish a long-term office home in a premier suburban corridor
- Opportunity for identity and signage presence
- Immediate occupancy and customization potential
- Strong suburban location serving Avon and Hendricks County

AVON LOCATION | US-36 CORRIDOR

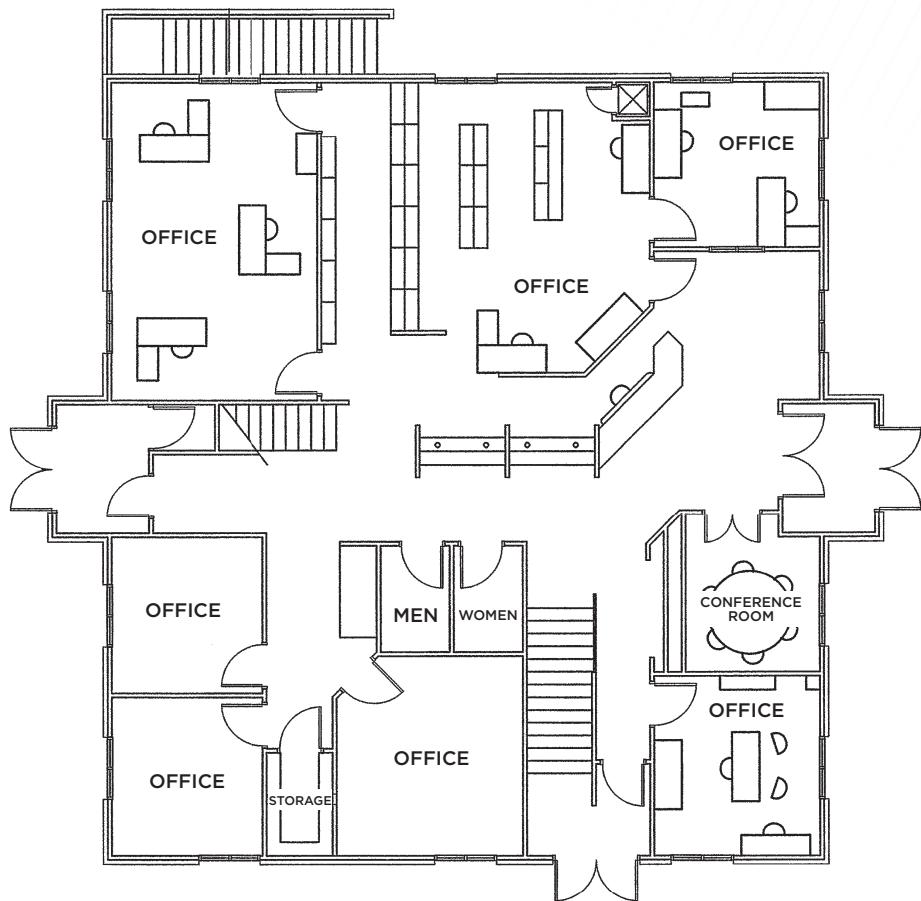
Situated on US Highway 36, the property offers convenient access to Avon's established commercial and residential base, providing strong connectivity for employees and clients. The location supports a wide range of office users seeking proximity to west-side Indianapolis suburbs while maintaining a professional standalone building presence.

AREA BENEFITS

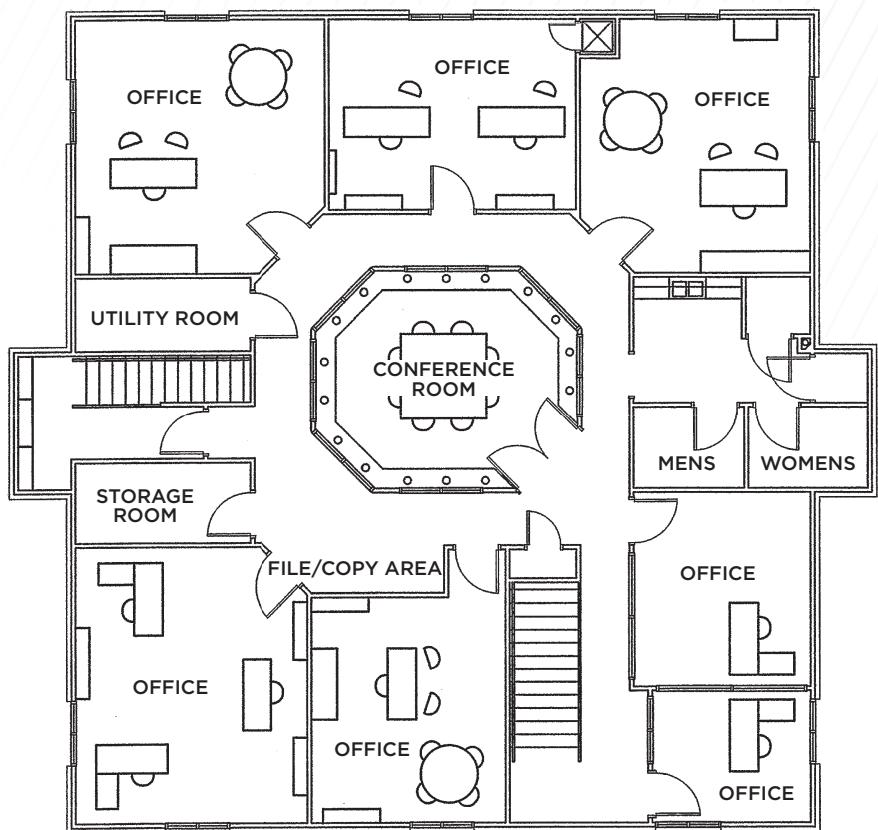
- High-visibility suburban corridor location
- Access to nearby retail, dining, and services
- Convenient commute patterns across Hendricks County and west Indianapolis

FLOOR PLAN | FIRST & SECOND FLOOR

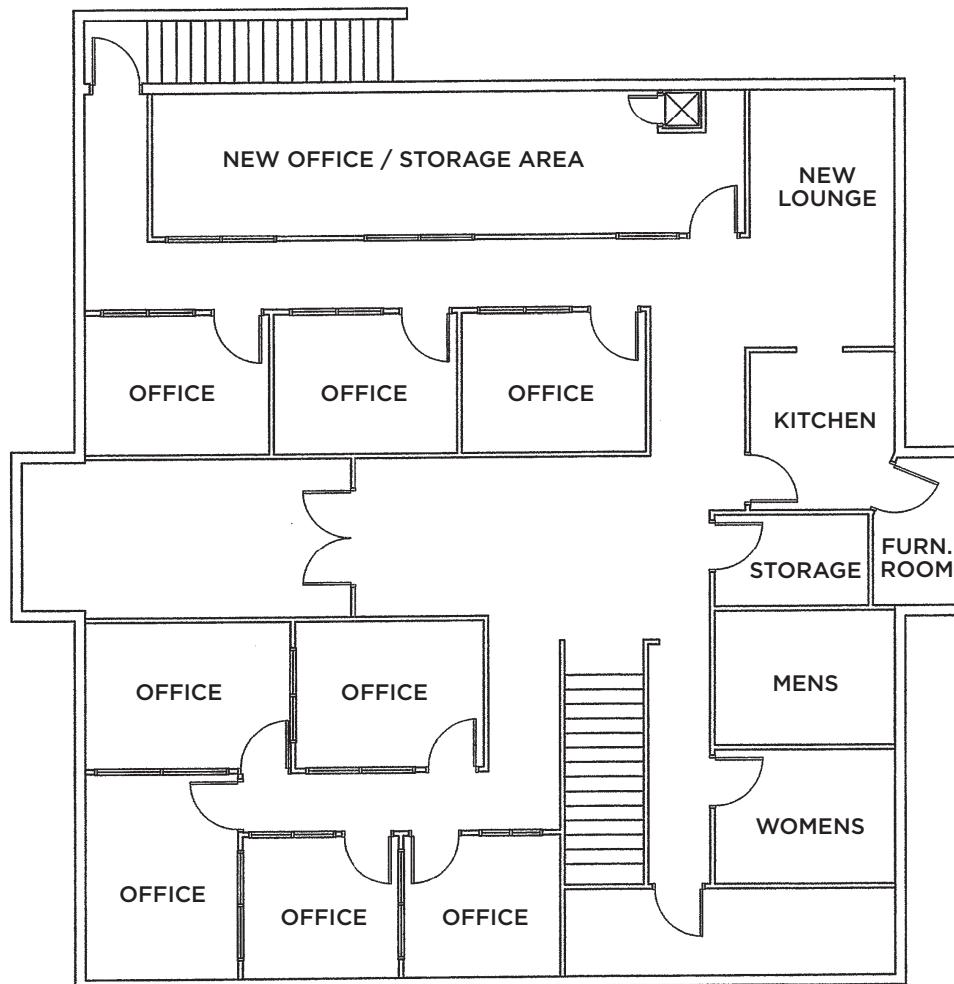
FIRST FLOOR



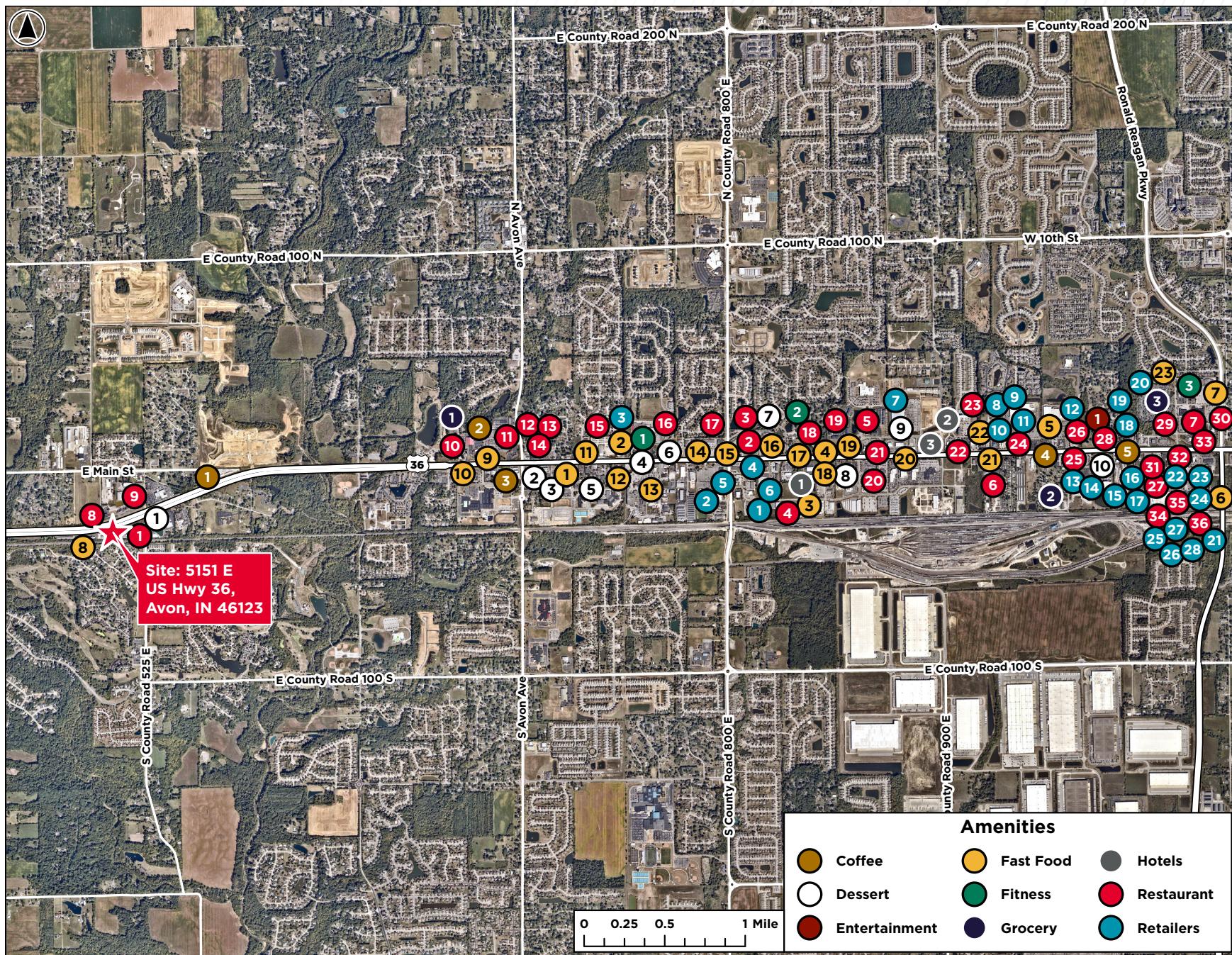
SECOND FLOOR



FLOOR PLAN | BASEMENT



AMENITIES MAP



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