

LEASE



OFFICE

8330 ALLISON POINTE TRAIL



8330 ALLISON POINTE TRAIL, INDIANAPOLIS, IN 46250

PROPERTY OVERVIEW

Set amidst wooded, gently rolling terrain, this ideally sized office building presents a rare opportunity for tenants seeking exceptional value. Located in the prestigious **Allison Pointe Office Park**, the property combines natural beauty with a professional, park-like environment—one of the most desirable office settings in Indianapolis. Positioned in the sought-after **Keystone/Clearwater submarket**, the building enjoys proximity to vibrant commercial hubs, including **The Fashion Mall at Keystone**, offering abundant nearby dining, shopping, and service amenities. With immediate access to **Allisonville Road** and **I-465**, the location provides outstanding connectivity to all parts of the city and surrounding suburbs.

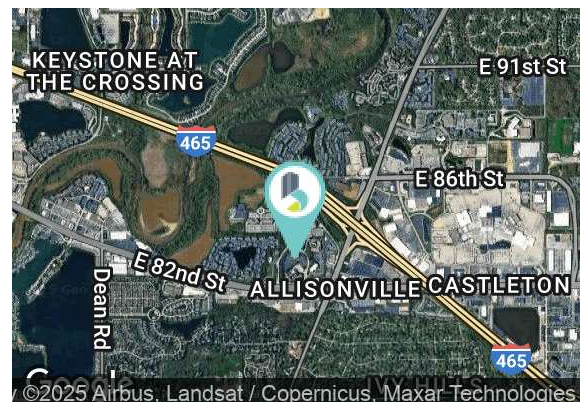
PROPERTY HIGHLIGHTS

- Lease up to +/- 30,000 SF
- 6.5 parking spaces per 1,000 SF

LEASE RATE

**\$15.50 SF/YR
(FULL SERVICE)**

Second Floor:	+/- 15,000 SF
Garden Level:	+/- 15,000 SF
Total Available:	+/- 30,000 SF



BRADLEY COMPANY **TOM OSBORNE, SIOR** **JOLYNN SHALLOP WRIGHT**

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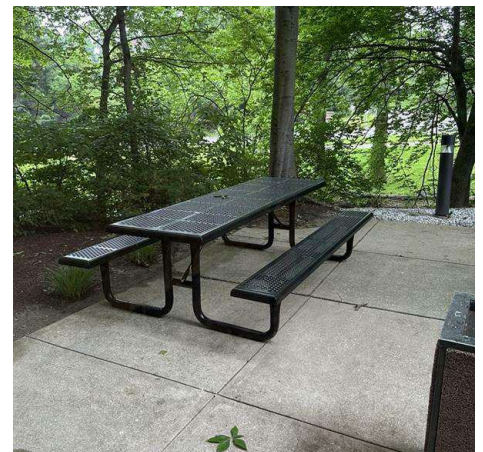


ADDITIONAL PHOTOS

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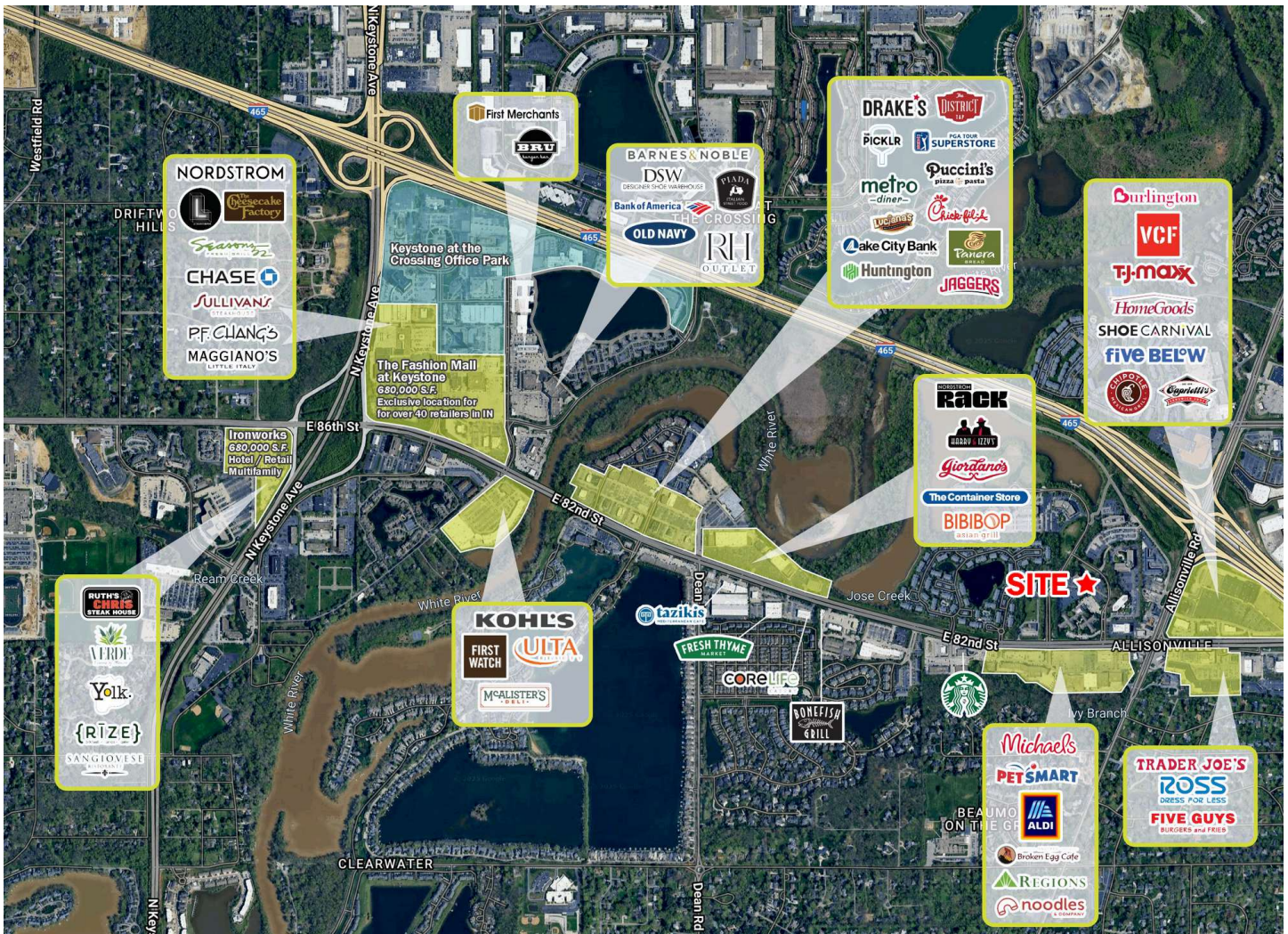


AREA AMENITIES

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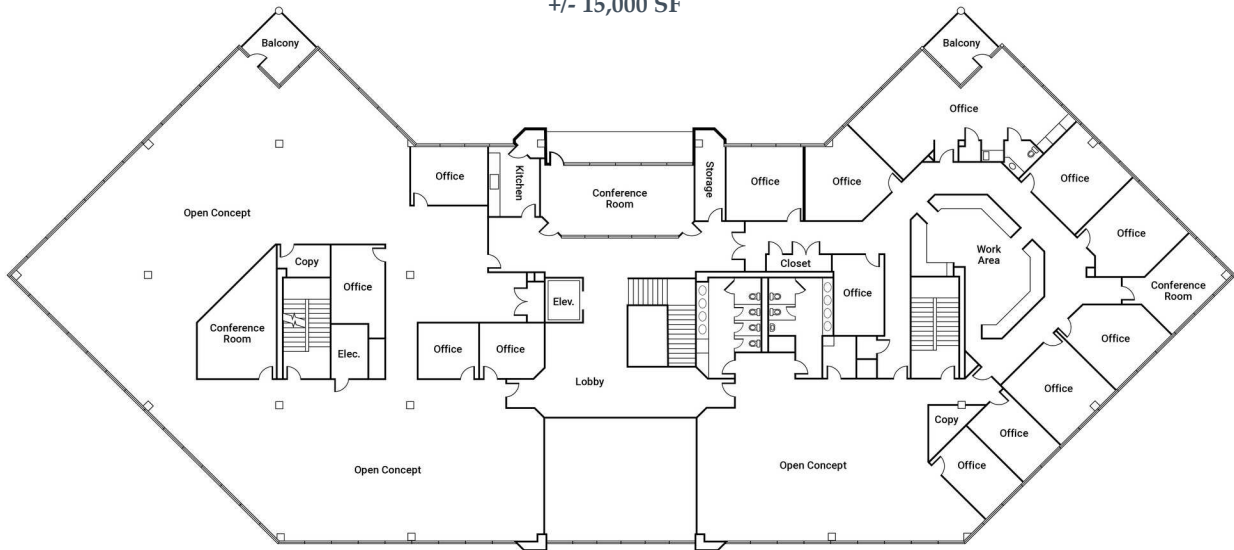
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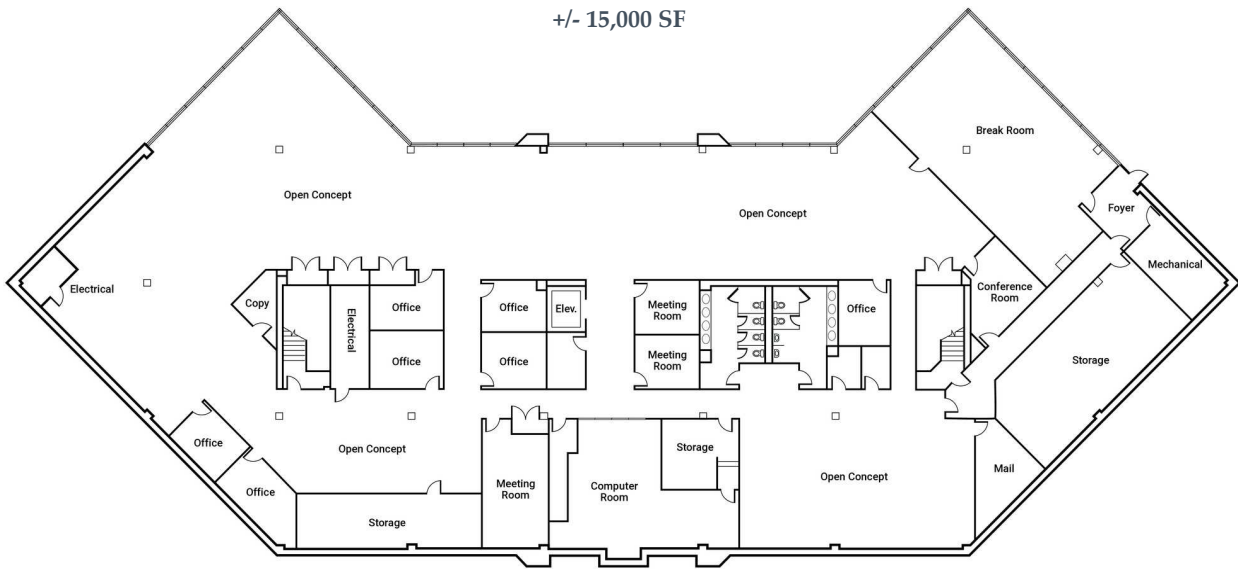
Second Floor

+/- 15,000 SF



Garden Level

+/- 15,000 SF



Floor plans are for illustrative purposes only and may not reflect the current layout. Some walls or features may have been modified, moved, or removed.

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