



AVAILABLE SF

2,800 SF

LEASE RATE

\$17.00 SF/YR (MG)

## PROPERTY HIGHLIGHTS

- High-visibility location, w/ convenient access to major highways
- Professional office space for lease
- Modern, updated interior
- Wooded park-like setting

FOR LEASE

6350 N.  
SHADELAND AVE.

6350

N. Shadeland Ave.,  
Indianapolis, IN 46220



MATT FERGUSON

O: 317.454.7171 | C: 317.679.4046  
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# 6350 N. SHADELAND AVE.

6350 N. Shadeland Ave., Indianapolis, IN 46220

**FOR LEASE**



## PROPERTY DESCRIPTION

This property offers a highly visible & accessible leasing opportunity in a prime northeast Indianapolis location. This well-positioned property boasts excellent frontage along N. Shadeland Ave., offering direct access to I-465 & providing convenient connectivity to downtown Indianapolis & the many surrounding communities. The interior is thoughtfully designed with modern updates, creating a polished & functional workspace. For businesses seeking an ideal combination of accessibility, aesthetics, & professionalism, this property's professional office space checks all the boxes.

## LOCATION DESCRIPTION

Located along the bustling North Shadeland Avenue corridor, 6350 N. Shadeland Ave. offers exceptional visibility & accessibility in one of Indianapolis' most active commercial areas. This prime location offers direct access to I-465, providing seamless connectivity to downtown Indianapolis, the surrounding busy suburbs, & key business districts. The property is surrounded by a mix of national retailers, restaurants, medical offices, & professional services, making it an ideal location for businesses seeking high traffic & strong demographics.

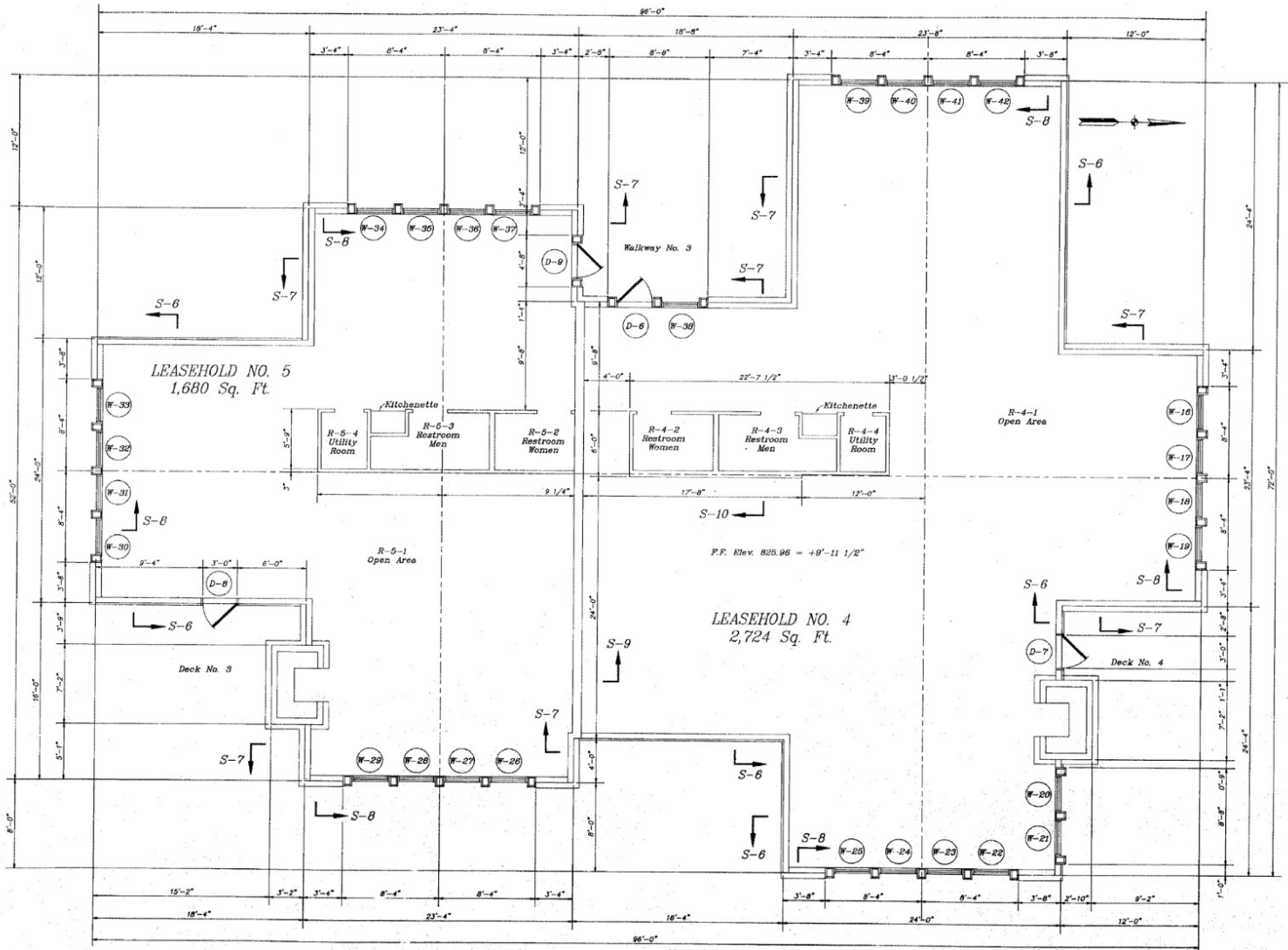
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Upper Level Floor Plan

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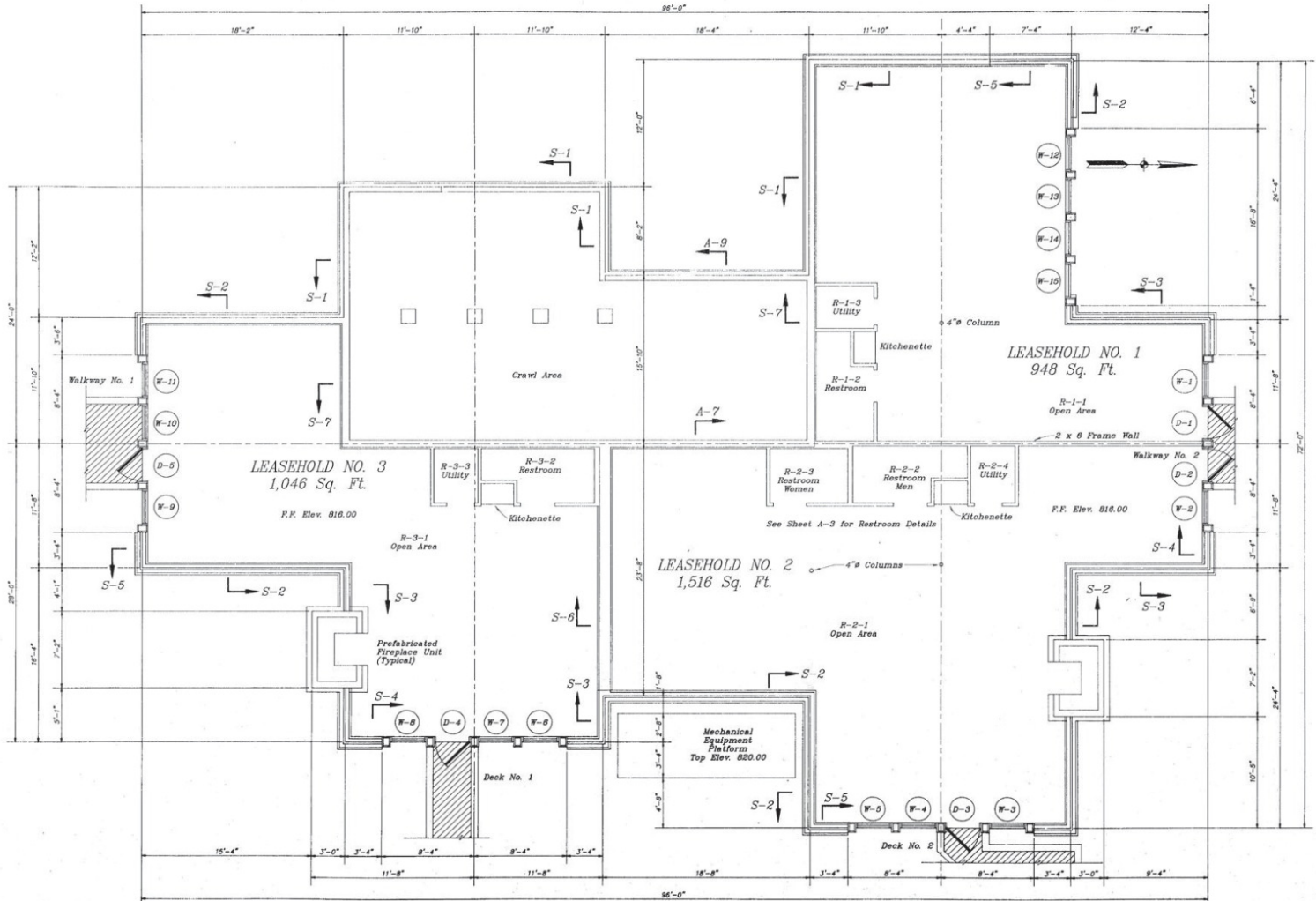
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Lower Level Floor Plan

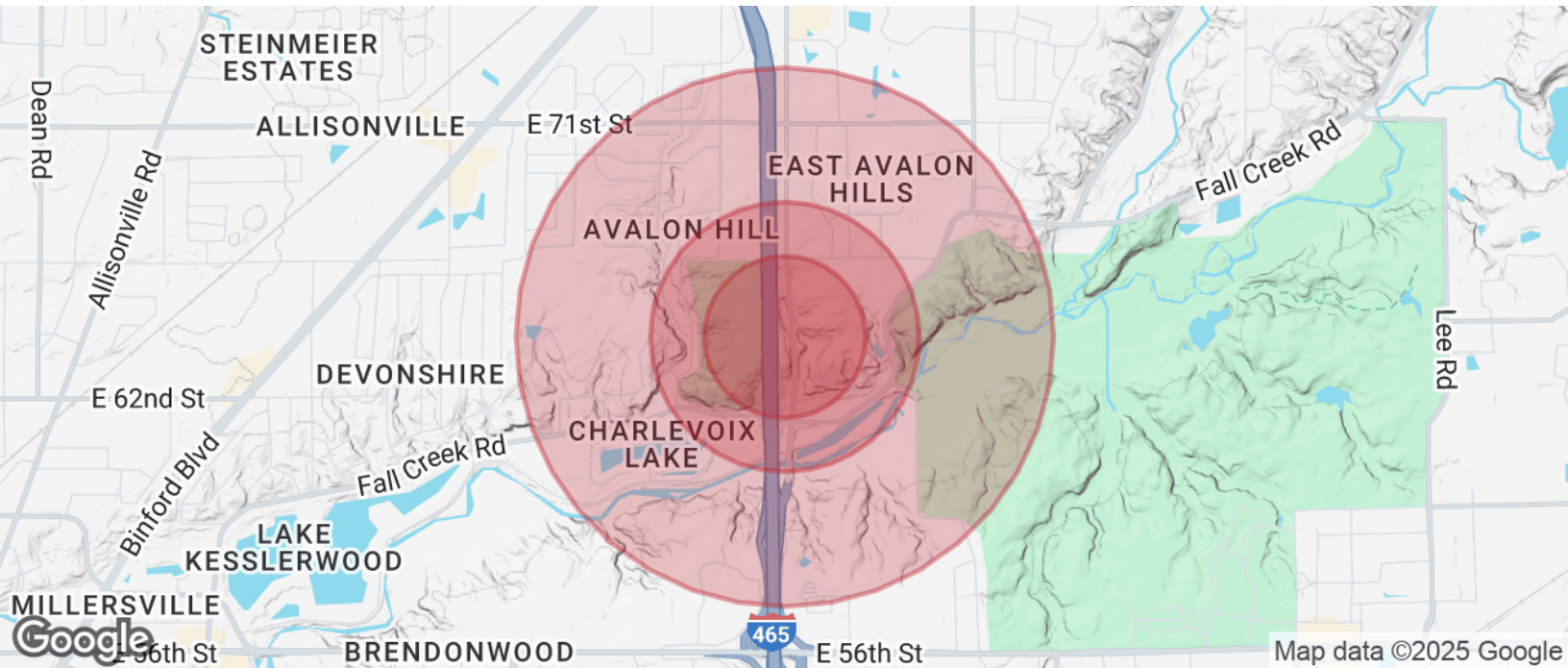
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**FOR LEASE**



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	764	1,682	4,966
Average Age	36	37	38
Average Age (Male)	36	36	38
Average Age (Female)	37	37	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	274	605	1,946
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$133,855	\$135,074	\$130,605
Average House Value	\$349,469	\$355,362	\$390,481

Demographics data derived from AlphaMap

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