

LEASE

FLEX SPACE



8345 CLEARVISTA PLACE, INDIANAPOLIS, INDIANA 46256



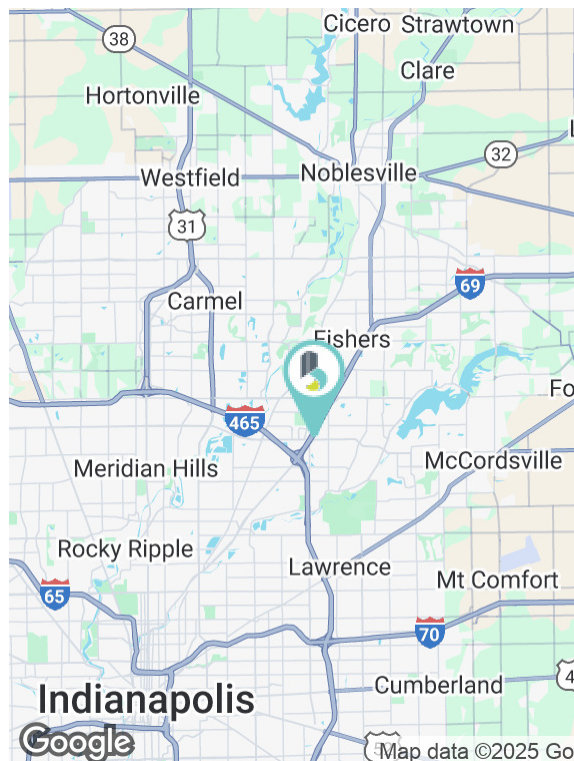
I-69 CORRIDOR | HUGE SIGN VISIBILITY

PROPERTY HIGHLIGHTS

- HUGE I-69 visibility - 137,183 VPD
- Suite 300 potential uses: open office, showroom. Drive-in door
- Suite 350: four private offices
- Abundant parking (4+ spaces per 1,000 SF)
- Zoned: C-1
- Rates quoted Modified Gross

SPACES	LEASE RATE	SPACE SIZE
300	\$16.50 SF/yr	3,968 SF
350	\$16.50 SF/yr	2,125 SF

PaulDickTeam.com



BRADLEY COMPANY

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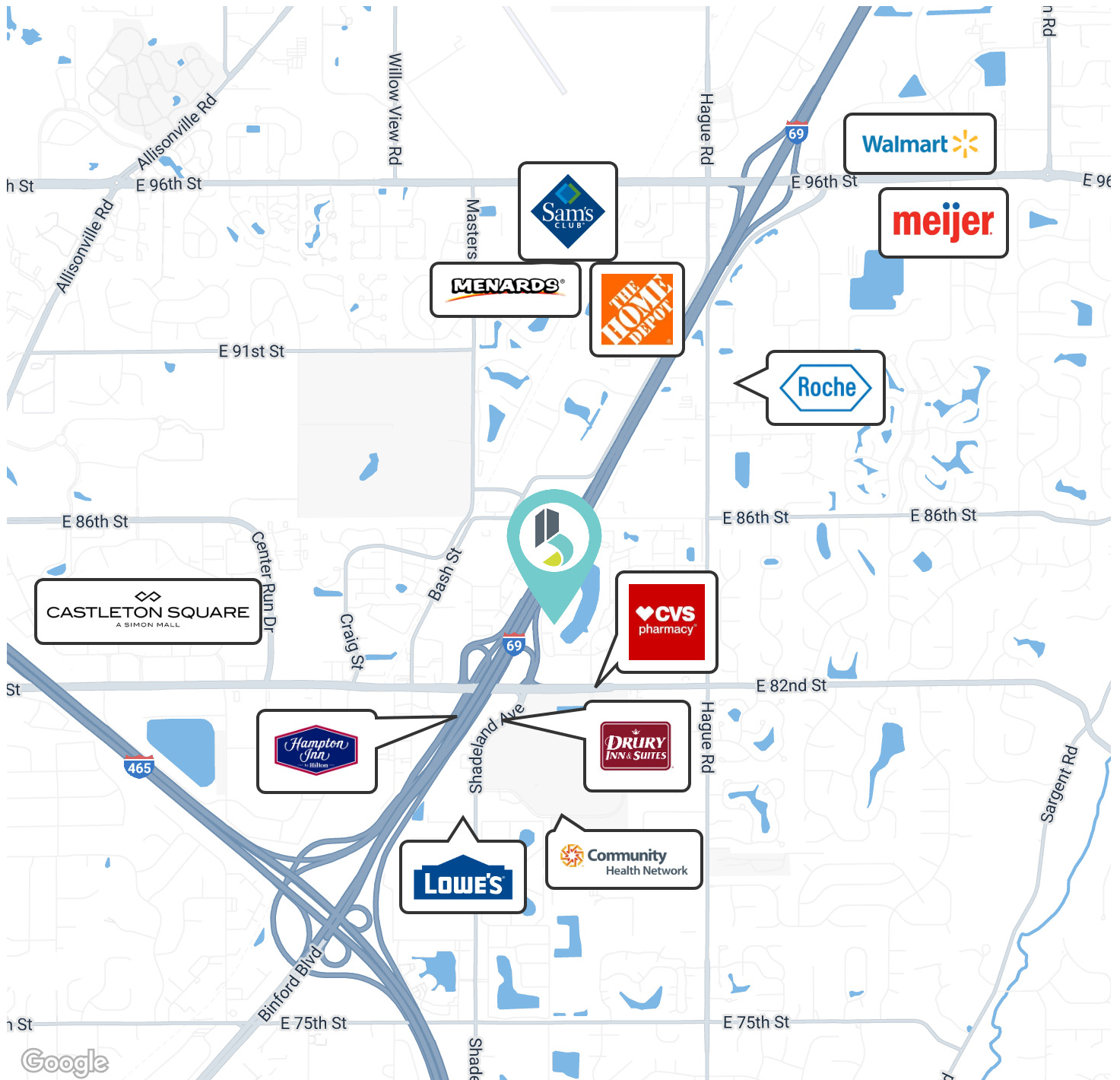


RETAILER MAP

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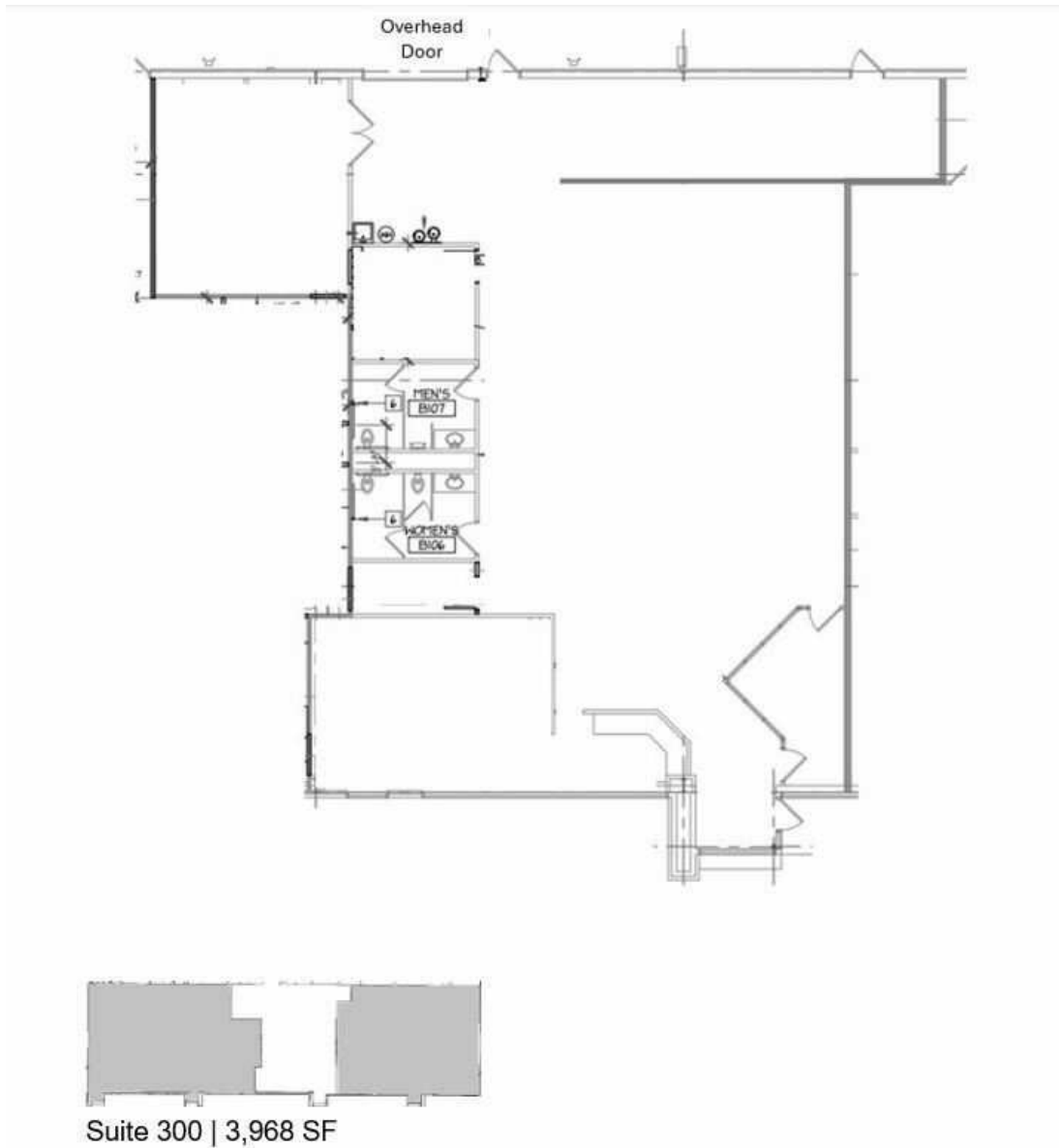


FLOOR PLAN - SUITE 300

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FLOOR PLAN-SUITE 350

8345 CLEARVISTA PLACE, INDIANAPOLIS, IN 46256

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Suite 350 | 2,125 SF

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ADDITIONAL PHOTOS - SUITE 300

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