

CASTLE POINT

7202-7212 N. Shadeland Ave., Indianapolis, IN 46250

FOR LEASE



PROPERTY HIGHLIGHTS

- Building signage available
- Upgrades throughout building, including new carpet, & new exterior paint
- Surrounded by amenities
- New ownership & management
- Convenient access to I-465, I-69, & Binford Blvd.

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (MG)
Available SF:	1,015 - 3,226 SF
Building Class:	B
Building Size:	21,994 SF

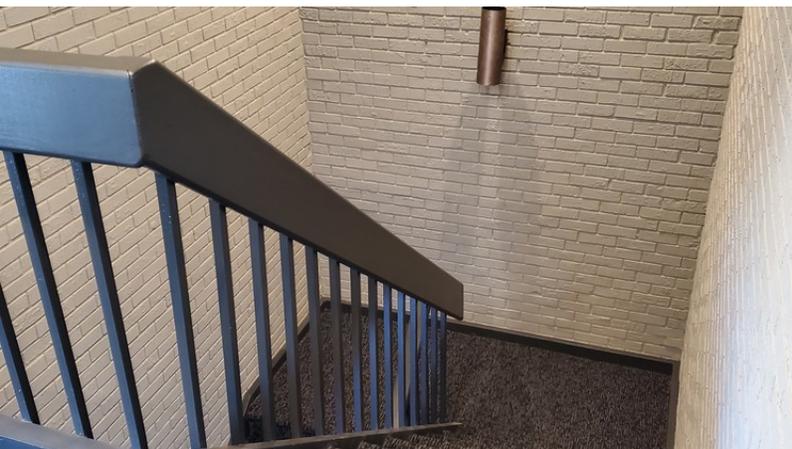
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PROPERTY DESCRIPTION

Professional building with signage available in this desirable location of Shadeland Ave. Great area & flexible building for a start-up or expanding company. Full-service office lease. New updates throughout. Under new ownership & management, the property is poised to deliver a superior tenant experience. With convenient access to I-465, I-69, & Binford Blvd, the location offers unparalleled connectivity for commuting professionals. Positioned amidst a wealth of amenities, this property presents a compelling opportunity for businesses seeking a prime location with an impressive array of advantages.

LOCATION DESCRIPTION

Located on a very desirable part of Shadeland Ave. between 71st St. & 75th St., with quick, easy access to I-465, I-69 & SR-37/Binford Blvd. Enjoy proximity to popular dining destinations such as Ruth's Chris Steak House & Mimi Blue Meatballs, ideal for business lunches & client meetings. Retail therapy awaits nearby at The Fashion Mall at Keystone, while the peaceful surroundings of Sahn Park provide a welcome reprieve from the bustling city. With its central position in Indianapolis's dynamic business landscape, Castle Point presents an enticing opportunity for discerning office tenants seeking a strategic location with access to an abundance of resources.

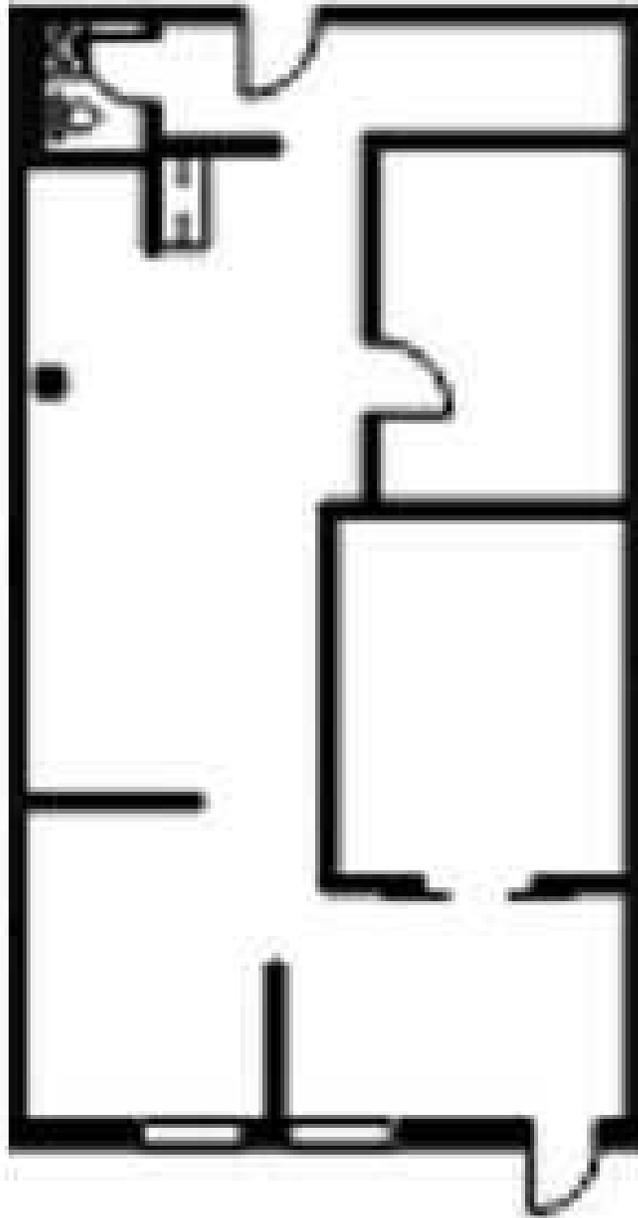
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Suite 114 - Example Floorplan

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,015 - 3,226 SF	Lease Rate:	\$17.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7202 - Suite 100	Available	3,226 SF	Modified Gross	\$17.00 SF/yr	-
7202 - Suite 115	Available	1,015 SF	Modified Gross	\$17.00 SF/yr	-
7202 - Suite 127	Available	1,702 SF	Modified Gross	\$17.00 SF/yr	-
7212 - Suite 160	Available	1,671 SF	Modified Gross	\$17.00 SF/yr	Available 6/1/2026

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