

FOR SUBLEASE

5201 Park Emerson

Indianapolis, IN 46203

Price Reduction: \$1.25/sf NNN Sublease Offering + 6% Tenant Rep Broker Commission



**75,636 SF
Available**

**SUITE H - M
AVAILABLE**



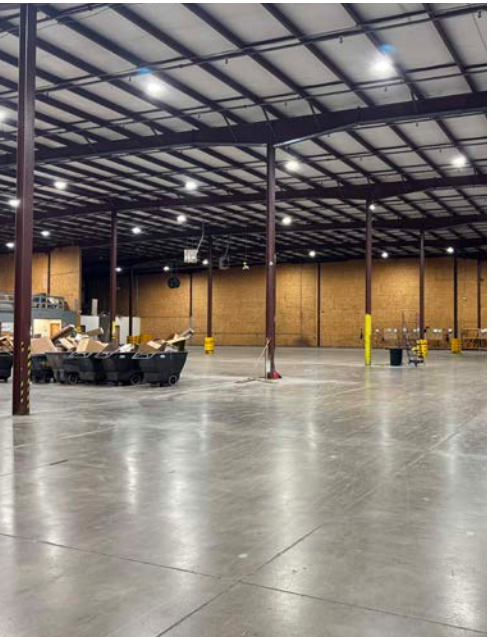
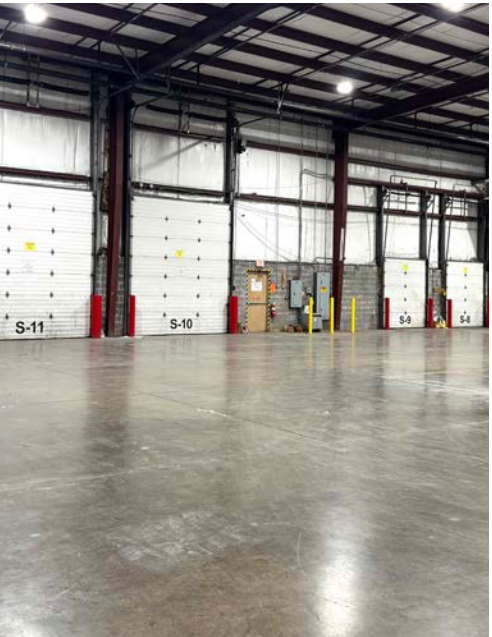
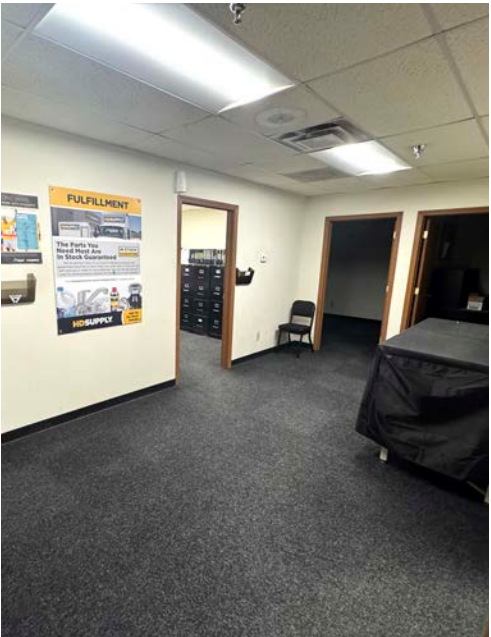
**CUSHMAN &
WAKEFIELD**

PROPERTY FEATURES

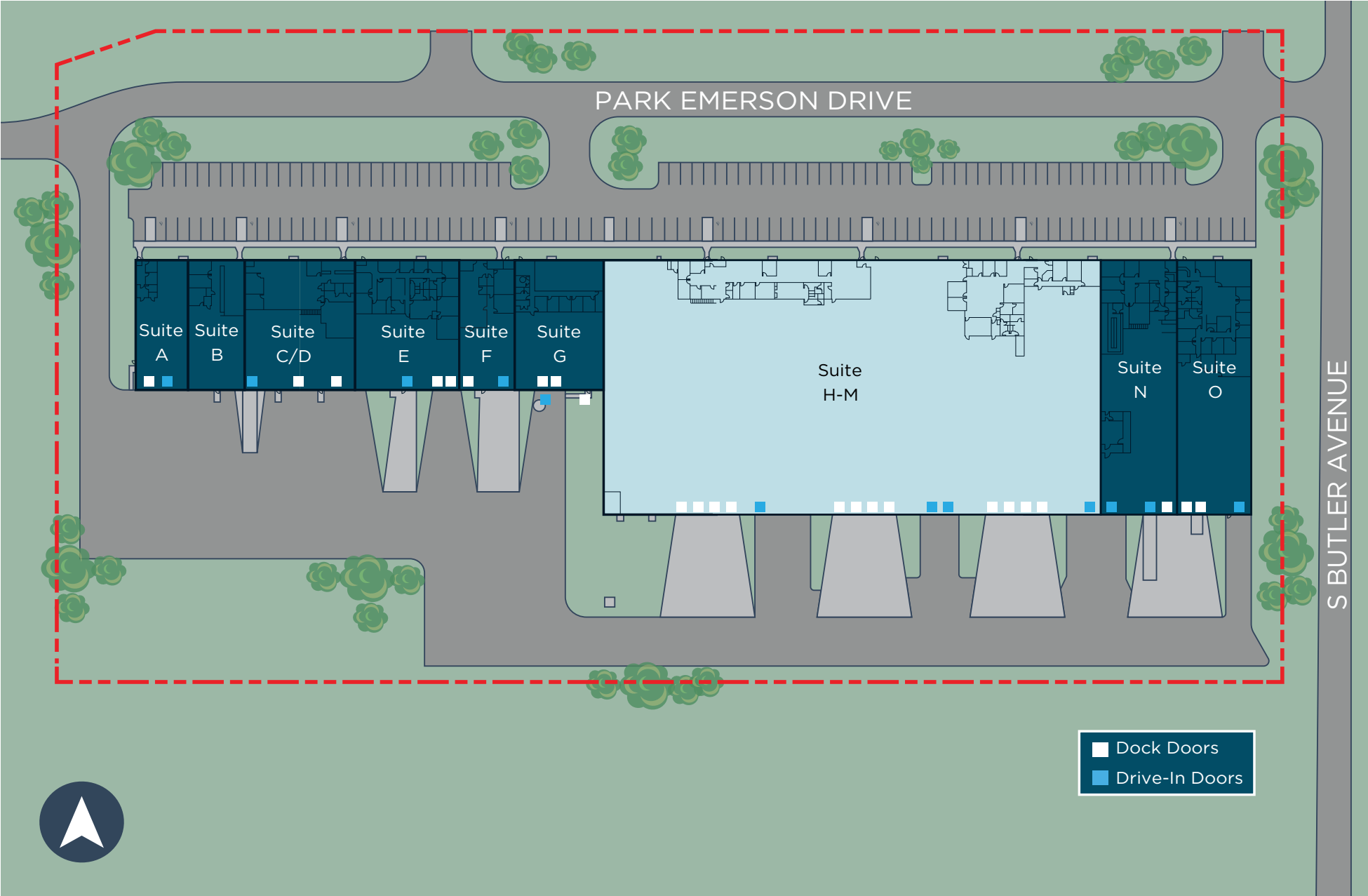


Space Available:	75,636 SF
Office Area:	9,800 SF + Mezzanine Storage
Rate:	\$1.25 PSF NNN
OpEx:	\$3.99 PSF (Estimated)
Term:	Sublease Thru 7/31/2027
Clear Height:	24' - 26'
Column Spacing:	30' x 50'
Loading:	12 (8' x 9') Dock Doors 4 (12' x 14') Drive-In Doors
Auto Parking:	±70 Spaces
Sprinkler:	ESFR
Lighting:	LED
Direct Access:	I-465 via Emerson Exit
Zoning:	I-1

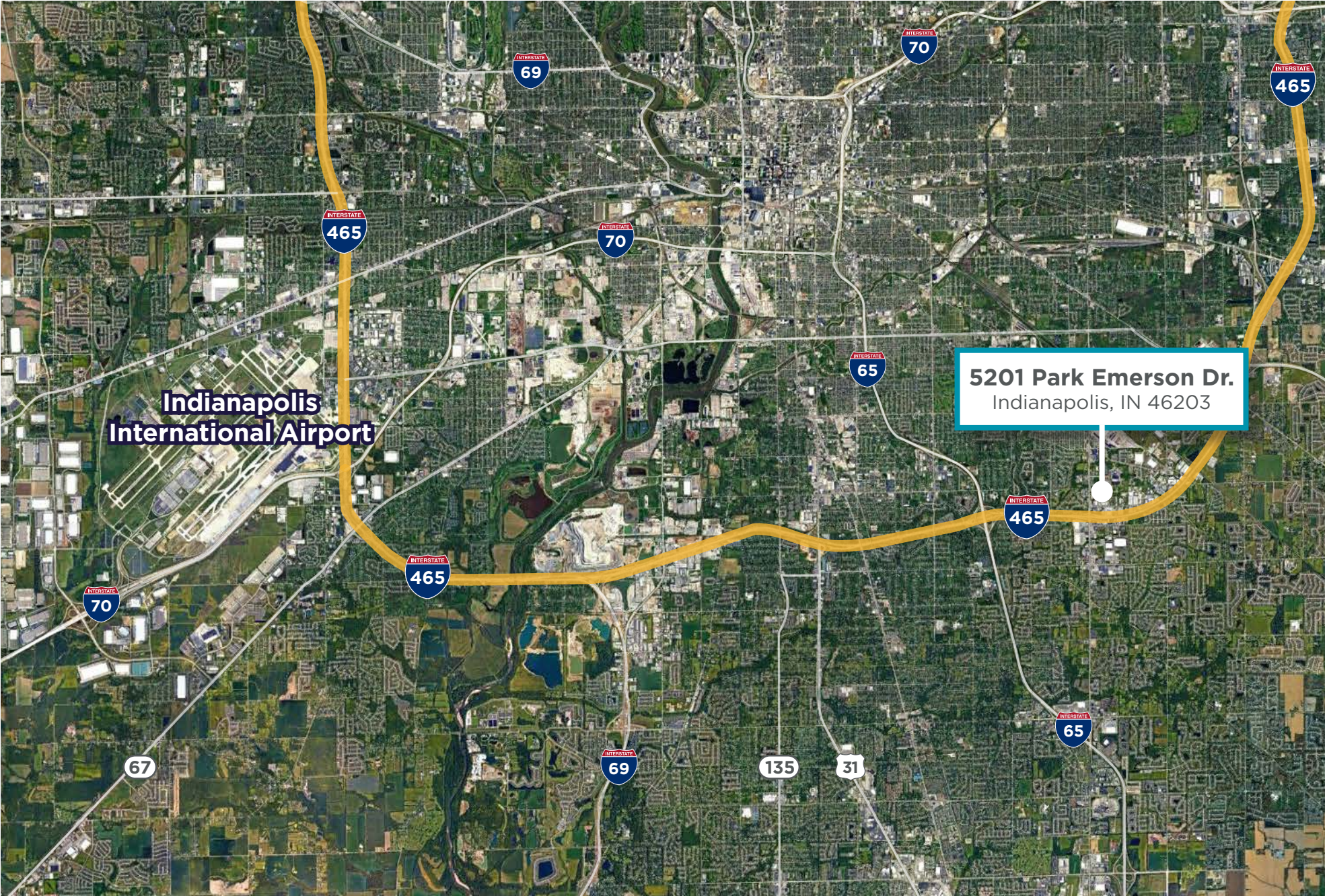
PROPERTY PHOTOS



SITE PLAN



MAP





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