



For Lease

Professional + Technology Office Building

Visionary I

12115 Visionary Way, Fishers, IN

± 2,000 RSF to ± 32,000 RSF available

Property Highlights

- Expansive windows for natural light
- “Warehouse look” with exposed structural steel framing and spiral ductwork
- 18’ tall, exposed ceilings
- One-half acre furnished and landscaped courtyard
- Multiple collaboration areas and conference center
- On-site bike share
- Walk or bike to Downtown Fishers
- Exterior tenant building signage available
- Direct connect to the new Fishers Nickel Plate Trail, the 4.5-mile greenway providing connectivity to nature, arts & entertainment, dining & retail + more



developed, owned & managed by:



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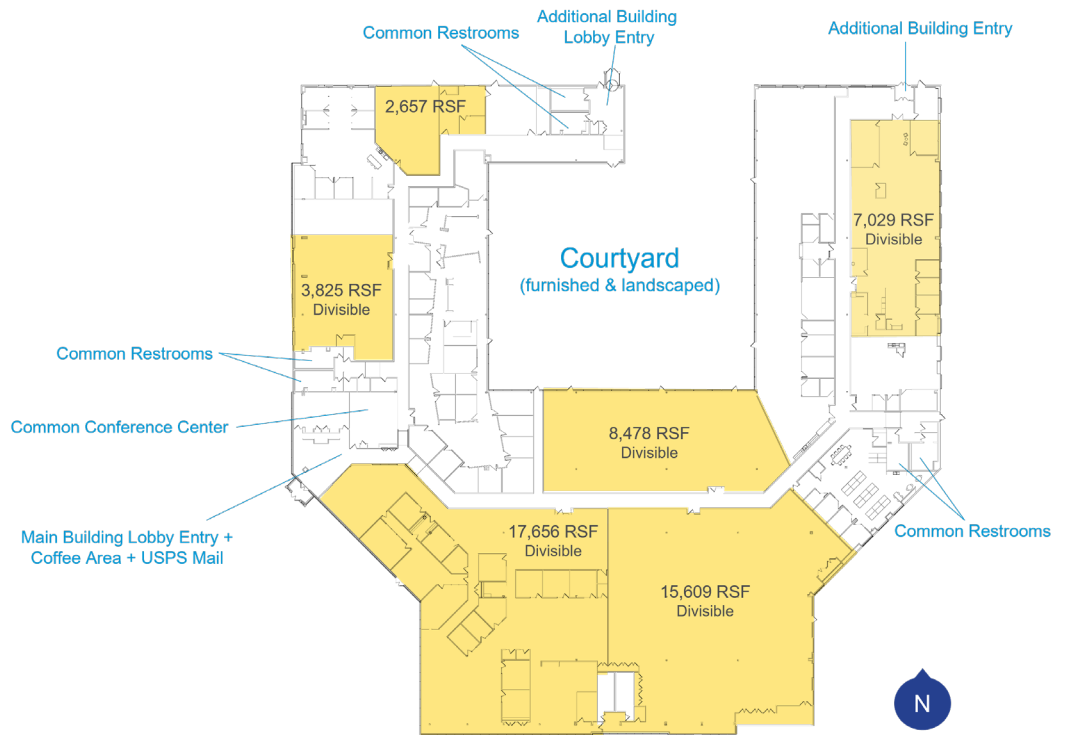
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For more information, please visit [OfficeIndy.com](https://www.officeindy.com). Colliers Indianapolis [colliers.com](https://www.colliers.com)

Block Plan



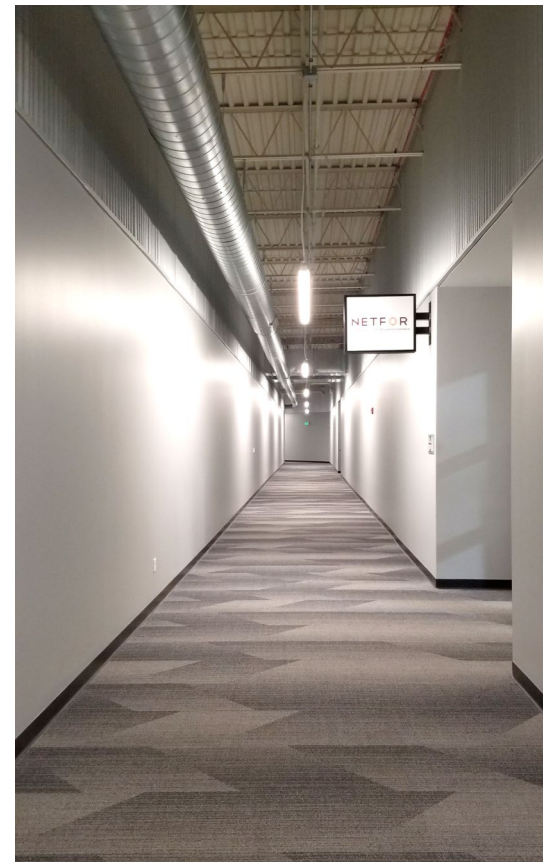
Demographics

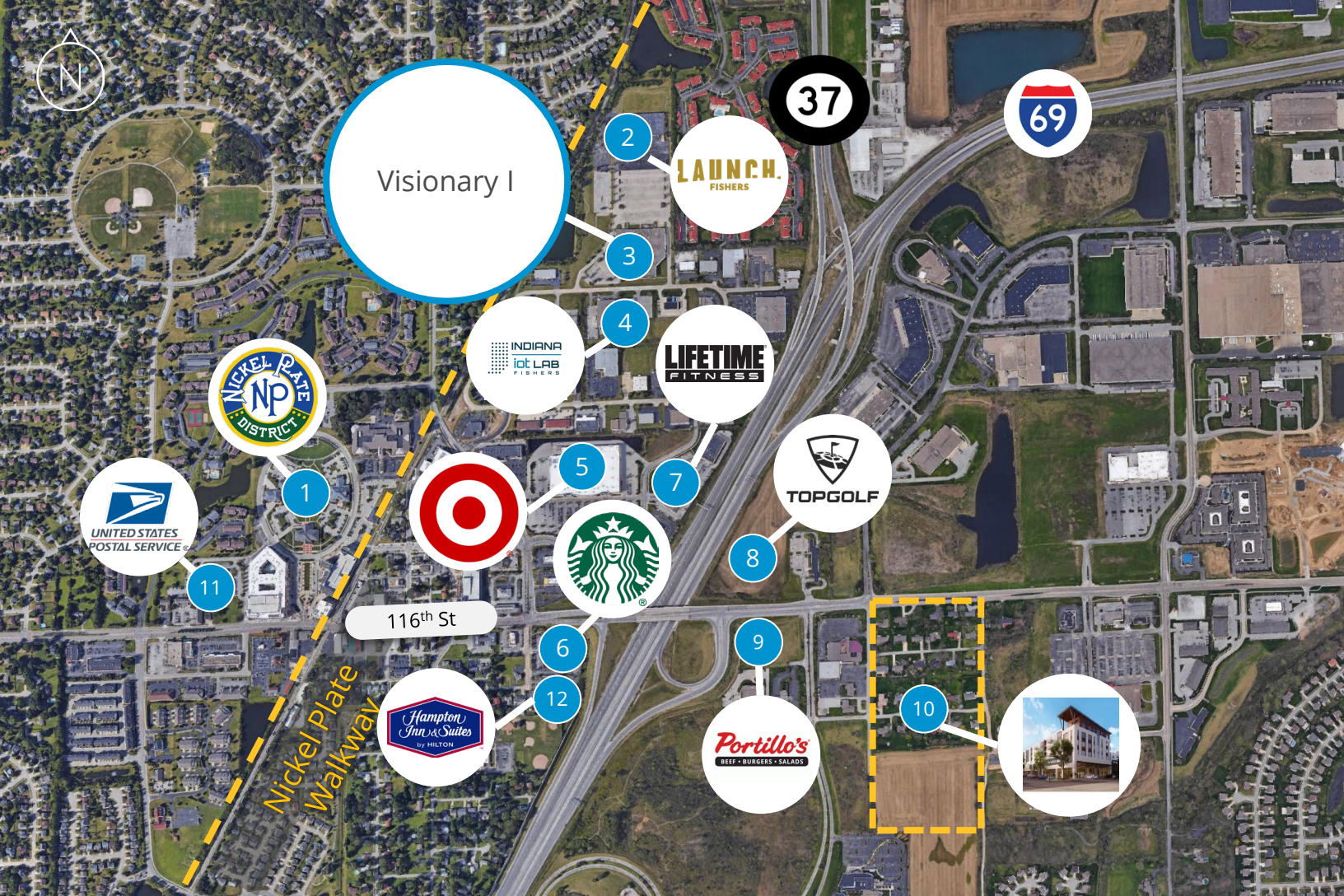
	1 Mile	3 Miles	5 Miles
Population	8,584	68,565	169,880
Total Households	3,475	25,265	62,580
Average Household Size	2.47	2.71	2.71
Median Age	35.1	35.6	35.9
Average Household Income	\$95,491	\$115,239	\$118,089
Annual Average Daily Traffic:			
I-69	54,670 vehicles		
US-37	46,389 vehicles		

Awards + Recognitions

City of Fishers

- #1 Place to Live in America
Money Magazine
- #3 Safest Places in Indiana
Movoto Real Estate
- #1 Fastest Growing Communities
Kelly School of Business
- Outstanding Plan of the Year for the Community Art Master Plan
American Planning Association Indiana Chapter
- One of Top 10 Safest Cities in America
Movoto Real Estate
- Named a "Playful City USA" Community
KaBOOM!
- Top 25 Suburbs for Retirement
Forbes
- 11th Best Place to Move
Forbes
- #1 Top 10 Cities for Families in U.S.
BusinessWeek.com
- One of the 10 Best Towns for Families
Family Circle





- 1 Nickel Plate District
- 2 Launch Fishers
- 3 Visionary I
- 4 Indiana IoT Lab
- 5 Target
- 6 Starbucks
- 7 Lifetime Fitness
- 8 Topgolf
- 9 Portillo's
- 10 The Yard
- 11 U.S. Post Office
- 12 Hampton Inn & Suites

Area Restaurants

- Another Broken Egg Café
- Blaze Pizza
- Chatham Tap
- Five Guys Burgers
- Four Day Ray Brewing
- Greek's Pizzeria
- Handel's Homemade Ice Cream
- McAlister's Deli
- McDonald's
- Qdoba Mexican Eats
- Original Pancake House
- Smoothie King
- Steak 'n Shake
- The Well Coffeehouse
- Verde Flavors of Mexico
- Wendy's

Hotels

- Baymont by Wyndham
- Fairfield Inn & Suites
- Hampton Inn & Suites
- Hilton Garden Inn
- Holiday Inn Express
- SpringHill Suites
- Staybridge Suites

The Yard

- 101 Beer Kitchen
- 1933 Lounge
- Bibibop Asian Grill
- Blue Peppermint
- Chicken Salad Chick
- Cyclebar Fishers
- Fishers Test Kitchen
- Jinya Ramen Bar
- Nicey Frozen Treats
- Peace Water Winery
- Rise & Roll Bakery
- RIZE
- Sangiovese Ristorante
- Sangrita Grill + Cantina
- Shake Shack
- Slapfish
- Sun King Fishers
- Sweetgreen
- The HC Tavern + Kitchen
- The Hot Room Yoga
- Tropical Smoothie Café
- Verizon
- And more!

Other

- Forum Conference & Event Center

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