



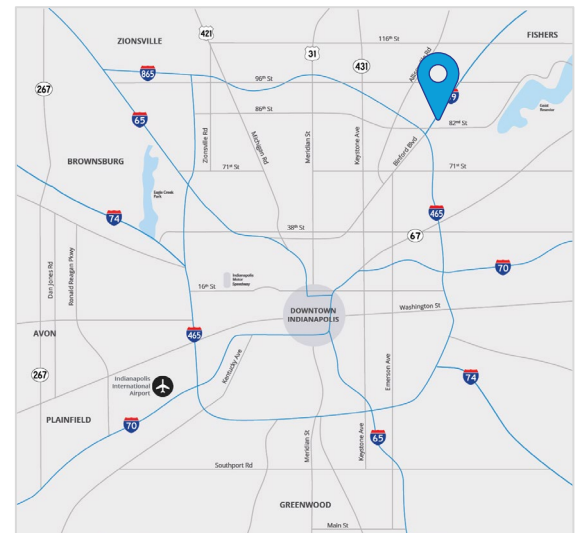
For Lease

Office with
Interstate Visibility

7320 E 86th Street
Indianapolis, IN 46256

Property Highlights

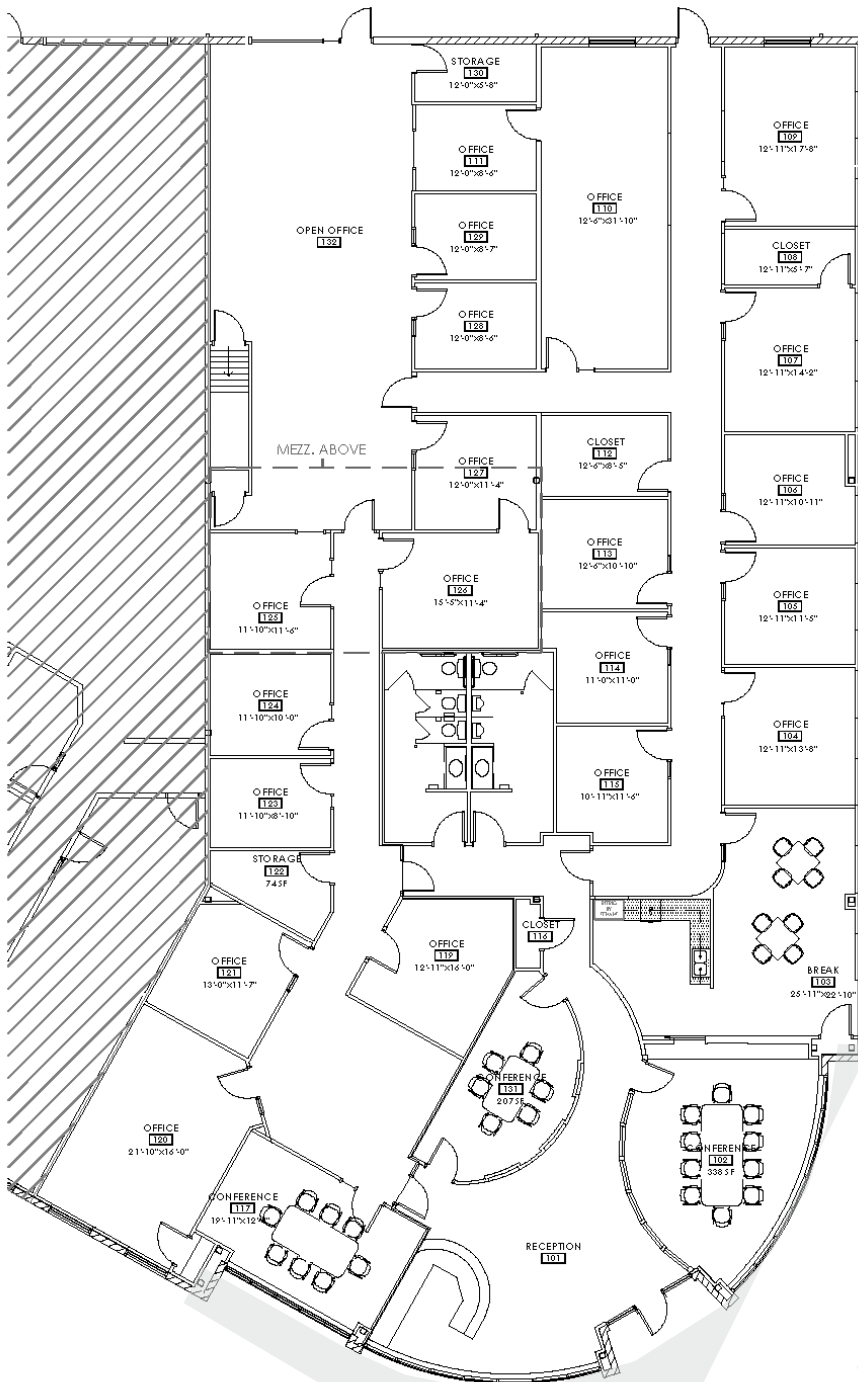
- 20,625 total SF building
- 8,526 SF available (100% office)
- 18' clear height
- Zoned CS (office/industrial)
- Potential to convert to flex space and add drive-in loading
- 3 miles to I-465
- Within 1 mile of USPS, UPS and FedEx distribution hubs
- Numerous amenities nearby including retail centers, restaurants and hotels



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Suite Specs

- 100% office
- 20 private offices
- 3 conference/training rooms
- Open office for cubicles
- White noise sound making system throughout office
- Large breakroom with kitchen
- Exterior signage with interstate visibility
- Potential to be fully furnished
- Ability to convert portions of office to warehouse with 18' clear height and (1) drive-in door

Suite 100

Office SF	8,526
Warehouse SF	BTS
Total SF	8,526



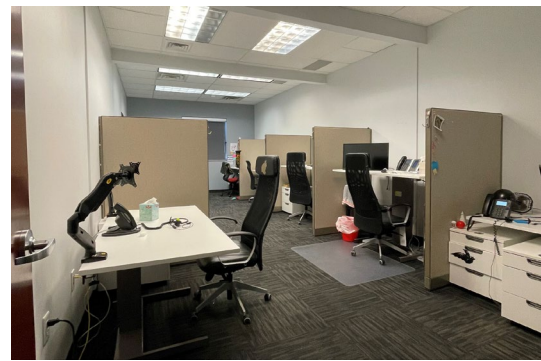
= SUBJECT SUITE

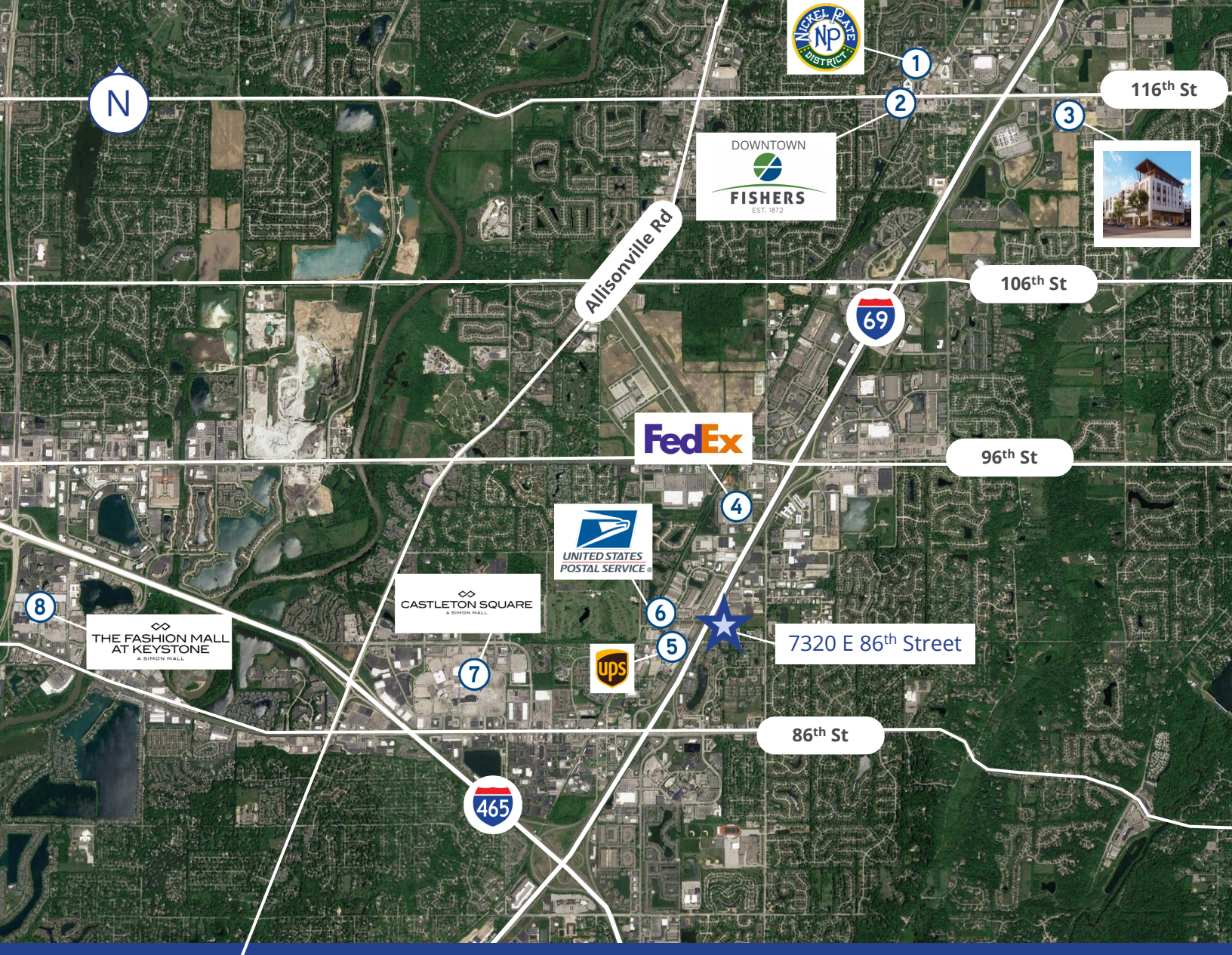
Owned by:



Gallery

Welcoming entry way and reception area // Immaculate condition with high-end finishes // Natural light throughout





Notable Nearby Amenities

- ① Nickel Plate District
- ② Downtown Fishers
- ③ The Yard
- ④ FedEx
- ⑤ UPS
- ⑥ USPS
- ⑦ Castleton Square Mall
- ⑧ The Fashion Mall at Keystone

Restaurants

Another Broken Egg Café
Blaze Pizza
Chatham Tap
Five Guys Burgers
Four Day Ray Brewing
Gigi's Cupcakes
Greeks Pizzeria
Handel's

LouVino
McAllister's Deli
McDonald's
O'Charley's
Portillo's
Pure Eatery
Qdoba
Original Pancake House

Smoothie King
Steak 'n Shake
The Well Coffeehouse
Verde Flavors of Mexico
Wendy's

Hotels

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

Others

Forum Conference & Event Center
Ikea
Indiana IoT Lab
Launch Fishers
Lifetime Fitness
Target
TopGolf

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