

FOR LEASE > OFFICE SPACE

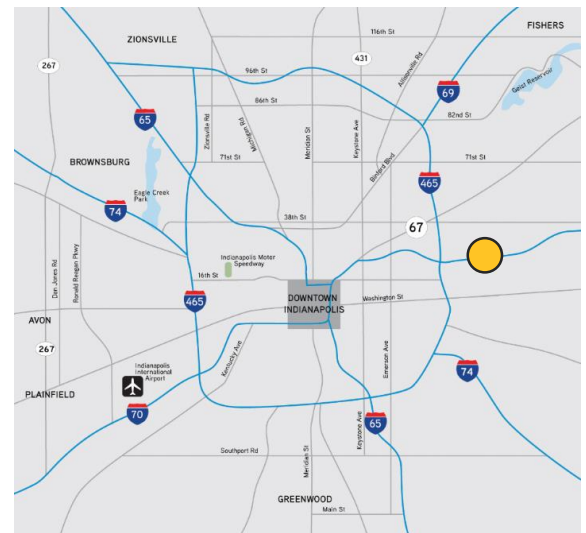
2855 N Franklin Rd

INDIANAPOLIS, IN



Property Highlights

- > ± 34,000 SF available for lease
- > Great for call center, back office operations, university, charter school, etc.
- > 4,443 SF on-site auditorium with 239 seats and stage
- > Abundant parking – expandable via 13 acres of additional ground
- > Exterior signage available
- > Easy access to I-70 & I-465 (12 minutes to CBD)
- > Common and/or private entrances available
- > Experienced ownership with local property management
- > Upgrades throughout (parabolic lighting, upgraded ceiling, etc.)
- > 2 elevators
- > Natural light throughout
- > Warehouse space also available + dock
- > Furniture existing in select suites
- > Existing Tenants: Hoosier Academy K-12 and The Excel Center



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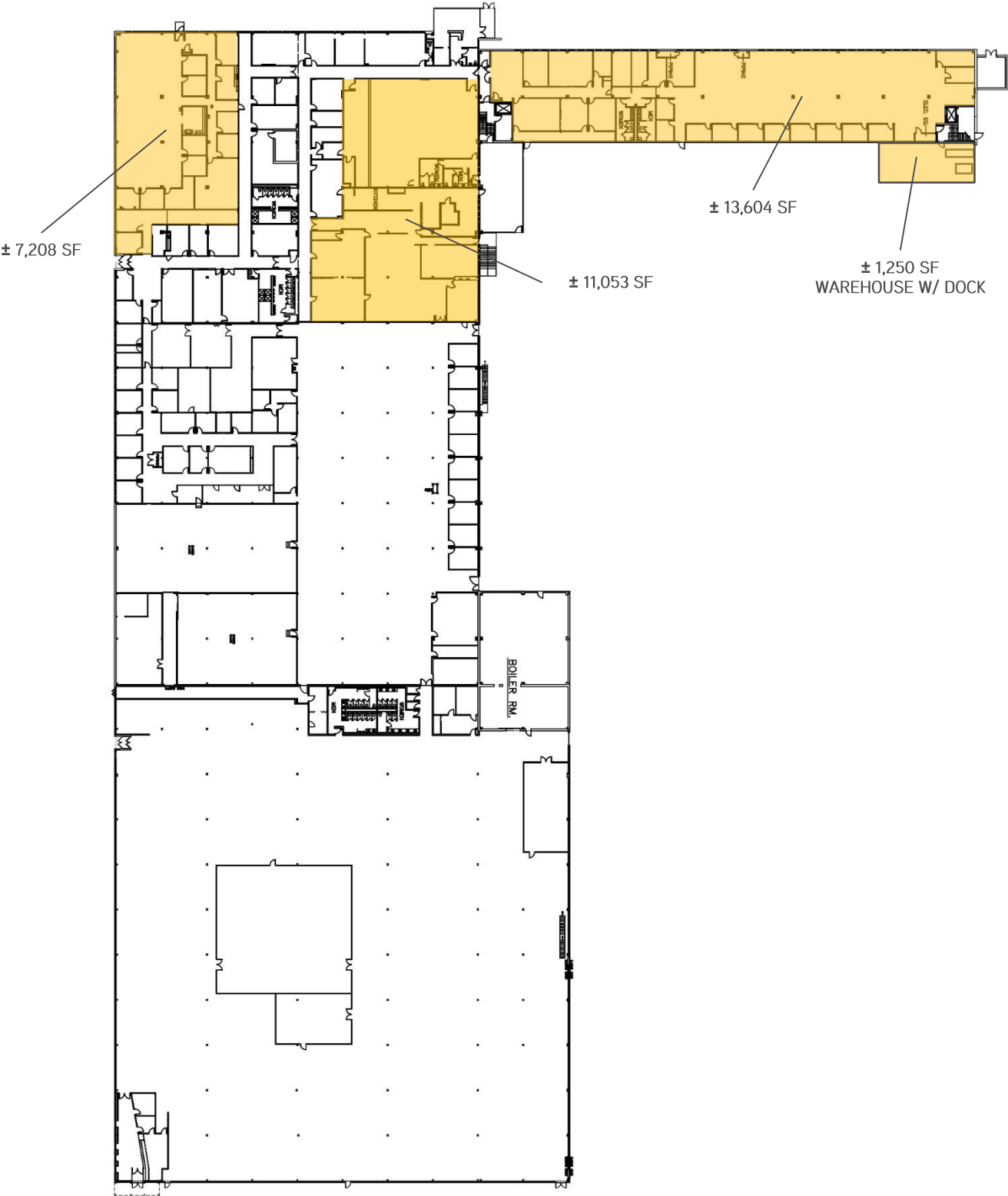
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Floor Plan

FLOOR PLAN | ± 34,000 SF AVAILABLE



Photos



Building Entrance



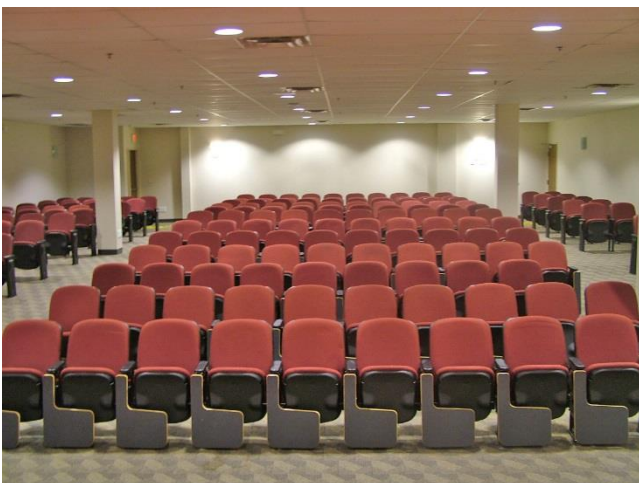
Interior Finishes



Interior Finishes



Interior Finishes



Auditorium Seating



Auditorium Stage

CORPORATE NEIGHBORS

| | | |
|------------------------------------|--|------------------------------------|
| 1. Kraft Foods Global | 13. Ember School | 25. Crossroads Industrial Services |
| 2. C&T Design and Equipment | 14. Piper Warehouse | 26. Cavalier Distributing |
| 3. Allegion Manufacturing | 15. Vista Packaging Corporation | 27. MS Logistics |
| 4. Honeywell, Loy Instrument, Inc. | 16. MacAllister Power Systems | 28. Midwest Roofing Supply |
| 5. Accurate Laser Systems | 17. Gammons Metal & Manufacturing | 29. Auto Plus |
| 6. G&P Machinery | 18. Univar USA | 30. Kloeckner Metals |
| 7. Safeway Services | 19. Samsun Mechanical | 31. Core & Main Fire Protection |
| 8. Tanning Supplies Unlimited | 20. Houghton Mifflin | 32. Chemsearch Corporation |
| 9. Palmer Trucks | 21. Harcourt Publishing | 33. Caito Foods |
| 10. Planes Moving & Storage | 22. CVS Pharmacy | 34. Hogan Transport |
| 11. American Metals Supply | 23. Walmart Return Center | 35. Central Supply Company |
| 12. Penske Truck Rental | 24. Nissin Transport/Kelley Brothers/Citadel Architectural | |



NEARBY AMENITIES WITHIN 5 MILES

Arby's
 Bob Evans
 Boost Mobile
 Burger King
 Chase Bank
 Church's Chicken
 Cracker Barrel
 CVS
 Dammann's Lawn & Garden
 Denny's
 The Home Depot
 Jack In The Box
 KFC
 Little Caesars Pizza
 Lowe's Home Improvement
 McDonald's
 Outback Steakhouse
 Papa John's Pizza
 Red Lobster
 Starbucks
 Steak 'n Shake
 Subway
 Taco Bell
 Texas Roadhouse
 Wendy's

Contact Us

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