

FOR LEASE > OFFICE SPACE

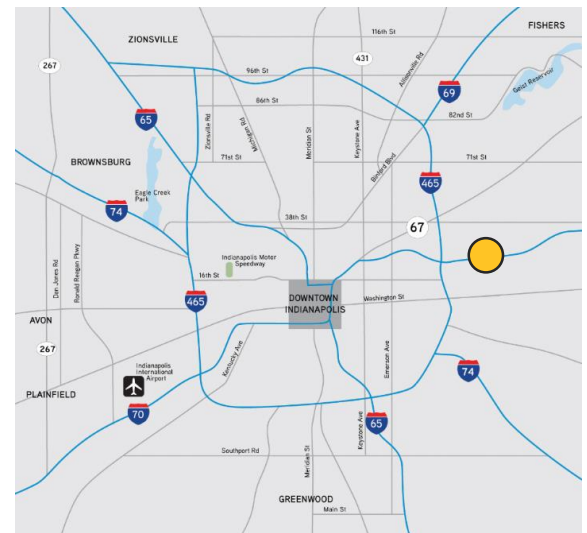
2855 N Franklin Rd

INDIANAPOLIS, IN



Property Highlights

- > ± 55,000 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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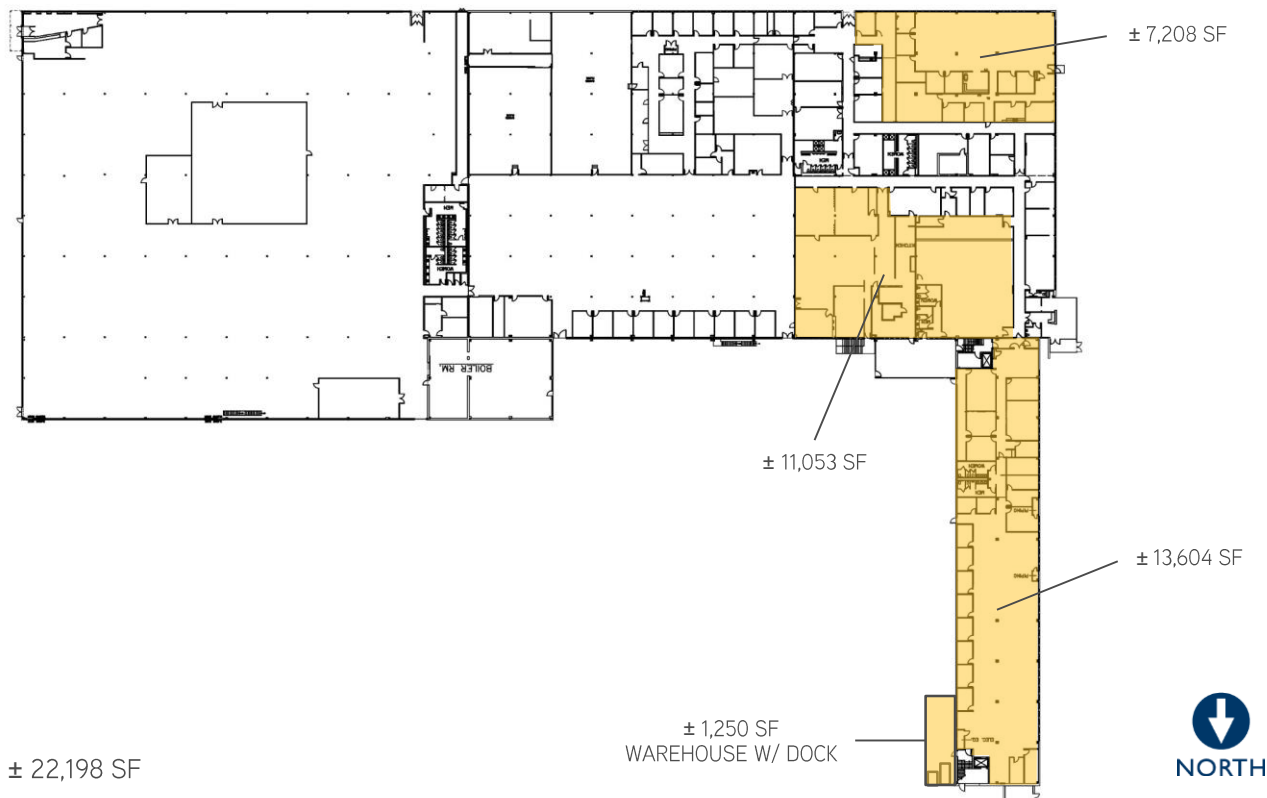
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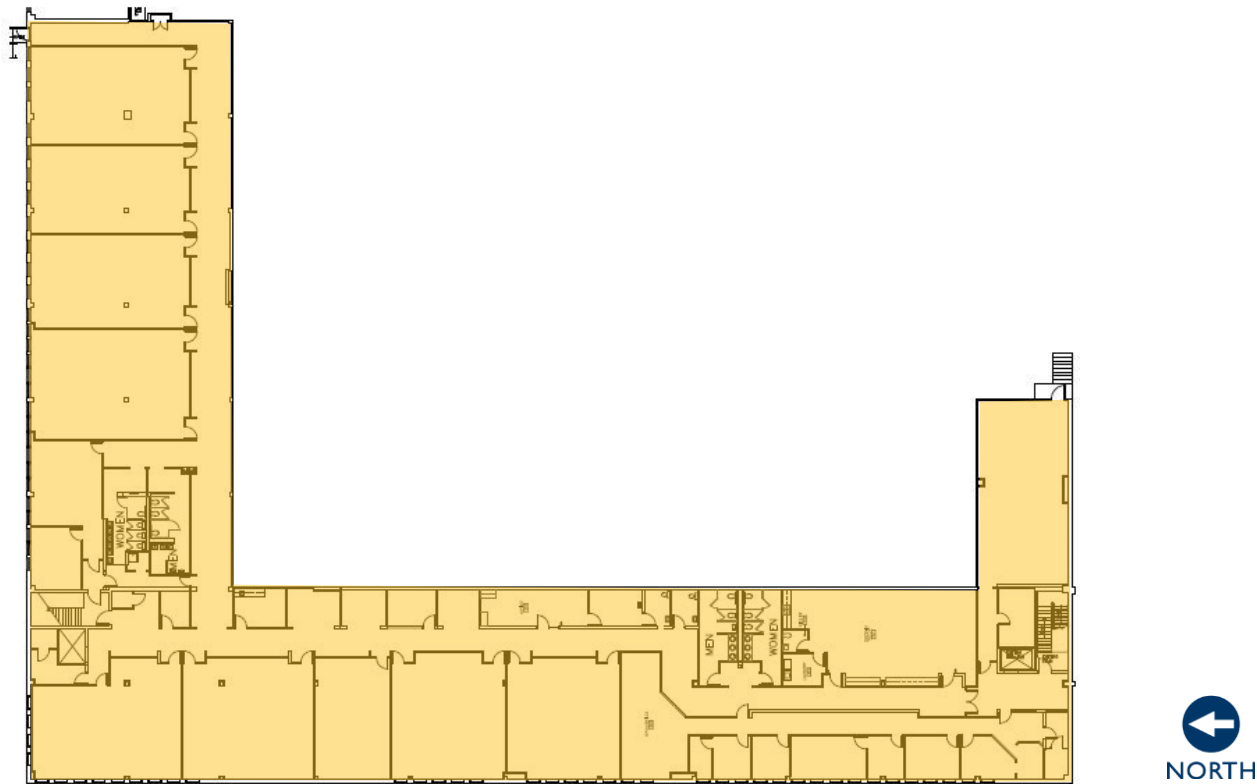
COLLIERS INTERNATIONAL
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Floor Plans

1st FLOOR | ± 33,115 SF



2nd FLOOR | ± 22,198 SF



Photos



Building Entrance



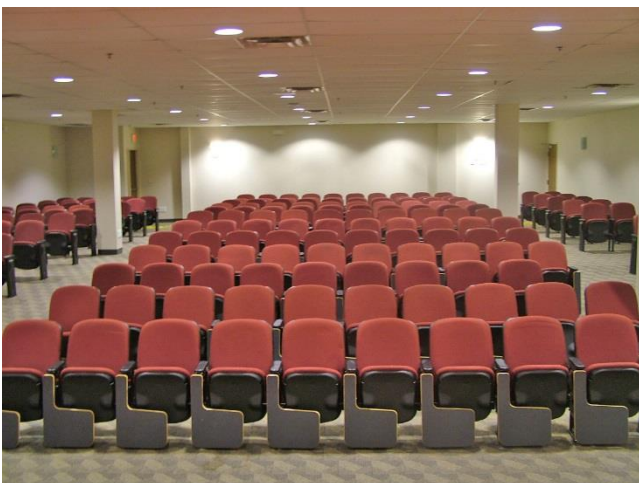
Interior Finishes



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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