

*OFFICE SPACE TO THE “NEXT LEVEL”*

FOR LEASE

Colliers

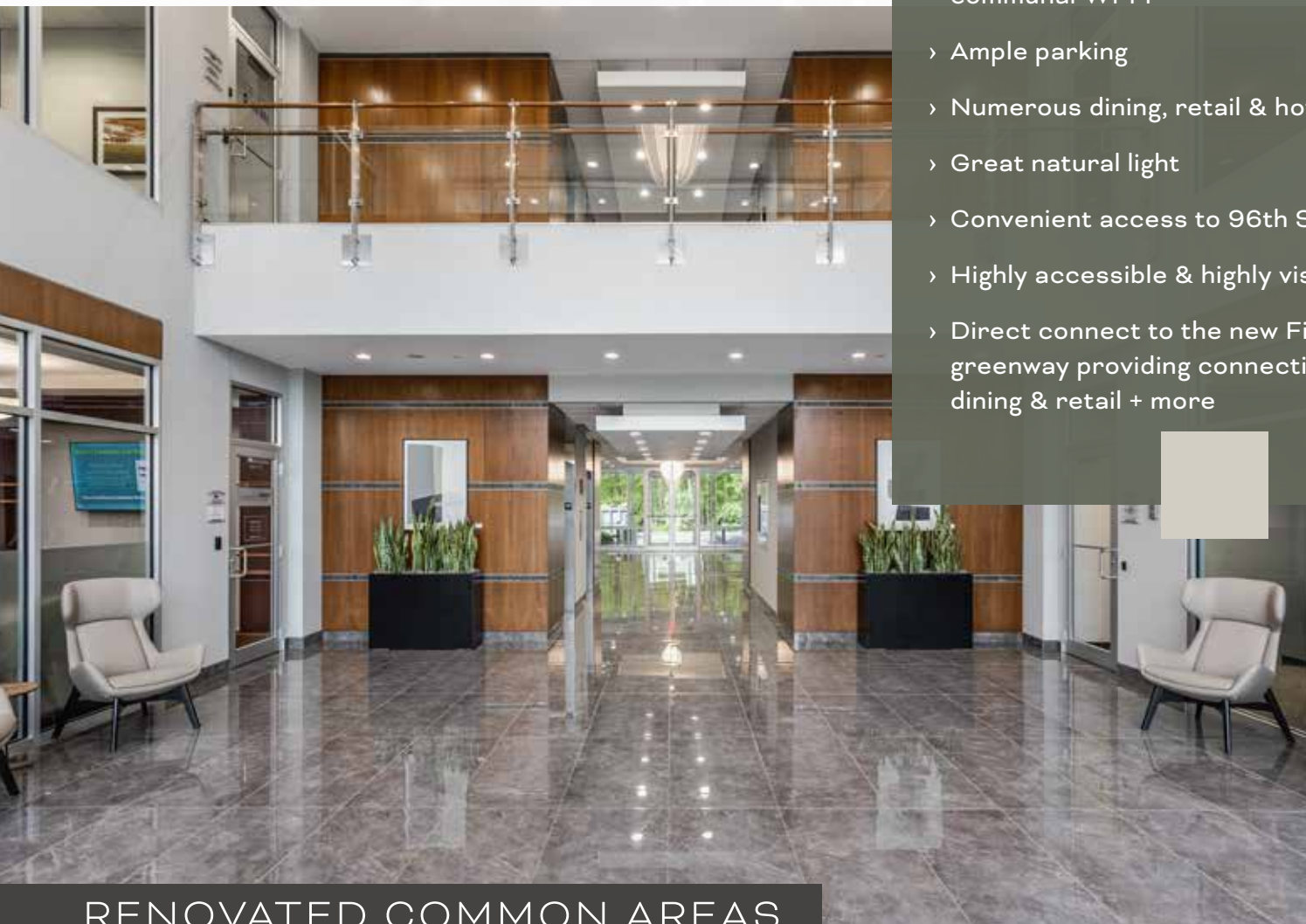


# ■ ONE CONCOURSE

**9998 CROSSPOINT BLVD**

Indianapolis (Fishers), IN

# ■ PROPERTY HIGHLIGHTS



- › Major renovations complete
- › ± 109,000 SF Class A office building
- › ± 9,000 SF of vacancy available
- › Last Spec Suite opportunity measuring 2,525 SF
- › Unrivaled amenity package including conference/training facilities, fitness center with showers/lockers, and upscale tenant lounge with high end vending/coffee, wine lockers, games, and communal Wi-Fi
- › Ample parking
- › Numerous dining, retail & hotel amenities in close proximity
- › Great natural light
- › Convenient access to 96th Street & I-69 + I-465 interchanges
- › Highly accessible & highly visible
- › Direct connect to the new Fishers Nickel Plate Trail, the 4.5-mi greenway providing connectivity to nature, arts & entertainment, dining & retail + more

RENOVATED COMMON AREAS



## PROPERTY INFORMATION

Total Area ± 109,000 SF

# of Floors 4

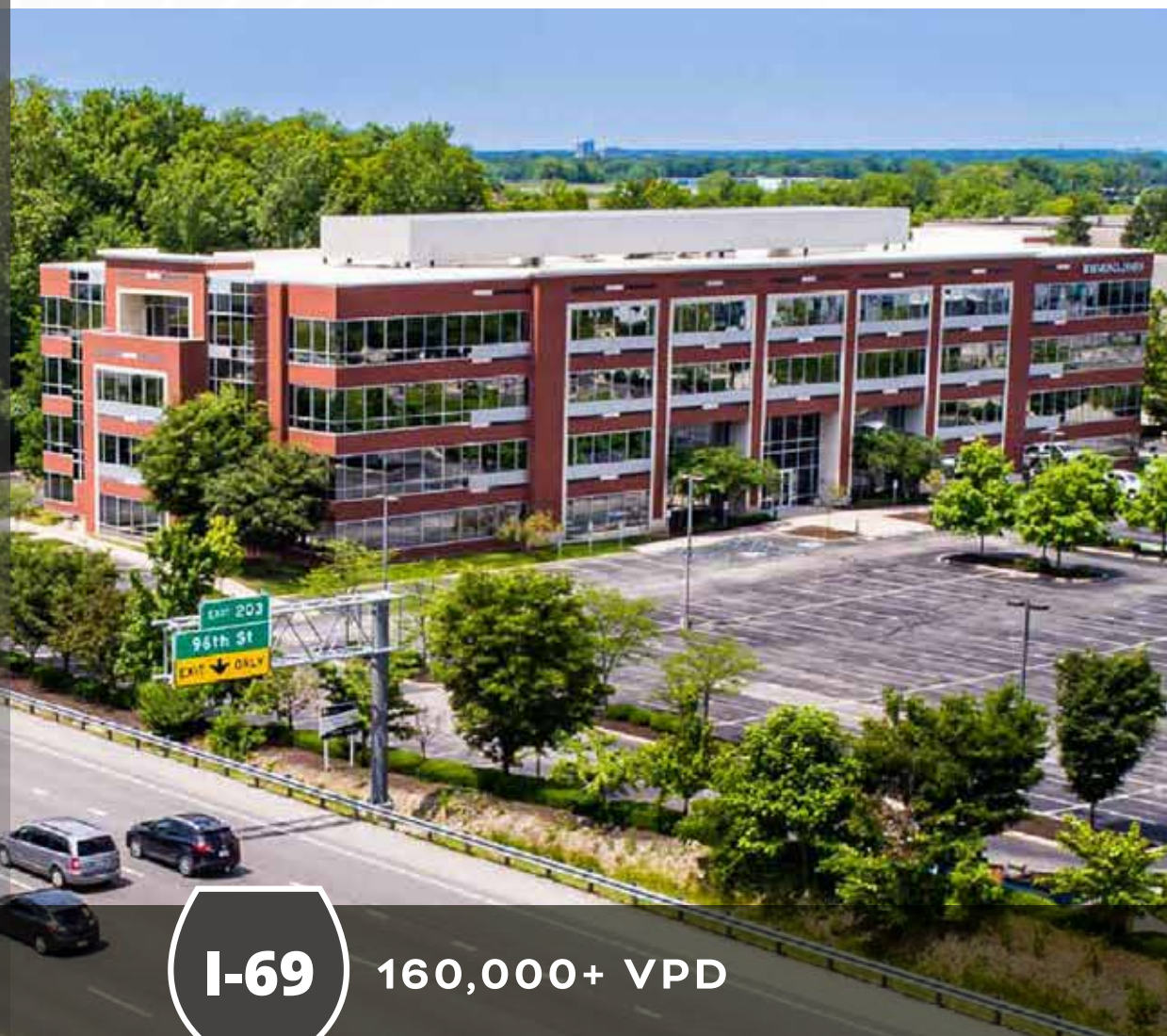
Year Built 2010

## DEMOGRAPHIC INFORMATION

	1 Mile	3 Mile	5 Mile
Population	5,531	62,684	172,034
Households	2,297	26,243	67,085
Avg Household Size	2.41	2.38	2.56
Median Age	35.8	37.4	37.3
Avg Household Income	\$104,530	\$111,531	\$122,334

# PREMIER SIGNAGE

## OPPORTUNITIES AVAILABLE



**I-69**

**160,000+ VPD**

# ■ THE NEXT LEVEL

## MAJOR RENOVATIONS & AMENITIES DELIVERED

- › **NEW** fitness center with showers + lockers
- › **NEW** tenant lounge, game room + high-end vending
- › **NEW** common area upgrades throughout
- › **NEW** “move-in ready” spec suites

## ■ AMENITIES



On-site Fitness  
Showers/Lockers



High End Vending &  
Coffee Program



Tenant  
Wine Lockers



Tenant Conference &  
Training Room



Contactless Food Delivery  
Pick Up Pods



Tenant  
Game Lounge



Communal  
Wifi



Hospitality  
Influenced Office



## NEW TENANT LOUNGE & GAME ROOM







Strong Natural Light • **LARGE WINDOWS** • *Exterior Signage Opportunities* • **MONUMENT SIGNAGE OPPORTUNITIES** • Updated Common Areas • **INTERSTATE VISIBILITY** • *New Lounge & Gaming Area* • **TENANT WINE LOCKERS** • Upgraded Vending & Coffee Program • **INTERSTATE VISIBILITY** • *Outdoor Patio Opportunities* • **PROFESSIONAL MANAGEMENT** • Conference and Training Center • **FITNESS CENTER / SHOWERS / LOCKERS** • *Contactless Food Delivery Pick Up Pods* • **COMMON AREA MUSIC PROGRAM** • Interstate Access • **CLOSE PROXIMITY AMENITY BASE** • Strong Natural Light • **LARGE WINDOWS** • *Exterior Signage Opportunities* • **MONUMENT SIGNAGE OPPORTUNITIES** • Updated Common Areas • **INTERSTATE VISIBILITY** • *New Lounge & Gaming Area* • **TENANT WINE LOCKERS**





## RESTAURANTS

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

## THE YARD @ FISHERS DISTRICT

- 101 Beer Kitchen
- 1933 Lounge
- Bibibop Asian Grill
- Blue Peppermint
- Chicken Salad Chick
- Cyclebar Fishers
- Fishers Test Kitchen
- Havana Cigar/Whiskey Lounge
- Kincaid's Meat Market
- Peace Water Winery
- PetPeople
- Pier 48 Oyster Bar
- RIZE
- Sangiovese Ristorante
- Sangrita Grill & Cantina
- Shake Shack
- Sun King Fishers Tavern & Kitchen
- The Hot Room Yoga
- Tropical Smoothie Café
- Verizon
- And more!

## HOTELS

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

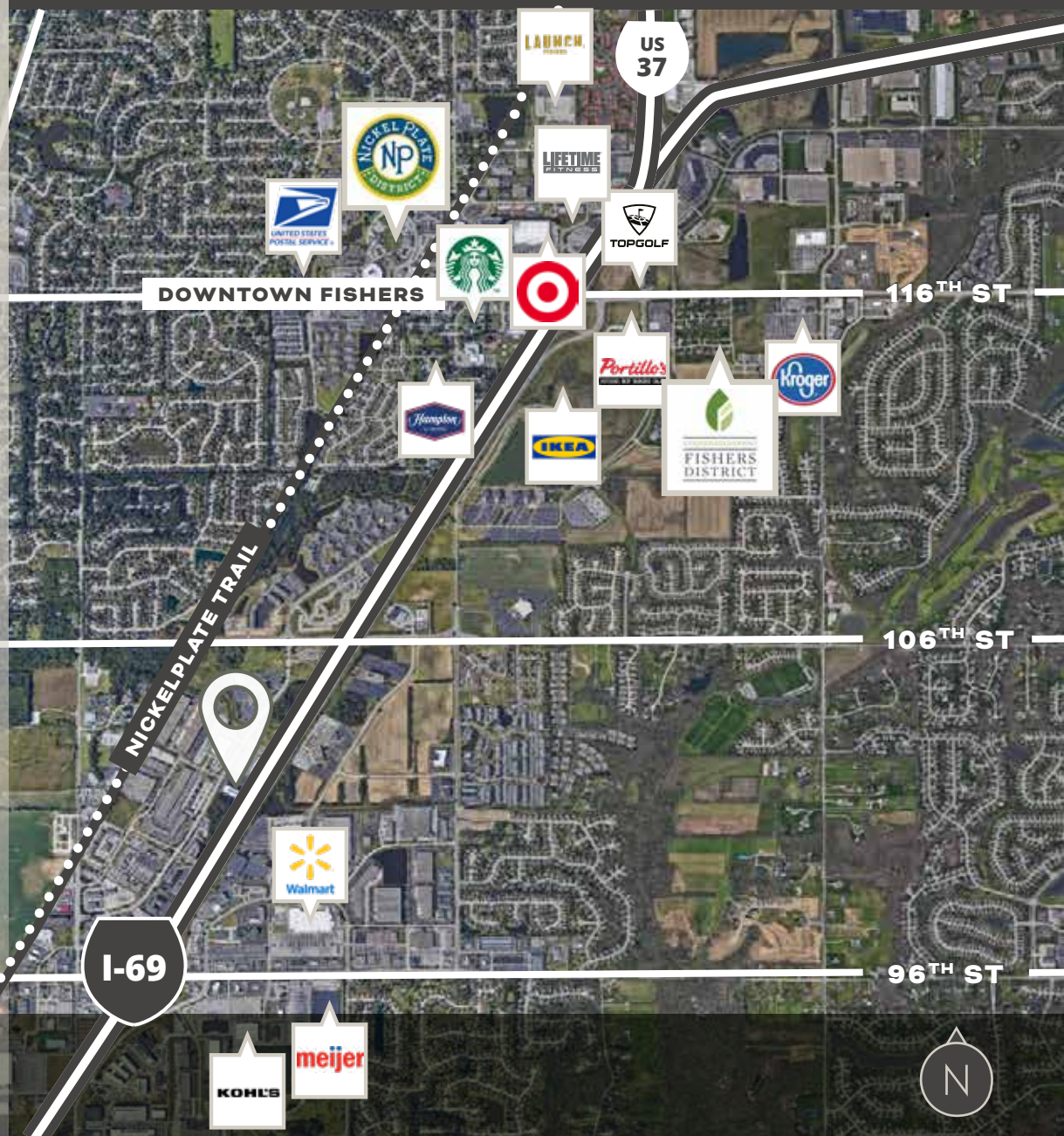


INDIANAPOLIS  
METROPOLITAN  
AIRPORT



# IDEAL LOCATION

WALKABLE TO DOWNTOWN FISHERS







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