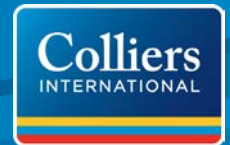


FOR LEASE > OFFICE SPACE



# 3220 S Arlington Avenue

INDIANAPOLIS, IN 46203

**\$1,000 BROKER BONUS!!**



## Property Highlights

- > **LEASE RATE: \$8.00 / SF NNN, AND A \$1,000 BONUS TO BROKER**
- > ± 9,750 SF available for lease
- > Good ceiling height throughout
- > Access to qualified labor pool
- > Proximity to interstate system I-74 and I-465
- > Ample to-your-door parking
- > Warehouse / storage capable
- > Efficient design and layout
- > Amenities in nearby area include retail, entertainment, and multiple dining options appealing to office users
- > Ownership and management with real estate experience



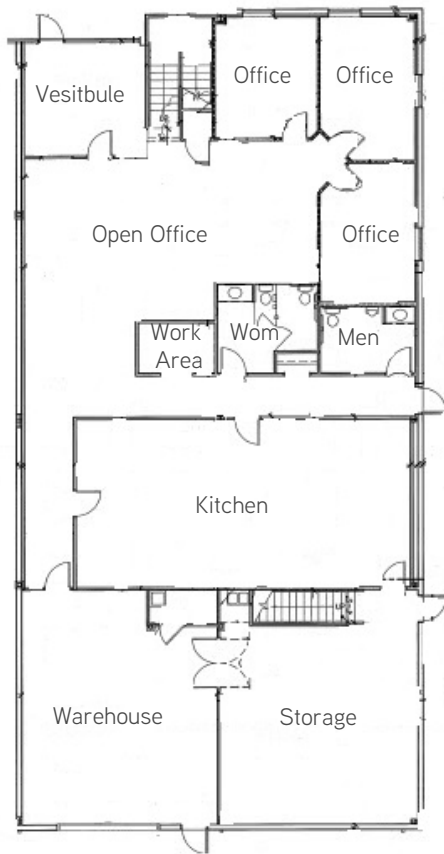
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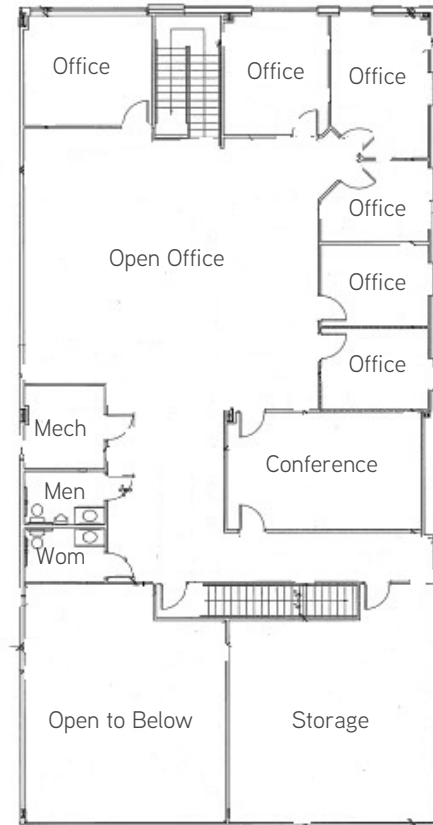
COLLIERS INTERNATIONAL  
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## Floor Plan & Photos

± 9,750 SF



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



## PROPERTY INFORMATION

Building Size	30,000 SF
Parking	Abundant parking
# of Floors	2
Year Built	2000
Zoning	I-3-S



## Additional Photos







#### NEARBY AMENITIES

Anytime Fitness	MI Amigos IV
Arby's	New Bethel Ordinary
Bamboo House	Papa Murphy's
CVS	Pizza Hut
Dairy Queen	Planet Fitness
Dollar Tree	Ponderosa Steakhouse
Donatos	Red Roof Inn
Egg Roll Number 1	Speedway
Exclusives Salon & Spa	Starbucks
Fazoli's	Steak 'n Shake
Fifth Third Bank	Subway
Fujiyama Steakhouse of Japan	Super 8
Great Clips	Super Cuts
Great Times Family Fun Park	USPS
Hardee's	Walgreens
Holiday Inn Express	Walmart
Kroger	Wheatley's Restaurant
La Quinta Inn & Suites	Wing's Etc.
McDonald's	

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