

FOR LEASE > OFFICE SPACE



# Cranbrook Center

7440 N SHADELAND AVENUE, INDIANAPOLIS, IN



## Property Highlights

- > Professional office suites for lease
- > I-465 signage potential
- > Abundant free parking
- > Local ownership and superior property management
- > Fully equipped conference center and canteen on 1st floor
- > Exterior signage available
- > Great location with high visibility
- > Within the Binford Redevelopment Growth, Inc. (BRAG) area
- > Quick and easy access to I-69 and I-465
- > Close to numerous retail amenities including restaurants and banking
- > Annual Average Daily Traffic: Shadeland Avenue: 22,745 vehicles

### AVAILABILITY

Suite	SF	Ideal Use	Rental Rate
110	275	General Office	\$16.75/SF Net Janitorial
180	± 800	General Office	\$16.75/SF Net Janitorial
200	± 6,000	General Office	\$16.75/SF Net Janitorial

### DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population	55,998	184,444	698,638
Total Households	25,159	78,219	279,679
AVG. Household Income	\$85,296	\$80,786	\$83,579

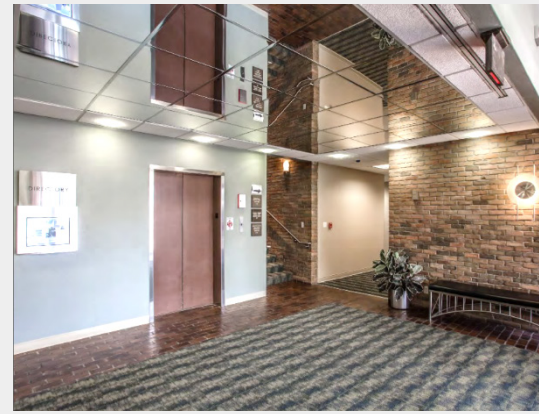
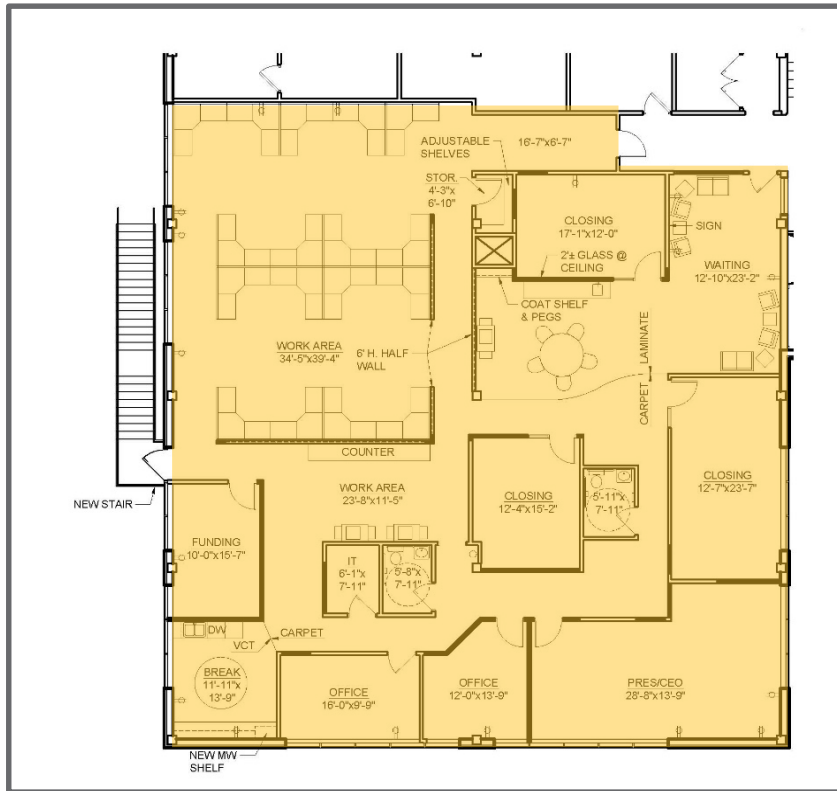
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# Floor Plans & Nearby Amenities

SUITE 200: ± 6,000 RSF



Lobby / Atrium



Conference Room

## AMENITIES



## Contact Us

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