

FOR LEASE > OFFICE SPACE



# Unique, Creative Office Space

8901 OTIS AVE, INDIANAPOLIS, IN



## Property Highlights

- > Beautiful, historic 62,162 SF office building
- > ± 13,000 SF available for lease
- > Potential plug and play
- > Common fitness center & showers
- > Common conference / training room
- > Large outdoor patio areas connected to tenant space
- > Numerous amenities within walking distance
- > Fort Harrison State Park & Fort Harrison Golf Course located less than ½ mile from the building
- > New condition Knoll Furniture available within tenant space
- > Exterior monument signage available
- > Located on IndyGo bus line
- > Lease Rate: \$17.50 psf Full Service



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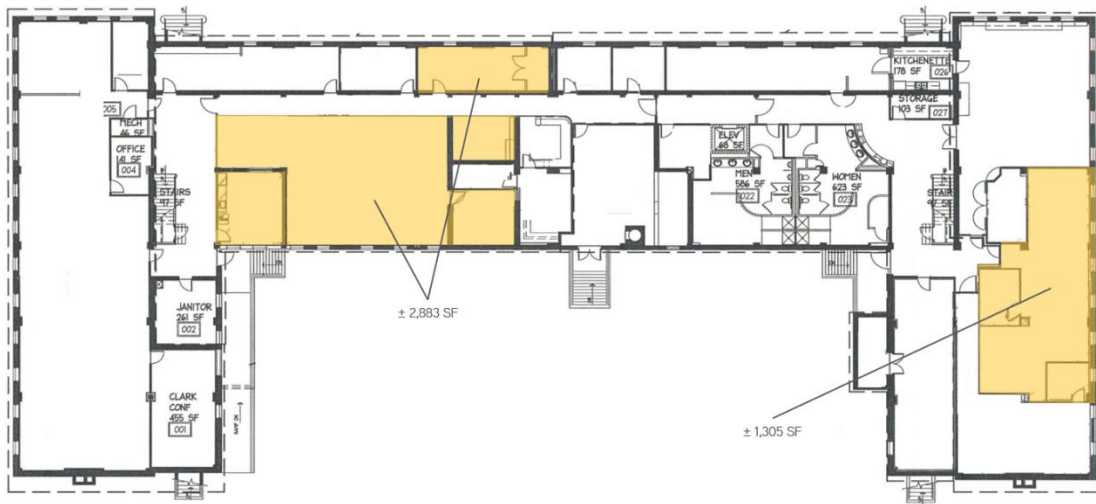
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# Floor Plans

## LOWER LEVEL

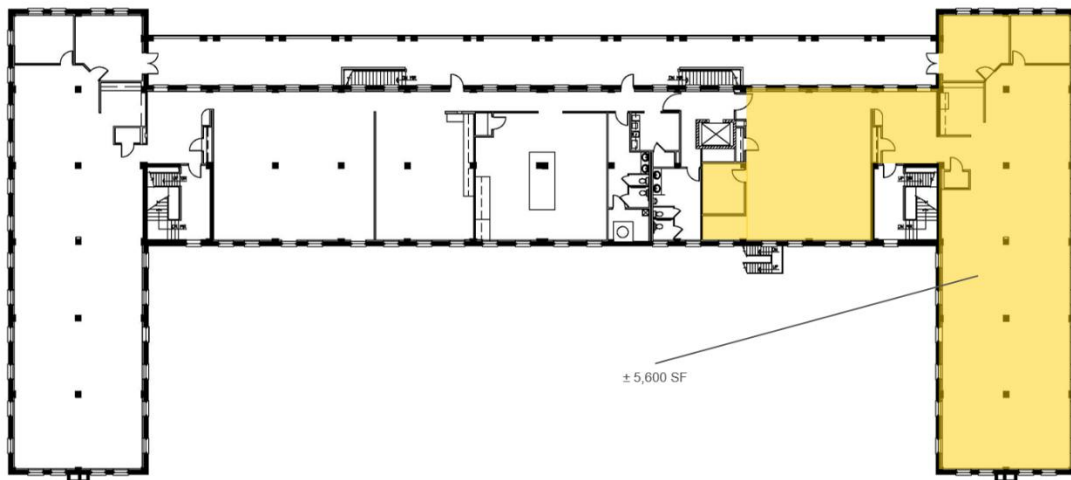
± 1,305 SF

± 2,883 SF



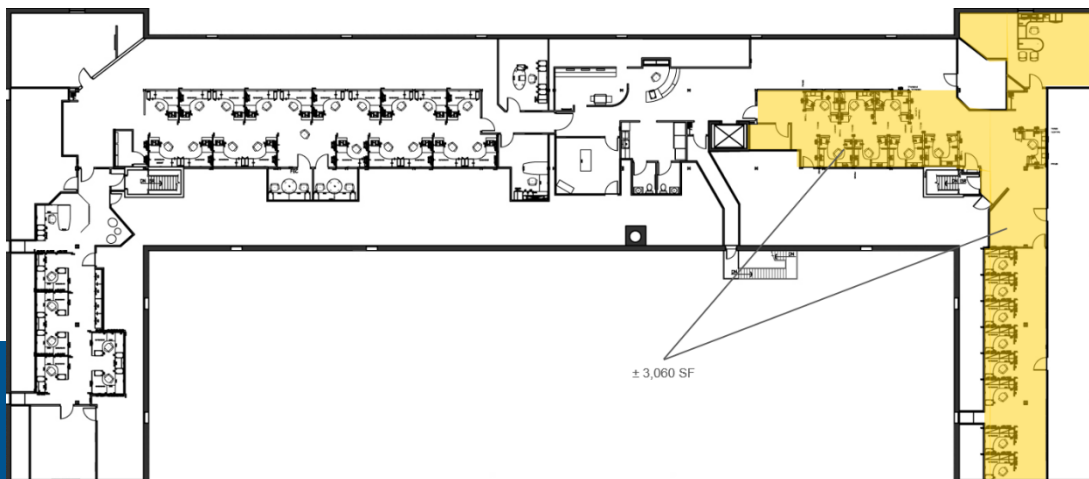
## 2<sup>ND</sup> FLOOR PLAN

± 5,600 SF



## 3<sup>RD</sup> FLOOR PLAN

± 3,060 SF





# Photos

## PROPERTY INFORMATION

TOTAL BUILDING AREA	62,162
LAND AREA	3,948
PARKING	187 spaces
# OF FLOORS	3 plus lower level
ELEVATOR	Yes
TYPICAL FLOOR SIZE	± 14,000
CEILING HEIGHT	10' 9"
DATA	High speed on-site
YEAR BUILT	1939 / Renovated 2000 / 2005
RESTROOMS	Central / ADA accessible
SUBMARKET	Northeast
LEASE RATE	\$17.50 psf Full Service
ZONED	DP

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,447	79,723	190,728
Total Households	2,779	30,771	74,754
Average Household Size	2.30	2.58	2.54
Median Age	35.6	33.2	35.7
Average Household Income	\$47,960	\$60,171	\$68,286



3<sup>rd</sup> Floor Tenant Lobby



Executive Office



Plug and Play



Shower / Locker Room



Lobby

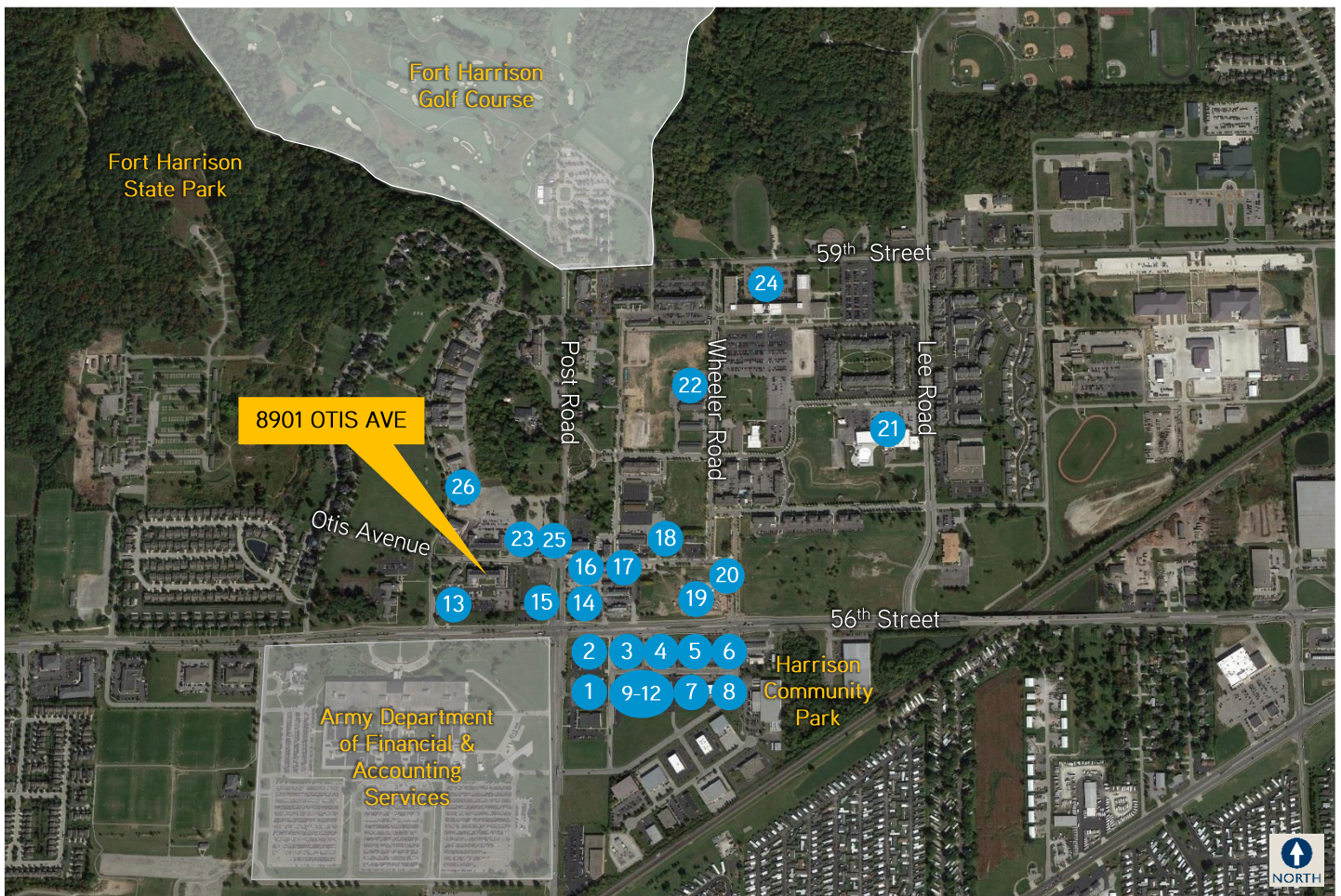


Break Room



2<sup>nd</sup> Floor Hallway





#### RESTAURANTS & OTHER POPULAR AMENITIES

- |                                  |                                  |
|----------------------------------|----------------------------------|
| 1. Culver's                      | 14. CVS Pharmacy                 |
| 2. Fifth Third Bank              | 15. Old National Bank            |
| 3. Arby's                        | 16. Sherwood Café                |
| 4. IHOP                          | 17. Fort Ben Pub                 |
| 5. Panera Bread                  | 18. Café Audrey                  |
| 6. Star Financial Bank           | 19. Jockamo Pizza                |
| 7. Great Clips                   | 20. IU Health Urgent Care        |
| 8. Subway                        | 21. YMCA                         |
| 9. PNC Bank                      | 22. Triton Brewing Company       |
| 10. Village Dentistry            | 23. Theater at the Fort          |
| 11. Jack's Donuts                | 24. Ivy Tech & Franklin Colleges |
| 12. Peppers Brew Garden & Eatery | 25. Sterrett Event Center        |
| 13. La Hacienda                  | 26. Porter Books & Bread         |

## Contact Us

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