

**FLEX CONVERSIONS UNDERWAY!**

**Colliers**



**FOR LEASE**

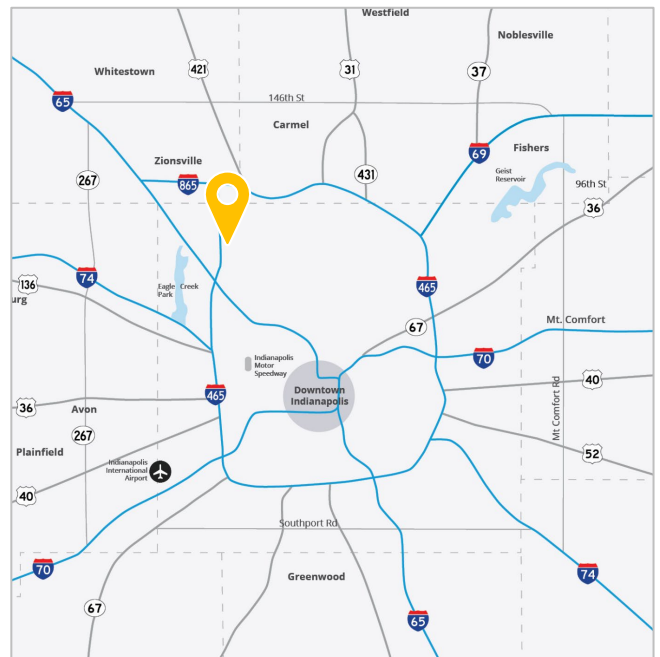
# Park 100 Building 117

5604-5778 W 74<sup>th</sup> St  
Indianapolis, IN 46278

**Flex Space with High Visibility Along 74<sup>th</sup> St & Zionville Rd**

## Property Highlights

- Total Building SF: 135,088 SF
- 14' clear height
- Zoned I-2
- Drive-in loading
- Year built: 1988
- Located in popular Park 100 Business Park
- Convenient interstate access to I-465 & I-65
- Numerous amenities nearby including retail centers, restaurants, and hotels
- 15 minutes to Downtown Indianapolis and Indianapolis International Airport
- Ownership investing significant capital into interior and exterior improvements

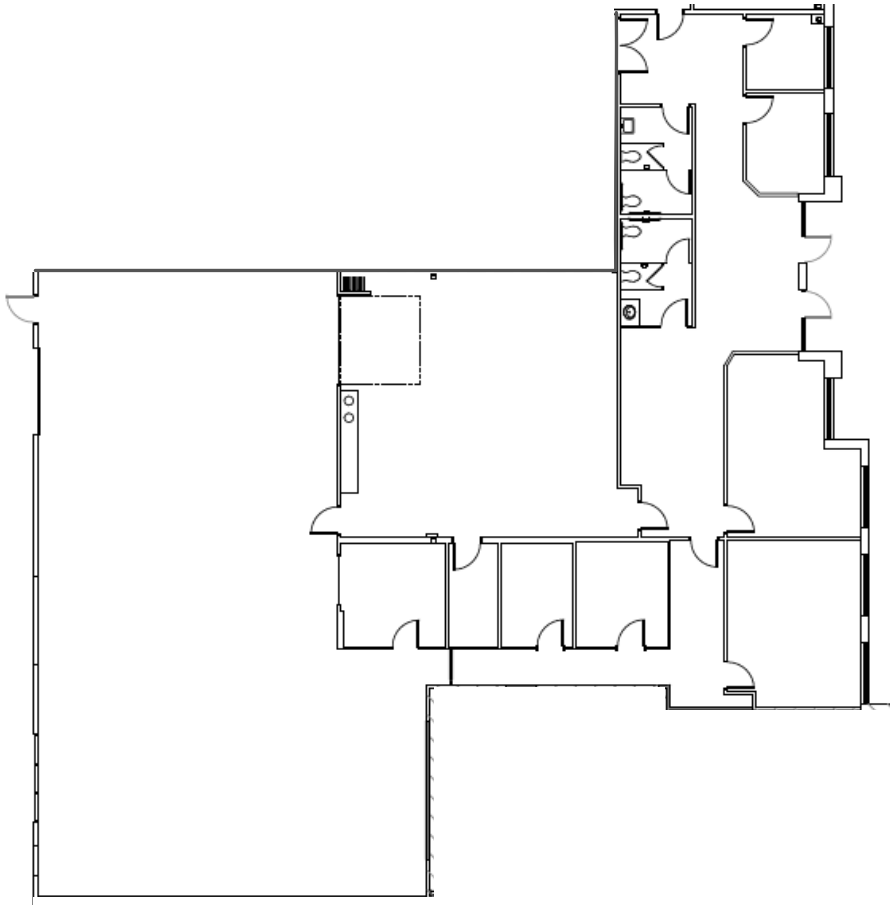


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# CURRENT LAYOUT

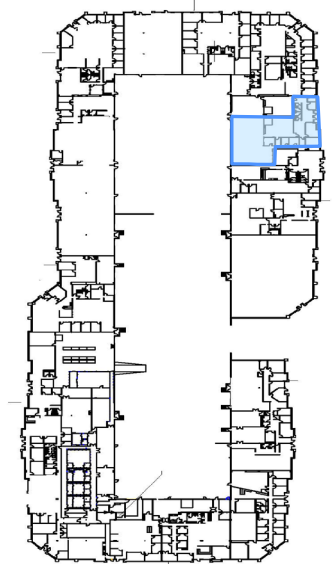


## Suite 5642

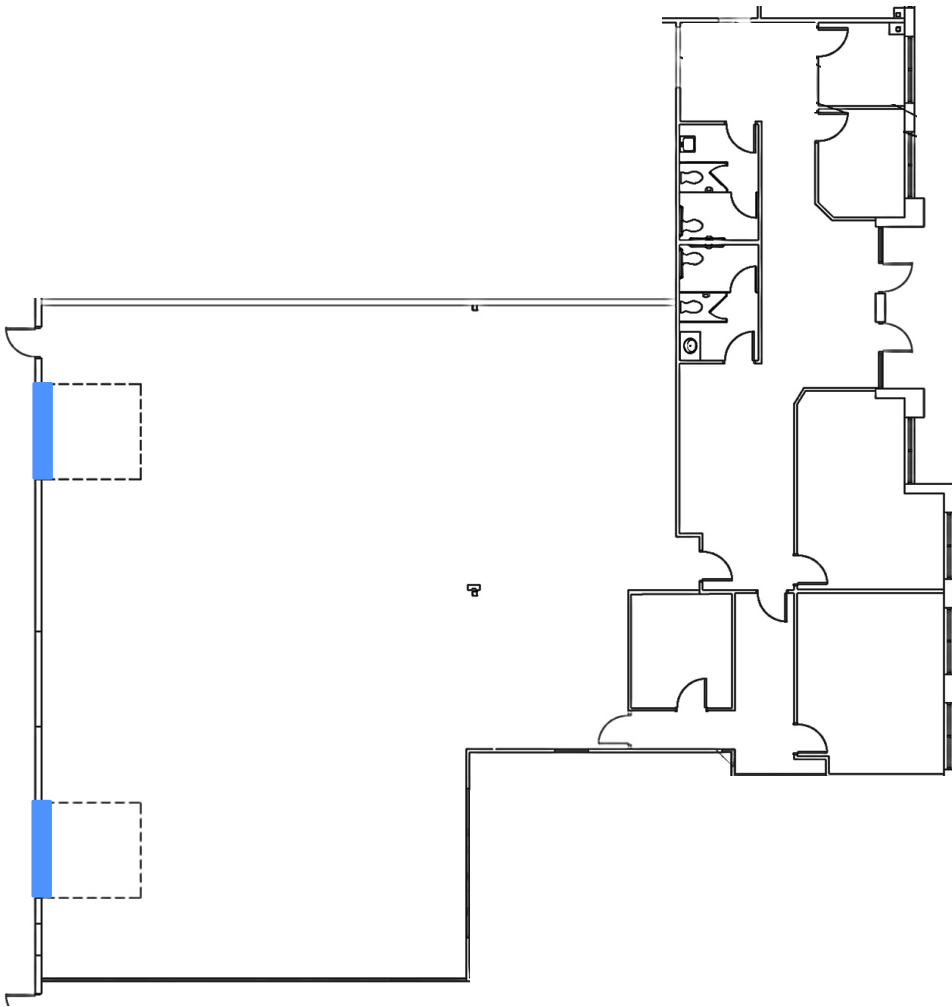
Office SF	BTS
Warehouse SF	BTS
Total SF	6,184

## Suite Specs

- 14' clear height
- 100% office
- 8 private offices
- High-end finishes throughout



# PLANNED DEMO

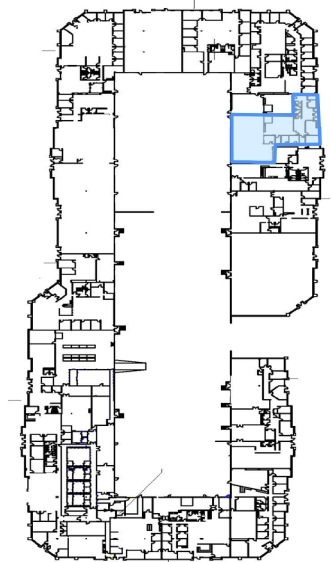


## Suite 5642

Office SF	2,040
Warehouse SF	4,097
<b>Total SF</b>	<b>6,184</b>

### Suite Specs

- 14' clear height
- (2) 10' x 10' drive-in doors (can be expanded)
- Landlord converting office to warehouse
- LED lighting throughout
- 5 private offices
- High-end office finishes
- Open space perfect for showroom



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